



Greater Cambridge Shared Planning Service
**Greater Cambridge Skyline and Tall Buildings
Strategy and Heritage Impact Assessment
Cambourne**

April 2025

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Greater Cambridge Shared Planning Service

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Strategy and Heritage Impact Assessment
Cambourne**

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Introduction

CBA were commissioned by the Greater Cambridge Shared Planning Service ('Greater Cambridge') to prepare a historic environment study for an area around Cambourne to inform options for future development in the area.

This study forms part of the Greater Cambridge development plan making process and will form part of the evidence base for the Plan, as well as supporting the selection of allocation sites at the appropriate time in the plan-making process.

Approach

This study examines, at a high-level, the potential impact of development on the historic environment of a defined study area around Cambourne. It considers designated and non-designated heritage assets, within 17 zones around Cambourne. The study analyses the significance of these assets and how vulnerable they are to the effects of development. This includes analysing the assets' surroundings, and the likelihood of finding undiscovered archaeological remains.

It is important to note that this study offers a high-level overview, not a detailed analysis of specific sites. It looks at the general sensitivity (in heritage terms) of each zone, not the precise impact of development on individual plots of land. This means that, in accordance with guidance, more detailed heritage assessments will be needed later in the planning process when site allocations are proposed, and when specific development proposals are considered.

The main goal of this study is to provide initial guidance on historic environment considerations for allocation sites around Cambourne. It aims to identify areas where development might not be suitable due to sensitive heritage assets, to help choose areas where development might be more appropriate (in historic environment terms), and to provide a framework for reducing the potential impact of development on the historic environment.

By providing this overall understanding of the historic environment, the study aims to ensure that heritage is considered at the early stages in development plan process.

Methodology and Data Sources

Purpose and Scope

The purpose of this assessment is to provide a high-level assessment of the relative historic environment sensitivity of defined Zones around Cambourne, based on an understanding of the landscape, heritage assets (designated and non-designated) and archaeological potential. It has been developed using a range of data sources including:

- Modern and Historic Ordnance Survey Mapping
- Aerial Imagery
- Topographical data from Ordnance Survey
- National Heritage List for England entries¹
- Conservation Area Appraisals²
- Historic Environment Record data (HER) (supplied by the County Council's Historic Environment Team)
- Greater Cambridge Landscape Sensitivity Assessment (CBA 2021)³
- Greater Cambridge Landscape Character Assessment (CBA 2021)⁴

A total of 17 Zones were created using boundaries previously established in 'Greater Cambridge Landscape Sensitivity Assessment'⁵ which were then extended westwards to encompass Croxton and Yelling, and northwards to encompass land beyond Papworth Everard and Elsworth. These Zones, agreed with Greater Cambridge Planning Service, are shown on Figures 1 and 2.

Zone A incorporates the existing settlement of Cambourne as well as an area to the west of this, known as Cambourne West. Planning permission has been granted for up to 2350 residential units and other associated infrastructure including employment space, community and leisure facilities, and education facilities. Construction commenced in 2020. Beyond the existing and planned development, there are no further areas within Zone A that are developable.

¹ Historic England (2023) Download Listing Data. Available at:

<https://historicengland.org.uk/listing/the-list/data-downloads>

² Greater Cambridge Shared Planning (2022) Conservation Area Appraisals. Available at:

<https://www.greatercambridgeplanning.org/design-heritage-and-environment/historic-environment/conservation-areas/conservation-area-appraisals/#a3>

³ CBA (2021) Greater Cambridge Landscape Sensitivity Assessment. Report for Greater Cambridge Shared Planning.

⁴ CBA (2021) Greater Cambridge Landscape Character Assessment. Report for Greater Cambridge Shared Planning.

⁵ CBA (2021) Greater Cambridge Landscape Sensitivity Assessment. Report for Greater Cambridge Shared Planning.

Policy and Guidance

Designated heritage assets and significant known non-designated assets within the defined study area have been identified, mapped, and considered within the historical context of their landscape. The concepts of significance and setting are critical to understanding these assets, as defined in the NPPF¹⁰ (National Planning Policy Framework) Glossary:

Significance: *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

Setting: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*

Development of this assessment has been informed by:

- National Planning Policy Framework⁶
- National Planning Policy Guidance⁷
- Historic England's Good Practice Advice Note 1: The Historic Environment in Local Plans⁸
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets⁹
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans¹⁰
- Historic England Advice Note 4: Tall Buildings¹¹

As set out in NPPF para 199 '*Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible*'.

The methodology used will help ensure that the risk of potential impacts can be identified during the development process and corresponding weight given to them in decision-making when identifying strategic sites for development.

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁸ <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

⁹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

¹⁰ <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

¹¹ <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

Structure

Description of Zone

This section provides a concise description of the landscape within each zone. Each zone is described by using the following key attributes:

- **Topography and Geology:** A description of the land's surface features, including elevation, slope, and any prominent landforms.
- **Landscape features:** Identification of notable natural and man-made elements within the zone, such as forests, rivers, walls, or structures.
- **Size of the zone:** Specification of the zone's dimensions or aerial extent.

Historical and Archaeological Context

This provides an overview of the archaeological landscape and its key features, organised by period. Specific aspects of each zone's historical and archaeological context referenced include:

- References to HER numbers, maps illustrating recorded remains, and links to aerial photography from Historic England.
- Zone chronologies from extant and archaeological features, encompassing previous occupation, settlement continuity and survival, and the evolution of modern settlements. This will resemble a historical landscape characterisation, broadly narrating the history, development, and known archaeology of each zone. When pertinent, findings from adjacent areas will be incorporated to offer a more holistic understanding.
- Discussion of both non-designated and designated heritage assets, and their relationship to the surrounding landscape.

Historic Environment Sensitivities

This section evaluates the susceptibility of the known historic environment to development.

It addressed the sensitivity of built heritage assets, considering NPPF policy tests for designated / non-designated heritage. It also estimates the likely sensitivity of known archaeological remains, where sufficient data exists.

An assessment of the potential for undiscovered archaeological remains is provided, based on known archaeology in neighbouring areas. In accordance with the NPPF, non-designated assets of demonstrably equivalent significance to designated assets should be considered under the policy for designated assets.

Discussion of Sensitivity

This section summarises the heritage sensitivity of each zone, helping identify zones with greater or lesser development potential in historic environment terms. This includes the caveat that archaeological investigation will be necessary to more accurately characterise the risk to subsurface remains.

This section:

- Provides summary mapping to visually represent sensitive areas across the study area. Showing the number of both designated and non-designated heritage assets in each zone.
- Addressed the sensitivity of built heritage assets, considering NPPF policy for designated / non-designated heritage. It will estimate the likely sensitivity of known archaeological remains where sufficient data exists.
- Assesses, at a high-level, the potential for undiscovered archaeological remains, based on known archaeology.

Dating Periods

Throughout this study, monuments, buildings, and archaeological materials are given broad date ranges based on their designation and HER listing. These are based upon the following approximate date ranges:

Prehistoric (c. – 43 BC)

- Palaeolithic (< 8000 BC)
- Mesolithic (c. 8000 – 4000 BC)
- Neolithic (c. 4000 – 2500 BC)
- Bronze Age (c. 2500 – 700 BC)
- Iron Age (c. 700 BC – AD 43)

Roman (c. AD 43 – 410)

Medieval (c. AD 410 – 1485)

- Early Medieval
- High Medieval

Post Medieval (c. AD 1485 – 1800)

Modern (AD 1800 >)

Introduction

Description of the Study Area

The study area encompasses approximately 33500 acres, spanning between the villages of Croxton to the west, Boxworth to the north, Comberton to the east, and Longstowe to the south. The area was split into a total of 17 Zones using boundaries previously established in 'Greater Cambridge Landscape Sensitivity Assessment'.

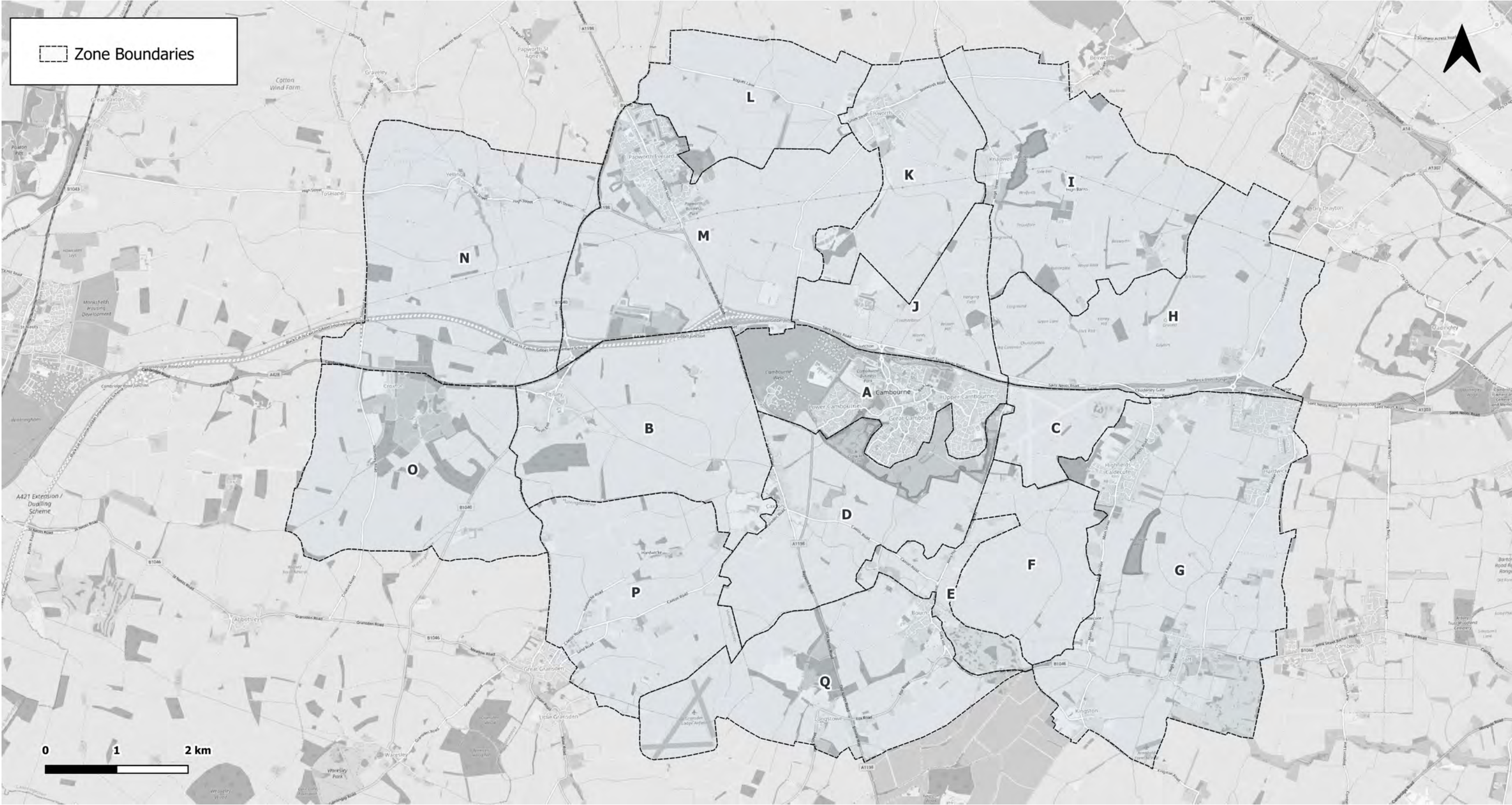
The topography is unusually rolling for a Cambridgeshire landscape, due to the area sitting atop the Woburn Sands Formation. This area of sandstone bulges upwards near the town of Cambourne and the village of Longstowe, with other settlements such as Caxton, Bourne, Elsworth, and Papworth Everard sitting in shallow valleys. There are also notable superficial deposits of Oadby Member clays throughout the area. The topographic effect from the underlying geology is largely inconceivable from ground-level, due to intervening vegetation and built form, but it does impact visibility throughout the study area.

The study area centres on Cambourne. This town emerged in the late 1990s, as part of a scheme to build thousands of new homes west of Cambridge. It was situated within a planned landscape, with numerous parks, tree-lined avenues, and landscaped areas integrated into the urban environment. Man-made lakes and ponds are interspersed throughout, as well as woodland on the town's periphery, providing habitat for some wildlife. An extensive network of cycle paths and footpaths facilitates movement around the town and its surroundings.

Beyond Cambourne, the landscape transitions into rural countryside, with expansive, fields predominantly used for arable farming. Generally, these fields are large crop fields, delineated using hedgerows, characteristic of the Cambridgeshire countryside. While much of the area's woodland has been cleared, isolated pockets remain, particularly to the south. Notable concentrations of woodland are concentrated around country houses, farms, and settlements. These include: Lowestowe Hall, Hardwicke Farm, Bourne Hall, Croxton Park, Bwthyn Bach, Toft, and Eltisley

The landscape features a mix of historic and modern development. Scattered villages with historic churches, remnants of the area's Medieval heritage, are punctuated by modern housing and industrial projects. These newer developments are found in both modern settlements (such as Papworth Everard) and on the edges of older villages. East of Cambourne lies Bourne Airfield, a Second World War airfield later expanded. Two golf courses, the Cambridge Country Club and Cambridge Meridian Golf Club, are situated in the south.

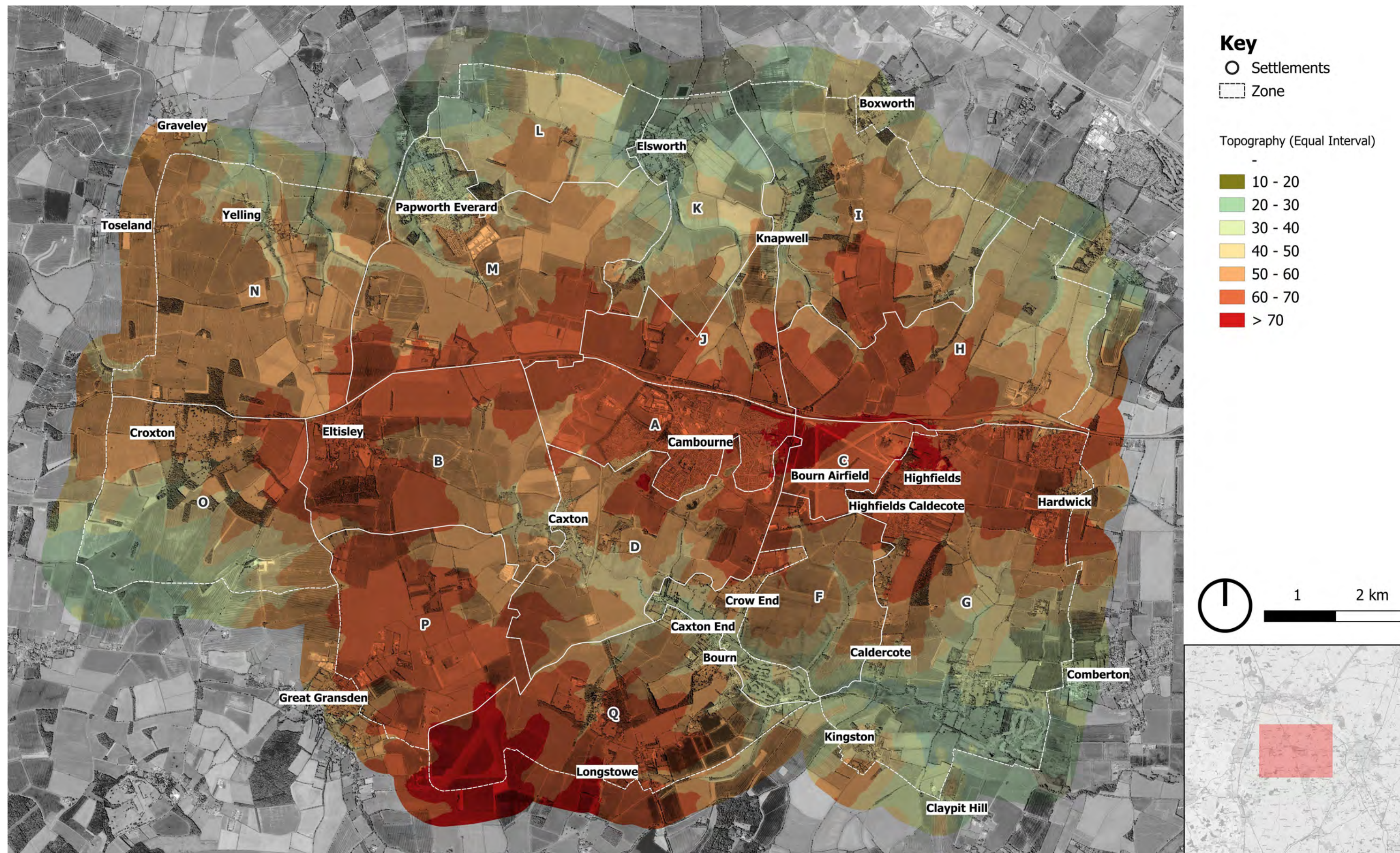
Additionally, the road network reflects the area's historical development. The projected course of Ermine Street cuts through the centre of the landscape, north to south; a small section of a route that once connected London to Lincoln. Later, winding lanes, once the primary means of inter-village connection during the Medieval period, meander through the countryside, providing scenic routes. In contrast, straighter, modern roads, such as the A428 and A1303, facilitate faster travel and connect Cambourne to larger urban centres, such as Cambridge to the east, and Bedford to the west.



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FIGURE 1
ASSESSMENT ZONES
ROADS AND SETTLEMENTS



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GREATER CAMBRIDGE SKYLINE AND
TALL BUILDINGS STRATEGY
SOUTH CAMBRIDGE DISTRICT COUNCIL

FIGURE 2
ASSESSMENT ZONES
TERRAIN

Historical and Archaeological Context

Though many sites are designated, most of the area's archaeology remains non-designated and unexcavated. While the study area has undergone significant archaeological investigation in some areas, it has seen little in others. Therefore, there is potential for significant unrecorded archaeology in the area. Such unexplored archaeology has the potential to be of high significance and potentially designated in the future.

Evidence of human activity in the region spans from the palaeolithic period to the modern day. While evidence of Palaeolithic, Mesolithic, and Neolithic activity is sparse, scattered flints and tools do hint at some occupation during these periods. The area's topography, with its gently sloping hills and valleys, may not have been as conducive to large-scale settlement or prominent funerary monuments as some of the surrounding regions, though there is some evidence of Bronze Age funerary activity along the area's gentle ridgelines. In Zone M, for instance, the presence of Bronze Age cremation cemetery, may suggest the presence of yet-to-be-discovered burials nearby.

By the Iron Age, evidence of human activity becomes more apparent. Enclosures and boundaries, likely related to agriculture, appear across the landscape. These communities continued to thrive into the Roman period, as evidenced by Roman settlements, ditches, and artefacts found throughout the region. The presence of Roman roads, such as The projected course of Ermine Street and the Cambridge to Bolnhurst Road (see Figure 4), suggests that this area was well-connected to the wider Roman world.

The Early Medieval period in the zone is evidenced by structures, earthworks, and the early foundations of sites like Eltisley Abbey in Zone B. However, the High Medieval period saw an intensification of agriculture, as indicated by the ubiquitous ridge and furrow marks that dominate many of the zones (see Figure 3). Additionally, villages like Eltisley, Caxton, Bourn, Hardwick, Caldecote, Kingston, and Toft expanded, leaving behind a legacy of churches, houses, and moated sites. Moated sites are particularly prevalent to the north and west of Cambourne, in zones B, I, and N.

While the post-medieval period saw continued rural land use and village growth, the 20th century brought significant changes, particularly with the construction of RAF Bourn Airfield in Zone C. This, along with other military installations, reflects the region's role in wartime activities.

Despite the extensive evidence of human activity, much of the Cambourne region remains archaeologically under-investigated. This is particularly apparent in zones P and F, where little is recorded on the HER. The prevalence of medieval ridge and furrow, however, suggests that older remains may survive undisturbed in deeper layers. This highlights the need for careful archaeological consideration and mitigation during any future development. Preserving the rural character of the area, protecting designated heritage assets, and understanding the complex history embedded in the landscape will be crucial for the future of the Cambourne regio





Zone A

See Figure 5

Description of Zone

Zone A represents the settlement of Cambourne and an area of proposed development to the west of the town. It encompasses approximately 1063 acres. The topography ranges from approximately 75 metres above Ordnance Datum in the east and centre, sloping down to 55 metres above Ordnance Datum in the west. The Zone is bounded by the A428 to the north, the projected course of Ermine Street to the west, parkland to the south, and Bourn Airfield to the east. The geology of the zone is Mudstone, with superficial deposits of sedimentary diamicton.

Approximately two thirds of the zone is occupied by the urban mass of Cambourne, while the other third is under development. This western area is known as Cambourne West. Permission was granted in 2017 for development in Cambourne West, and development commenced in 2020. The final approved development included 2350 residential units, retail units, offices and light industry units, community and leisure facilities, two primary schools, and one secondary school (S/2903/14/OL). An archaeological desk-based assessment was carried out for the site in 2017 as part of the Environmental Statement. There is an extant WSI covering the West Cambourne development, much of which has already been implemented.

Between the two areas, there is a thick band of trees, forming a visual buffer, northeast to southwest. Within Cambourne West, there are two built complexes, Wood Farm, and Cambourne Village College.

Historic Environment Sensitivities

The Cambourne West development site is located within, and surrounded by, a historically rich landscape. The area has also undergone extensive survey to examine archaeological potential, with major investigations beginning in 1998. A WSI for ongoing development works is in place.

Notable designated Assets within or nearby Zone A include:

- **Caxton Conservation Area:** c. 800m to the south, this historic village features a concentration of Grade II* and II Listed Buildings along the projected course of Ermine Street, a former Roman road (see Figure 4). The Conservation Area is characterised by mature trees and rural views.
- **Pastures Farm:** A medieval moated site c. 650m to the west of the zone, containing a Grade II Listed 18th century dovecote. Although surrounded by agricultural fields, it is currently screened from view by trees.
- **Caxton Moats:** A medieval moated site, with a fishpond and warren, located c. 900m to the southwest of the zone. Like Pastures Farm, it is surrounded by fields but hidden by trees.

- **Grade II Listed mileposts:** Located along the A428 and the projected course of Ermine Street, c. 20m outside the development zone to the west.
- **Two Grade II Listed farmsteads:** Situated c. 20m to the north and c. 130m east of the zone.

The Historic Environment Record (HER) identifies numerous features ranging from prehistoric to modern findspots, including Iron Age and Roman enclosures, medieval ridge and furrow, and the remains of the Second World War RAF Caxton Gibbet and RAF Bourn airfields.

The earliest known extant features in the landscape date to the Iron Age, enclosures and boundaries visible as crop marks (MCB19981, MCB19541, MCB19542, and possibly MCB27798). Given the areas topography, it is unlikely to have formed a notable ridge for either Bronze Age or Neolithic funerary activity, though occupation cannot be discounted from the Cambourne West, where flints have been found (MCB13974).

While little of Roman activity has been identified within the open Cambourne West, there have been finds under the town to the east itself. For the most part, these relate to Romano-British agriculture and settlement (e.g., MCB15443, MCB14540, MCB15774, MCB15585, and MCB14510), likely connected to the nearby Ermine Street Roman Road (see Figure 4).

In the Medieval period, the zone appears to have been intensely farmed, making use of the still-used Ermine Street for routes north and south. Evidence includes field systems (MCB11376), ditches (MCB24005), ridge and furrow marks (MCB15015, MCB15449, MCB4216), and an Early Medieval burial (close to Cambourne West, MCB15591). Notably, a moated site, now occupied by Wood Farm, sits at the centre of Cambourne West (MCB14724), and is likely related to those in Zone B.

Following the Medieval period, the area appears to have been open agricultural land, with the addition of new farmhouses in the post-medieval period, and a single pillbox during the Second World War.

Discussion of Sensitivity

While Zone A has a **low** heritage sensitivity, due to its limited number of designated heritage assets within its boundaries, the commencement of construction in West Cambourne in 2020, and the subsequent implementation of the agreed-upon Written Scheme of Investigation (WSI), necessitate a nuanced approach to development within this area. Although the WSI addresses much of the archaeological sensitivity, careful consideration of the surrounding historic environment remains crucial.

Specifically, development design should:

- **Preserve the rural setting and views:** This includes maintaining, as far as practicable, the quiet and rural character of the Caxton Conservation Area to the south and the setting of the Pastures Farm and Caxton Moats Scheduled Monuments to the west. While development is underway, the use of appropriate screening or landscaping should still be considered where feasible to minimise the urbanisation of views from these designated heritage assets, acknowledging that some impacts are now unavoidable.
- **Archaeological Mitigation:** Archaeological work will continue to be required within Zone A in accordance with the agreed WSI.

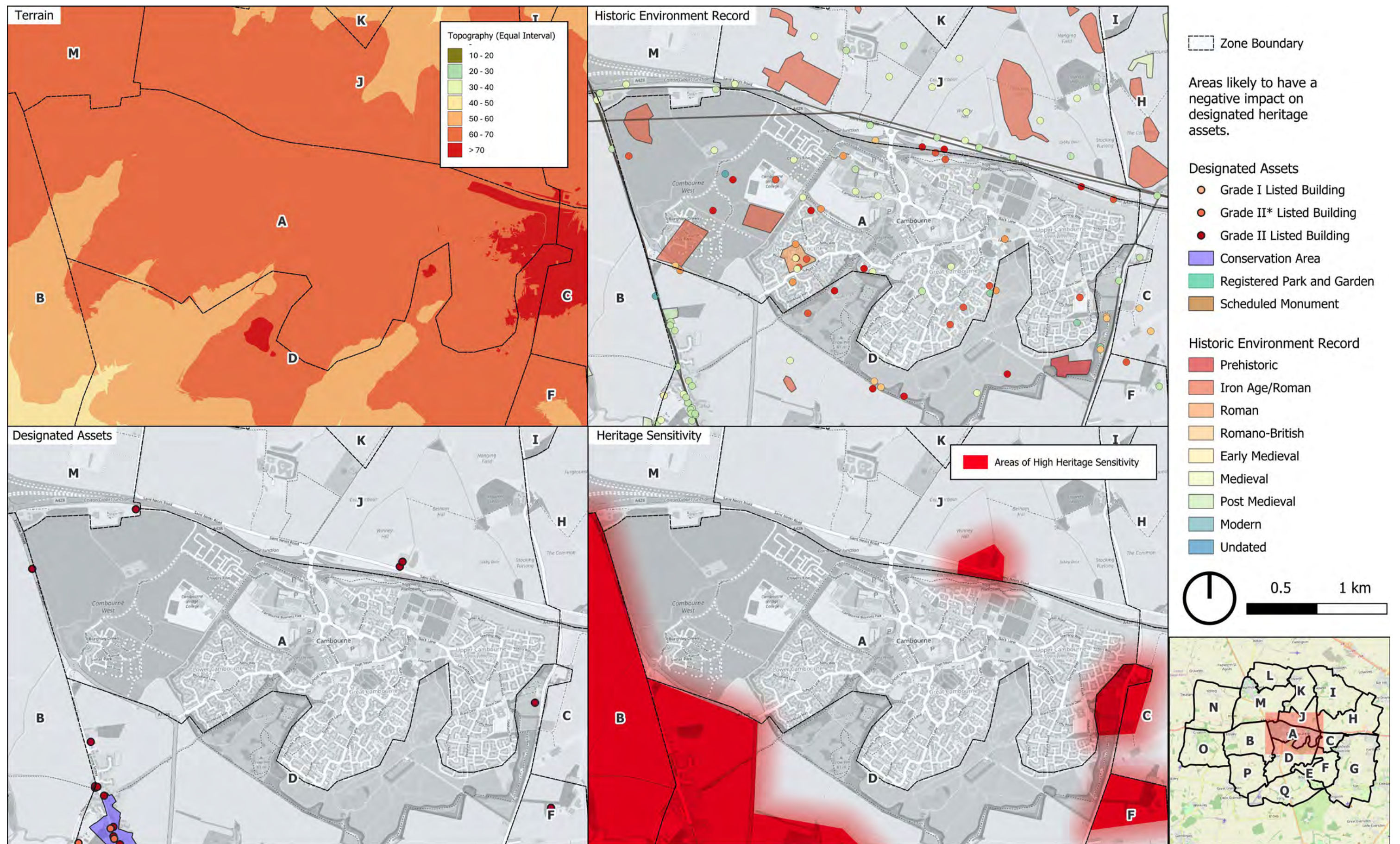


FIGURE 5
ZONE A

Zone B

See Figure 6

Description of Zone

Zone B is located at the head of a shallow river valley, west of Cambourne, and is primarily characterised by agricultural fields, including the historic settlements of Eltisley to the west and the western edge of Caxton to the east. It encompasses approximately 1879 acres. The topography slopes gently from 65 meters above Ordnance Datum in the northwest down to 45 meters in the southeast. The zone is bounded by the A428 to the north, Cambourne West and Caxton to the east, the B1040 to the west, and rural fields to the south.

Dense woodland areas are present in the central west, with treelines and hedgerows along roads and field boundaries. A managed stream 'Eastern Brook', cuts through the centre of the zone, west to east, forming the spine through the valley. Several heritage assets and HER entries sit beside Eastern Brook. The area's geology is composed of mudstone, with superficial deposits of sedimentary diamicton.

Historic Environment Sensitivities

Zone B contains numerous designated assets; notably to the northwest, where scheduled monuments, the Eltisley Conservation Area, and 28 listed buildings are located. The Conservation Area sits on a topographical plateau, and holds a Grade II* Listed Church and several Grade II Listed Buildings. Four scheduled moated sites sit within the site, two near Eltisley, and two in the east.

The HER data for the zone is limited by a lack of investigation, and surveys have covered c. 10% of the area. There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology. Specifically, the HER indicates Roman and Bronze Age archaeology.

Notable designated Assets within or nearby Zone B include:

- **Eltisley Conservation Area:** A historic rural village with early medieval origins, featuring a Grade II* Listed Church and residential Grade II Listed Buildings.
- **Caxton Conservation Area:** Abuts the eastern boundary of Zone B, featuring a concentration of Grade II* and II Listed Buildings along the projected course of Ermine Street.
- **Pond Farm:** A Scheduled Medieval moated site within the Eltisley Conservation Area.
- **Manor Farm:** A Scheduled Medieval moated site south of Eltisley.
- **Pastures Farm:** A Scheduled Medieval moated site in the northeast of the zone containing a Grade II Listed 18th-century dovecote.
- **Caxton Moats:** A Scheduled Medieval moated site in the southeast of the zone, with a fishpond and warren.

- **Grade II Listed milestones:** Located along the A1198 and A428 in the northeast.

There is some evidence of Neolithic and Bronze Age activity in Zone B. A Neolithic axe found just east of Eltisley (MCB16718), one of very few identified in the area. This was found within the lower shallow valley of the zone, and may have been a high-value deposition near a watercourse, as often occurred during the Neolithic. There is a possible Bronze Age find close by (MCB13973).

Evidence of Iron Age agriculture and settlement is present in Zone B. Evidence for this in the HER takes the form of cropmark enclosures found throughout the area (MCB30717, MCB30718, MCB3030, MCB28139, and MCB19627). A possible Mid-Iron Age enclosure sits near the centre of the zone (MCB28250), which was probably a settlement of some variety. Given the low, flat topography, and riverine setting, it's likely the area was used for settlement and pasture throughout the Iron Age.

Two Roman roads skirt the zone (see Figure 4). Firstly, the projected course of Ermine Street skirts the zone's eastern boundary. And secondly, the Cambridge to Bolnhurst Roman Road enters the zone to the north passing through with a dogleg bend south westwards (MCB30152). These are likely associated with several Roman features in the area. A small Roman settlement sits to the west, next to Eltisley (MCB17255), and a sole Roman mosaic was found on Caxton's western edge (MCB3044). However, there is a notable gap in data between the roads and the known Roman archaeology, and it is therefore likely more Roman material will be found within this area.

Uncommon Early Medieval archaeology has been identified within the zone. In the area's southwestern corner, remains of an Early Medieval structure have been identified (MCB3045). To the far east, in Caxton, earthworks indicative of Late Saxon settlement has been identified (MCB11968). Additionally, the site of Eltisley Abbey, which began life as an Early Medieval site, sits within Eltisley (MCB2999).

The area appears to have been intensely farmed during the Medieval period, with several sparse features, including fishponds (MCB15405), moated sites associated with Eltisley and following the river (MCB1481, MCB1522, and MCB1482), and a deer park (MCB2960). There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone. Additionally, Medieval trackways (MCB4231), farms (MCB3962), and artefacts (MCB4018), have been identified in the area.

Expansion and evolution within Caxton and Eltisley appear to have happened in the post-Medieval period, as buildings were added throughout both settlements. Within the intervening area, however, the landscape appears to have remained rural until today, with only a few agricultural buildings having been added (MCB1524 and MCB3046).

Discussion of Sensitivity

Due to the abundance of designated heritage assets, as well as the sloping topography of the zone, much of its area is sensitive to development. In particular, the northern portion of the zone, as well as the east, are sensitive due to the presence of Conservation Areas, Listed Buildings and Scheduled Monuments. The topography from these designated assets also exemplifies views south-eastwards, down the shallow river valley.

Overall, the southwestern corner of the zone may have a lower sensitivity, due to the buffering of woodland and forest, and the lack of designated heritage assets in the area. This does not, however, imply the area lacks archaeological potential, as the HER database shows numerous potential archaeological sites throughout the zone.

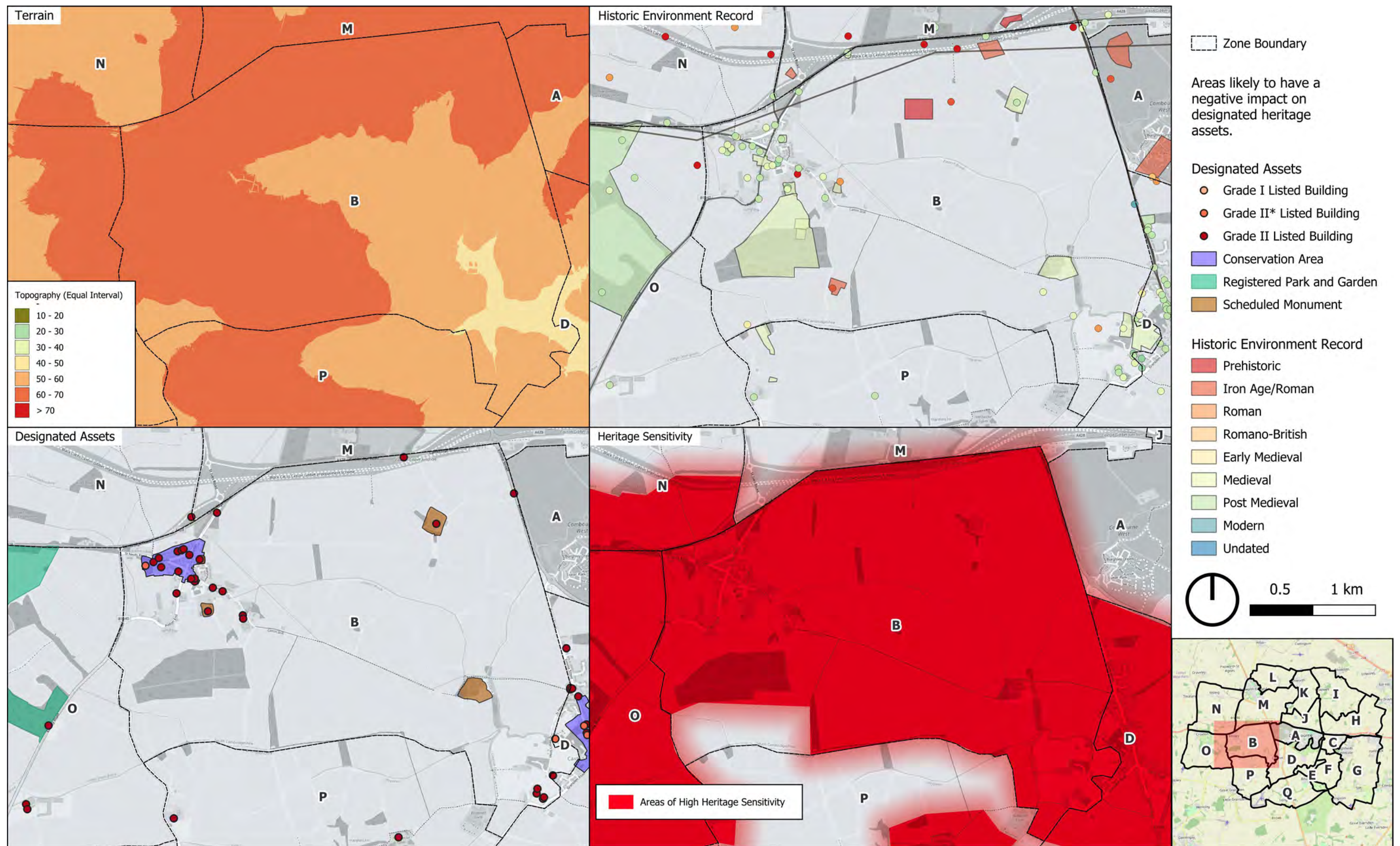
Zone B is characterised by **high** sensitivity due to the presence of numerous designated heritage assets, particularly the Eltisley Conservation Area and the Scheduled Monuments. The southwest area of the zone may have lower sensitivity and could potentially tolerate development with appropriate mitigation.

Specifically, development design should:

- **Preserve the rural setting and views:** This includes maintaining the quiet and rural character of the Caxton and Eltisley Conservation Areas to the east and west. Appropriate screening or landscaping may be necessary to avoid urbanising views from these designated heritage assets.
- **Determine appropriate development height:** Testing of views and heritage impact assessment work should be conducted in advance of development to ensure that development height does not adversely affect the setting of the heritage assets.
- **Archaeological Mitigation:** Archaeological work will be required within Zone B. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman, Early Medieval, and Bronze Age features), indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 6
ZONE B

Zone C

See Figure 7

Description of Zone

Zone C covers the former RAF Bourn airfield and its environs. It encompasses approximately 439 acres. The site is no longer in operation and is characterised by piecemeal agricultural fields separated by relict runways and tracks associated with the airfield. The runways are also used for industrial storage; there is currently a retrospective planning application for this storage. Zone C is situated on a topographically high point relative to the surrounding Zones, at approximately 70 meters above Ordnance Datum.

The Zone is bounded to the north by the A428, to the east and west by Highfields Caldecote and Cambourne respectively, and to the south by open countryside. The parcel of land is relatively enclosed by the road and treelines on the boundaries.

Most of the Zone has planning permission for a new village with approximately 3,500 dwellings and other mixed-use areas, including leisure, employment, and retail. The current planned heights include up to four stories, although most of the development is planned at two to three stories. The current planned density is low to medium, with small areas of high density. As part of the planning application, an archaeological assessment of the area was undertaken, the results of which are described below. Additionally, an area in the northeast of the Zone has granted planning permission for developing commercial floorspace within the Bourn Quarter Industrial Estate.

The area's geology is composed of mudstone, with superficial deposits of sedimentary diamicton.

Historic Environment Sensitivities

There are no designated assets within Zone C. There have been significant archaeological surveys in the area, due to plans to build a new settlement over the airfield. Despite this, there are relatively few HER records for the area, as the airfield has largely obscured the zone's archaeology.

Iron Age activity is evidenced in the area via crop mark enclosures (MCB21977 and MCB15581) and possible burials (MCB26815). A Mesolithic pick was also found on the zone's northern boundary (MCB16812).

The projected course of the Cambridge to Bolnhurst Roman Road enters the zone to the north (see Figure 4), skirting its northeast corner (MCB30152). This is likely associated with several Roman features in the area. Notably, there are several Roman ditches (MCB21978, MCB21979, MCB14588, and MCB26819). A Roman bedding trench may also sit to the south of the site, which could correspond to a domestic feature (MCB26820). It is likely that somewhere between the major roads, smaller routeways connected to Bourn to the south, beyond rural areas.

There are areas of probable Medieval and Post Medieval ridge and furrow marks within the zone (see Figure 3), but these are interrupted by landscaping (MCB31461) beneath the airfield. These areas may indicate the presence of undisturbed subsurface archaeology (e.g., MCB11378, MCB11378, MCB11378, MCB11378, and MCB21311).

The most apparent feature within the zone is the airfield (MCB15128), which was built in 1940 as a satellite airfield for RAF Oakington. Wellingtons, Stirlings, and Lancasters were housed here, and it was used by No. 101 Squadron RAF Vickers Wellingtons for training in 1941, and later by 101 and 7 Squadrons when Oakington was unavailable.

Discussion of Sensitivity

Due to the lack of designated heritage assets, as well as the even topography of the zone, much of its area isn't sensitive to development. Overall, the eastern three-quarters of the zone may have a lower sensitivity, due their distance from Zone D's designated assets, and the lack of Designated Heritage Assets and HER data in the area. This does not, however, imply the area lacks archaeological potential, as the absence of known archaeology may reflect the limitations of the HER dataset.

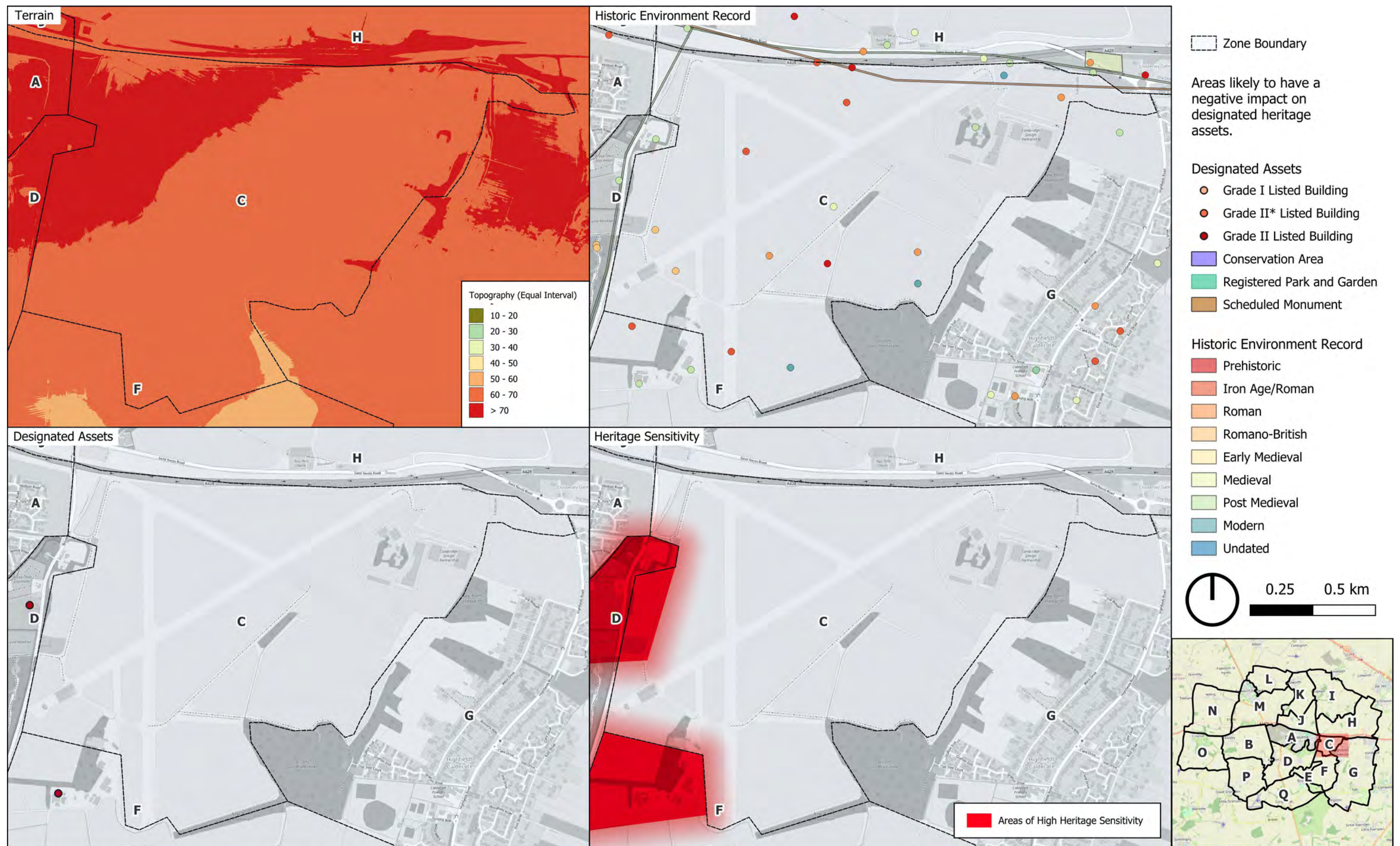
Zone C is characterised by **high** sensitivity due to the limited archaeological investigation in the area. Therefore, development within Zone C must carefully consider the potential impact on the surrounding historic environment.

Specifically, development design should consider:

- **Importance of Non-Designated Features:** Consideration should be given to extant features in the landscape. HER features such as the Cambridge to Bolnhurst Roman Road, and Bourn Airfield are likely of local interest and heritage significance. Development on this site should, therefore, consider the nature of recording and archiving these sites.
- **Archaeological Mitigation:** Archaeological work will be required within Zone C. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Iron Age features), indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 7
ZONE C

Zone D

See Figure 8

Description of Zone

Zone D covers a rural area to the south of Cambourne. It encompasses approximately 1633 acres. It is characterised by open agricultural fields and includes the settlement of Caxton to the west. The landscape is gently rolling, with a shallow river valley running down its centre and slight rises to the north and south. Topography ranges from 70 metres above Ordnance Datum in the north abutting Cambourne, down to 43 metres above Ordnance Datum in the central valley.

The Zone is bounded to the north by Cambourne, and to the south, east, and west by countryside and small villages. There are dense areas of woodland in the centre of the Zone, and treeline and hedgerows flank the roads and many of the field boundaries. The Zone is bisected by the north / south running A1198, and the east / west running Caxton Road.

Historic Environment Sensitivities

Zone D contains numerous designated heritage assets, notably the Caxton Conservation Area. The southwest area of the zone may have lower sensitivity and could potentially tolerate development with appropriate mitigation. Comparatively little has been identified within the HER, especially to the south. However, archaeological survey or excavation has only been conducted to the north in association with Cambourne's development. The southern area likely has many as-of-yet unidentified archaeological features.

Notable designated Assets within, or nearby, Zone D include:

- **Caxton Conservation Area:** Located within the western part of Zone D. It is an enclosed, linear, inward-facing Conservation Area characterised by a concentration of Grade II* and II Listed Buildings along the projected course of Ermine Street, a former Roman road (see Figure 4). The Conservation Area is relatively compact and heavily treed, with glimpsed rural views to the east.
- **Isolated Grade II Listed Farmhouse:** Present in the northeast of the Zone.
- **Caxton Moats:** A Scheduled Monument located c. 600 metres to the west of Zone D. This medieval moated site with a fishpond and warren is surrounded by open agricultural fields but screened from view by dense treeline.
- **Bourn Mill:** An early 17th century Scheduled Monument and Grade I Listed Building located in the centre of Zone D, occupying a quiet rural environment surrounded by open fields.
- **Bourn Conservation Area:** Abuts the eastern boundary of Zone D. It is separated into two parts: one along Caxton End and the other around the town centre and Alms Hill. The Conservation Area includes a series of Grade I, II*, and II Listed Buildings. Scheduled Monuments within this area include Roman Barrows at Moulton Hills, an early medieval to medieval motte and bailey castle, and 17th century formal gardens at Bourn Hall.

- **Bourn Hall and Longstowe Hall:** Registered Parks and Gardens located within and to the south of Zone D, 300-1200 metres from the southern boundary. These assets include areas of open green space and dense woodland. There are views to fields in the south of Zone D from both Registered Park and Gardens.

Prehistoric activity has been identified throughout the northern half of the zone, where surveys and excavation were conducted during development of Cambourne. The prehistoric HER sites identified here are little understood, but possibly belong to the Iron Age (MCB15432 and MCB15433), Bronze Age (MCB15444), and Mesolithic (MCB19982). These appear to follow the shallow ridgeline around the south side of Crow Hill.

The projected course of Ermine Street Roman Road runs north to south through the western half of the zone (see Figure 4). Despite this, there has been little Roman archaeology positively identified in Zone D. Examples of Roman archaeology within the zone, include: several short Roman ditches (MCB20089 and MCB16821), field systems (MCB21305), and enclosures (MCB21305 and MCB24823)

However, Ermine Street is likely associated with finds throughout the study area, and likely had many joining routes east and west. Within Zone E, for example, Moulton Hills Roman Barrows sit isolated from Ermine Street, beyond Zone D. This may suggest intervening Roman activity between the two.

There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone. Additionally, remains of Medieval houses (MCB11819 and MCB11416), a shrunken village (MCB4169), and a possible moated site (MCB6777), have been identified in the area.

By the post-Medieval period, the land south of Cambourne was used as it is today, as an open agricultural landscape with seldom few buildings.

Discussion of Sensitivity

Due to the high number of designated heritage assets to both the east and west, much of its area is sensitive to development. In particular, the zone's central valley is sensitive due to the presence of Conservation Areas and Scheduled Monuments on either side. The topography from these designated assets also exemplifies channelled views east and west, down the shallow valley.

Overall, the northeastern quarter of the zone may have a lower sensitivity, due to the buffering of the topography, and the lack of designated heritage assets in the area. This does not, however, imply the area lacks archaeological potential, as the area's HER shows an abundance of archaeological features requiring mitigation. Likewise, the southwest of the zone may be of lower sensitivity, due to both topography and distance from designated assets.

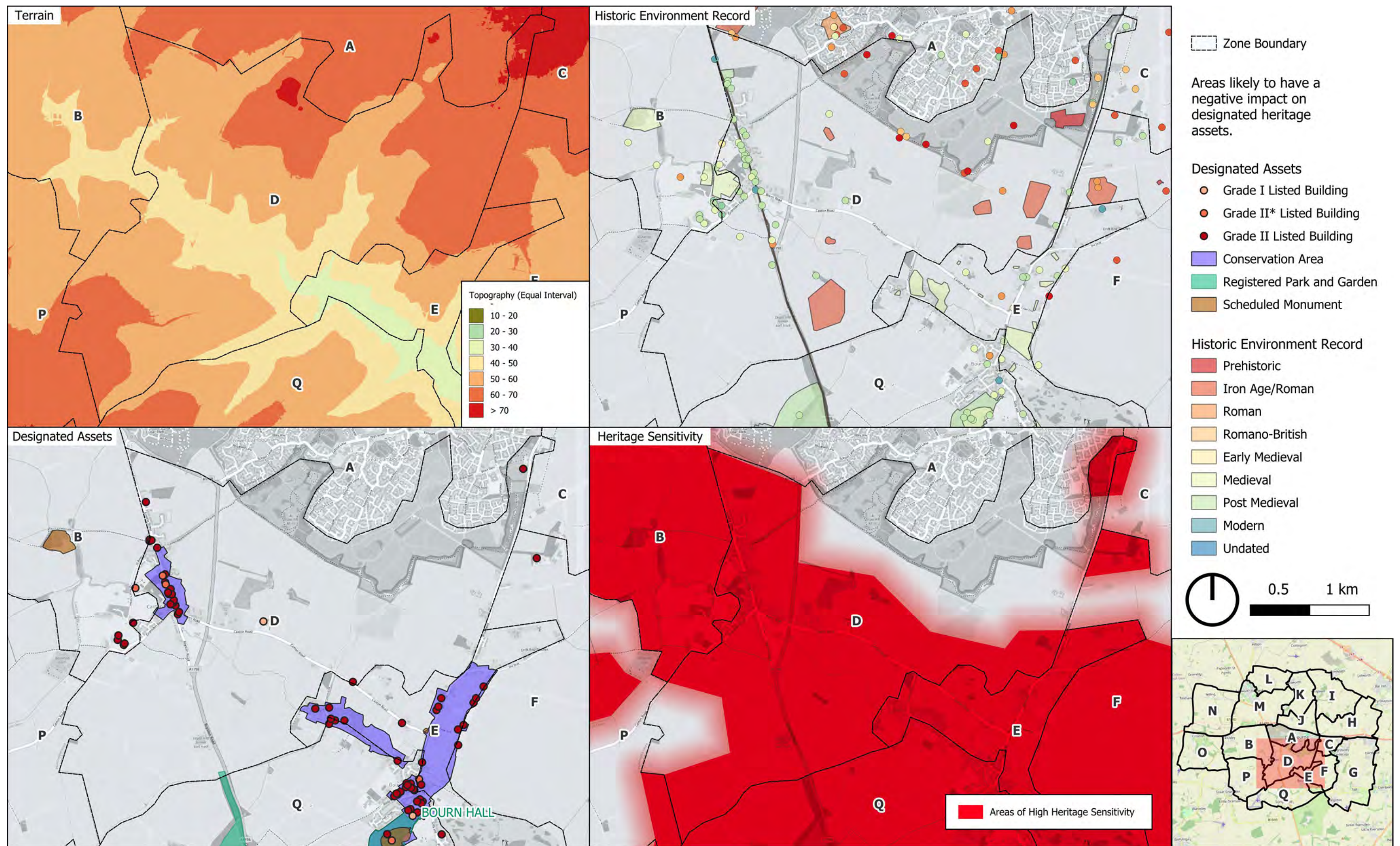
Zone D is characterised by **high** sensitivity due to the limited archaeological investigation in the area. Therefore, development within Zone D must carefully consider the potential impact on the surrounding historic environment.

Specifically, development design should consider:

- **Preserve the rural setting and views:** This includes maintaining the quiet and rural character of the Caxton Conservation Area, as well as the many historically rural Listed Buildings in the area. Screening or landscaping may be necessary to avoid urbanising views from these designated heritage assets.
- **Archaeological Mitigation:** Archaeological work will be required within Zone D. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Iron Age features), indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 8
ZONE D

Zone E

See Figure 9

Description of Zone

Zone E encompasses a small area north and east of Bourn village, south of Cambourne. It encompasses approximately 419 acres. Outside Bourne village, the landscape is predominantly agricultural, with a network of dense field boundaries. Topographically, the zone follows the contours of a small river valley, following Bourne Brook. This valley slopes gently from approximately 60 metres above Ordnance Datum in the northwest to approximately 30 metres in the southeast, with a relatively flat central area at approximately 40 metres. It is composed of mudstone, with superficial deposits of diamicton.

Zone E is bordered by Bourn village to the southwest and agricultural land on all other sides. The southeastern portion is occupied by Cambridge Country Club and its associated golf course.

Historic Environment Sensitivities

Considering its small size, Zone E contains many designated heritage assets throughout its area. Notably, these are concentrated near the zone's centre, within the Bourn Conservation Area, and around the rare Moulton Hills Roman barrows.

Significant designated Assets within, or nearby, Zone E include:

- **Bourn Conservation Area:** Located in the central and northwestern parts of Zone E, it comprises two distinct sections: one along Caxton End and the other around the town centre and Alms Hill. The Conservation Area contains numerous Grade I, II*, and II Listed Buildings, primarily residential, concentrated in the town centre and along main roads.
- **Nearby Scheduled Monuments:** An early medieval to medieval motte and bailey castle, and 17th-century formal gardens at Bourn Hall, sit just outside Zone E.
- **Moulton Hills Roman barrows:** A rare survival of several substantial Roman barrows, characteristic of the Cambridgeshire area.
- **Bourn Hall Registered Park and Garden:** Situated east of Zone E, 150-400 metres from the eastern boundary. This asset encompasses open green spaces and dense woodland, largely screened from Zone E by trees and hedgerows.

There is evidence of Palaeolithic flint working in the area, in the form of scattered flints (MCB4079). These sit in the lower valley to the east on the border to Zone F. These were found within Bourn's eastern edge and have yet to be proven authentically Palaeolithic. No Mesolithic, Neolithic, or Bronze Age activity has yet been positively identified in the zone, yet the low ridgeline topography to the north may have favoured minor Bronze Age funerary activity.

Significant Roman archaeology likely exists in the area, evidenced by the Moulton Hills Roman barrows, which sit within the northern half of the site. These compose several bowl barrows with concentric ditches, sitting beside Alms Hill Road to the west. In addition to the barrows, Roman artefacts, such as coins and pottery (MCB4061 and MCB4059), have been found in the area. These are likely associated with the nearby Ermine Street Roman Road (see Figure 4) and would suggest a routeway once existed between that major road and the barrows.

Later Medieval settlement and agricultural features survive within Bourn, along routeways still used today, suggesting the village retains its Medieval plan (MCB21313, MCB21314, MCB21313, and MCB11797). There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone. Additionally, Medieval trackways (MCB4231), farms (MCB3962), and artefacts (MCB4018), have been identified in the area via the HER database.

Minor expansion and evolution within Bourn appear to have occurred in the post-Medieval period, as buildings were added throughout the zone. These include dovecotes (MCB12353) and several farm buildings (MCB4143 and MCB4183).

In the 20th century, Second World War era military camps were added to the far northern arms of the zone (MCB25549 and MCB21973), alongside military installations (MCB28111).

Discussion of Sensitivity

Due to the high number of designated heritage assets throughout Zone E, as well as its small size and sloping topography, its entire area may be sensitive to development. Zone E exhibits high sensitivity due to the significant concentration of designated heritage assets in and around Bourn village. Consequently, no areas within this zone are considered suitable for development.

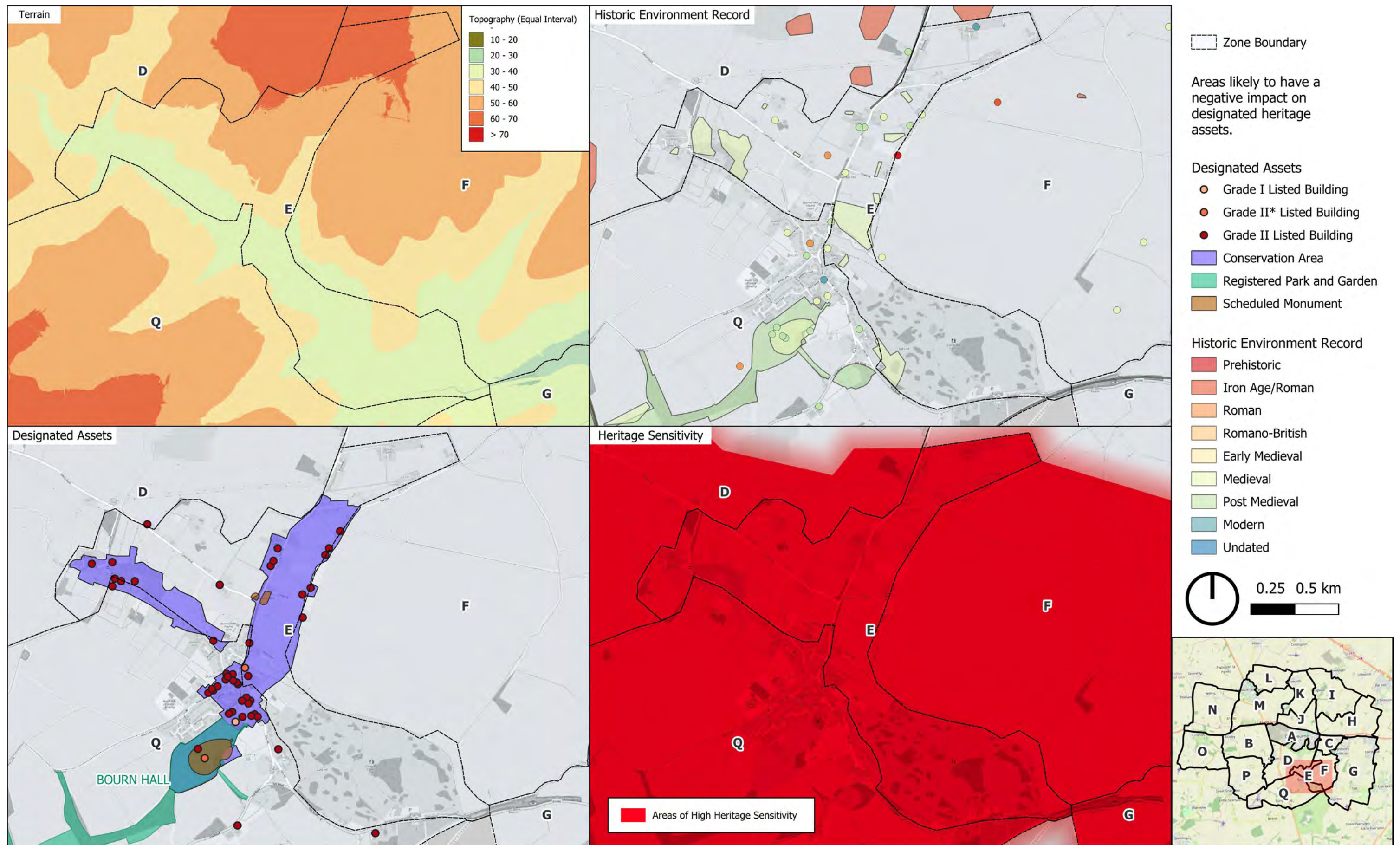
Overall, the **high** sensitivity of the zone stems from the density and significance of designated heritage assets in and around Bourn. Key considerations include:

- **Impact on Setting:** Already a crowded area, development is constrained by the potential impact on the rural setting of Bourn village and its associated heritage assets. The Registered Park and Garden, with its rural views, is particularly sensitive to change.
- **Visual Impact:** The area occupied by Cambridge Country Club is unsuitable for development due to its proximity to the Bourn Conservation Area and potential visual impact on views from other Conservation Areas in the wider area, such as Caldecote and Kingston.
- **Archaeological Mitigation:** The limited historical development of the zone, coupled with the density and nature of HER features, suggests a high likelihood of archaeological remains. The prevalence of medieval ridge and furrow (see Figure 3) indicates minimal ground disturbance from historic and

modern agriculture, increasing the probability of older remains surviving in lower deposits.

This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 9
ZONE E

Zone F

See Figure 10

Description of Zone

Zone F covers an area to the south-east of Cambourne, comprising open agricultural fields bounded by hedgerows. It encompasses approximately 963 acres. The topography ranges from approximately 68 metres above Ordnance Datum along the north edge to 30 metres above Ordnance Datum in the south, towards Caldecote. A shallow valley cuts through the centre of the zone, from the centre of the zone southwards, following the flow of a managed stream. It sits upon mudstone, with superficial diamicton deposits throughout, and riverine deposits beside the stream.

Zone F is bounded by Bourn to the west, Cambridge Country Club to the south, Caldecote to the south-east, Highfields Caldecote and RAF Bourn airfield to the north, and countryside to the north-west and east.

Historic Environment Sensitivities

While there is only a single designated asset within Zone F, there are several HER features. However, little to no archaeological work has been conducted in this area, and there are very few find spots. This indicates a lack of investigation in the area, rather than a lack of archaeology.

There is evidence of Palaeolithic flint working in the area, in the form of scattered flints (MCB4079). These sit in the lower valley to the west, within Bourn, and have yet to be proven authentically Palaeolithic. No Mesolithic, Neolithic, or Bronze Age activity has yet been positively identified in the zone, yet the low ridgeline topography may have favoured minor Bronze Age funerary activity (e.g., MCB21974).

The earliest extant features in the landscape are several broken earthworks scattered throughout the zone, probable Iron Age ditches identified via aerial and geophysical surveys (MCB20904, MCB25557, MCB25543, MCB20901, MCB20903, MCB26818, and MCB21086). These may be evidence of enclosed areas used for farming and related industrial activities during the Iron Age and Roman periods. There is also minor evidence of Roman activity, in the form of unstratified artefact scatters to the east (MCB14713).

There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone. Additional to this, there are some settlement remains, particularly to the west where investigations have occurred on the zone's boundary (MCB17384 and MCB16865).

By the post-Medieval period, the land was used as it is today, as an open agricultural landscape with seldom few buildings.

Discussion of Sensitivity

Due to the presence of two conservation areas on either side of the zone, little of its area could be recommended for development. The openness of the landscape, and sloping topography don't allow for visual buffering throughout much of the southern two-thirds of the zone. However, a belt through the northern arm of the zone may be considered lower sensitivity, due to its distance from the conservation areas, and its position on higher ground.

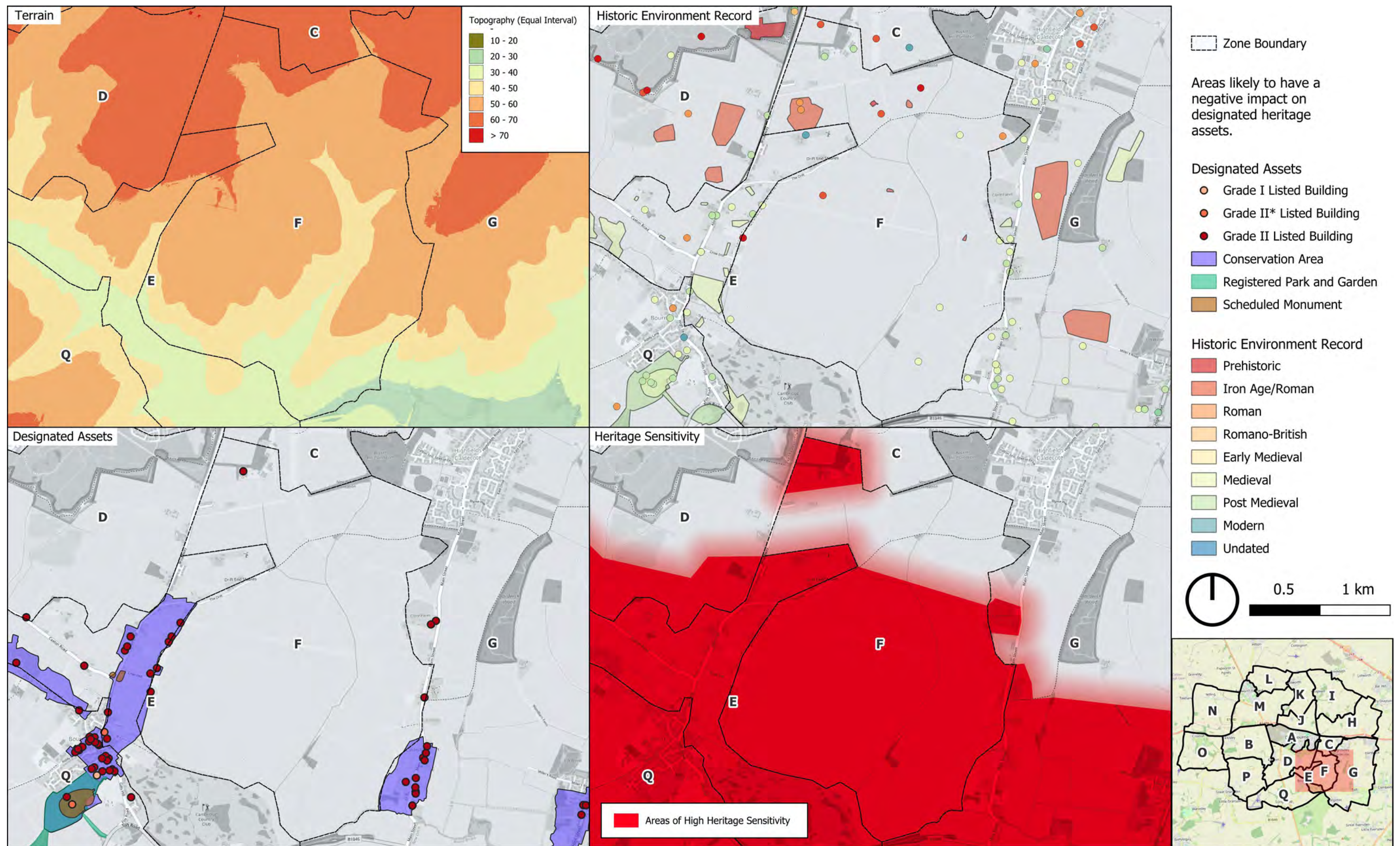
Overall, Zone F is characterised by **high** sensitivity due to the limited archaeological investigation in the area. Therefore, development within Zone F must carefully consider the potential impact on the surrounding historic environment.

Specifically, development design should consider:

- **Archaeological Mitigation:** Archaeology will be required within Zone F. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Iron Age features), indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

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FIGURE 10
ZONE F

Zone G

See Figure 11

Description of Zone

Zone G represents a large area south of the east/west running A428 and to the east of Cambourne. It encompasses approximately 3332 acres. It is characterised mainly by agricultural fields and includes the villages of Highfields Caldecote in the northwest, Hardwick in the northeast, Caldecote and Kingston in the southwest, and Toft in the central south. The topography ranges from approximately 70 metres above Ordnance Datum in the north, and slopes down southwards to approximately 20 metres above Ordnance Datum. There is a slight increase in topography on the southern boundary, illustrating a large wide valley running east/west across the lower half of this Zone. It sits upon mudstone, with superficial diamicton deposits throughout.

The Zone is bounded to the north by the A428, and by agricultural fields on all other sides. The southeast of the Zone is occupied by Cambridge Meridian Golf Course.

Historic Environment Sensitivities

Zone G contains a significant number of designated heritage assets, including four Conservation Areas (Hardwick, Caldecote, Kingston, and Toft), numerous Listed Buildings (Grade I, II*, and II), and two Scheduled Monuments. Additionally, The Historic Environment Record (HER) identifies a high number of features within Zone G, ranging from the prehistoric to modern periods, despite receiving relatively little archaeological survey or excavation.

The Conservation Areas are located within the villages and contain a range of historic buildings, primarily residential, with medieval origins. The Scheduled Monuments represent a moated site in Kingston and a 17th-18th century dovecote in Toft.

Notable designated Assets within or nearby Zone G include:

- **Hardwick Conservation Area:** Located in the northeast, this small Conservation Area covers the historic core of Hardwick village and includes several Listed Buildings, including a Grade II* church.
- **Caldecote Conservation Area:** Located in the southwest, this small Conservation Area covers the historic core of Caldecote village and includes a Grade II* Listed Church.
- **Kingston Conservation Area:** Located in the southwest, this Conservation Area covers the historic centre of Kingston and includes several Grade II and II* Listed Buildings and a Grade I Listed Church. A Scheduled Monument, representing a moated site, is also located within this Conservation Area.
- **Toft Conservation Area:** Located in the central southern part, this Conservation Area covers areas along the High Street, Comberton Road, and Church Road of Toft and includes several Grade II Listed Buildings and a Grade II* Listed Church. A Scheduled Monument, a 17th-18th century dovecote, is located within this Conservation Area.

- **Grade II Listed Buildings:** Several isolated Grade II Listed Buildings are present within the Zone, including a pump in Hardwick, residential buildings near Caldecote, and residential buildings on the outskirts of Kingston.
- **Comberton Conservation Area:** Located c. 500 metres outside the Zone to the east, this Conservation Area includes many Listed Buildings.

Despite the many HER records in the area, periods before the Iron Age are little evidenced. A single, and highly uncommon, Mesolithic mace head was found unstratified to the far south of the zone, in Kingston. However, given the topography, with a relatively steep rise to the north, with lowlands to the south, Bronze Age funerary activity may have occurred on the ridgeline south of Highfield Caldecote and Hardwick.

This ridgeline is home to many Iron Age and Early Roman remains (MCB26797, MCB14019, MCB16512, MCB14750, MCB3991, and MCB20805). This may likewise suggest use of the ridgeline during prehistory. Further Iron Age enclosures sit within the shallow valley to the south, surviving today as cropmarks (MCB25397, MCB19601, MCB25536, MCB20133, MCB25542, MCB21419, and MCB21422).

Comparably fewer Roman remains have been identified within Zone G, though nearby features would suggest activity. Notably, the Cambridge to Bolnhurst Roman Road (MCB30152, see Figure 4) skirts the northern boundary to the zone, and is associated with a Roman drove way and settlement to the immediate north (MCB32033 and MCB18507). Additionally, a Roman cemetery sits just south of Toft, within Priory Field (MCB4125), and unstratified finds have been identified 1km to the west in Kingston (MCB16222 and MCB4265).

Activity in the area appears to have increased somewhat in the Medieval period, with the expansion of the villages of Kingston, Toft, and Hardwick. There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Following the Medieval period, the area remained largely rural until today, with expansions to the villages in the area, and the addition of Highfields Caldecote. A railway line, spanning Sandy to Cambridge (MCB4142), was also added to the area in the 19th century, evidence of which has since been largely removed.

Discussion of Sensitivity

Zone G is particularly sensitive in its southern half, where the Conservation Areas and Listed Buildings are concentrated. Development in these areas needs careful management to avoid adverse impacts on their settings and significance. The presence of numerous archaeological remains, including the evidence of multi-period occupation and the extensive ridge and furrow, further contributes to the zone's sensitivity. However, the northern half of Zone G is less sensitive, as there are fewer designated assets.

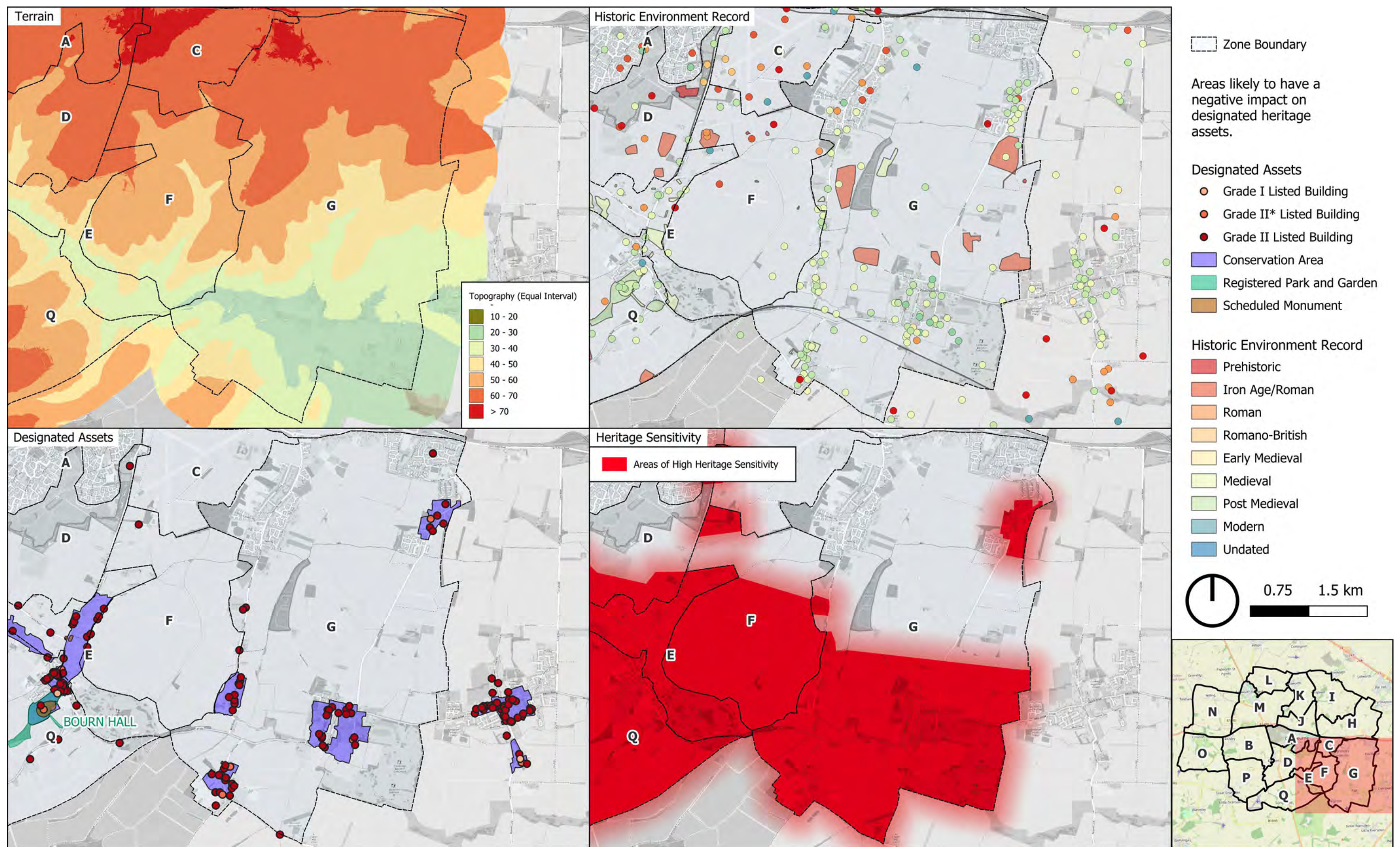
Overall, Zone G has a **high** sensitivity due to the presence of numerous designated heritage assets, particularly in the southern half of the Zone.

Specifically, development within Zone G should:

- **Preserve the rural setting and views:** Development should be carefully planned and designed to avoid impacting the rural character and setting of the Hardwick, Caldecote, Toft, and Kingston Conservation Areas. This includes considering the visual impact from key viewpoints within and around these villages and incorporating appropriate landscaping and design measures to minimize visual intrusion and maintain the rural outlook.
- **Determine appropriate development height:** Thorough testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets. This will help ensure that new development does not obscure important views or detract from the setting of the Conservation Areas, Listed Buildings, and Scheduled Monuments.
- **Archaeological Mitigation:** Archaeological work will be required within Zone G. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman, Saxon, and Bronze Age features), indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

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FIGURE 11
ZONE G

Zone H

See Figure 12

Description of Zone

Zone H is located north of the A428 and Cambourne. It encompasses approximately 2011 acres. It is characterised by open agricultural fields and includes small farm complexes. The topography ranges from 70-40 metres above Ordnance Datum, sloping downwards towards the northeast. It sits upon mudstone, with superficial diamicton deposits throughout.

The Zone is bounded to the south by the A428 and Cambourne, and to the north, east, and west by agricultural fields. There are some areas of woodland and dense hedgerow, but the Zone is mainly open with long-range views to the southeast.

Historic Environment Sensitivities

Only a single Designated Asset sits within or nearby Zone H:

- **Childerley Hall Registered Park and Garden:** Located within and beyond the northern boundary of the Zone. This asset protects the remains of a large 16th-century manor house complex with moated gardens, previously associated with the deserted medieval village of Little Childerley. The park and garden include areas of woodland and managed gardens surrounded by agricultural fields. Childerley Hall manor house and associated chapel sit within the park (north of Zone H); they date to the 16th-17th century and are Grade II* Listed. The Listed Buildings are mainly contained within the central Childerley Hall complex and are screened from Zone H by dense woodland. The Lower Farm has some views to the southwest over Zone H.

The HER for Zone H is also relatively sparse, when compared to neighbouring zones G, C, and I, though little archaeological investigation has taken place within it. This likely suggest a gap in the record in the area, rather than a lack of substantial archaeology. The earliest known HER record from the area is Mesolithic: an unstratified pick from that period, found close to the zone's boundary to the south (MCB16812). This forms part of a larger collection of Mesolithic tools found to the northeast of Cambourne, which, although unstratified, suggests Mesolithic activity in the area (MCB4052 and MCB16063).

Pre-medieval features in Zone H are predominantly Iron Age to Roman in date, when the area was a developed landscape. There are several cropmark enclosures and field boundaries from those periods identified throughout (MCB21182, MCB21184, MCB21187, MCB21186, MCB21183, MCB21185, and MCB13451). These cropmarks are clustered throughout the zone, with notable pockets in the west, centre, and east. Artefactual evidence also supports a high amount of Iron Age and Roman archaeology in Zone H (MCB4091 and MCB4255). These appear to have sat within the lower ground, north of the elevated ridgeline north of Highfield Caldecote. The Cambridge to Bolnhurst Roman Road (MCB30152, see Figure 4) skirts the southern boundary to the zone, along the elevated ridgeline, and is associated with a Roman drove way and settlement (MCB32033 and MCB18507).

There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Following the Medieval period, the area remained largely rural until today. A turnpike trust, or toll road, was added in the 18th century, roughly following the Roman road to the south (MCB31312, see Figure 4); approximately where the A428 now spans. Additionally, the remains of a moated garden, Childerley Lodge, sits on the boundary to the south, south of the A428 (MCB1397).

Discussion of Sensitivity

Development within Zone H must carefully consider the potential impact on the setting of these designated heritage assets. While the dense woodland offers some screening, development within Zone H needs careful consideration to avoid impacts on the setting of these designated heritage assets, particularly from viewpoints such as Lower Farm. The potential for undiscovered archaeological remains, indicated by the limited HER data and the prevalence of ridge and furrow, also contributes to the zone's sensitivity.

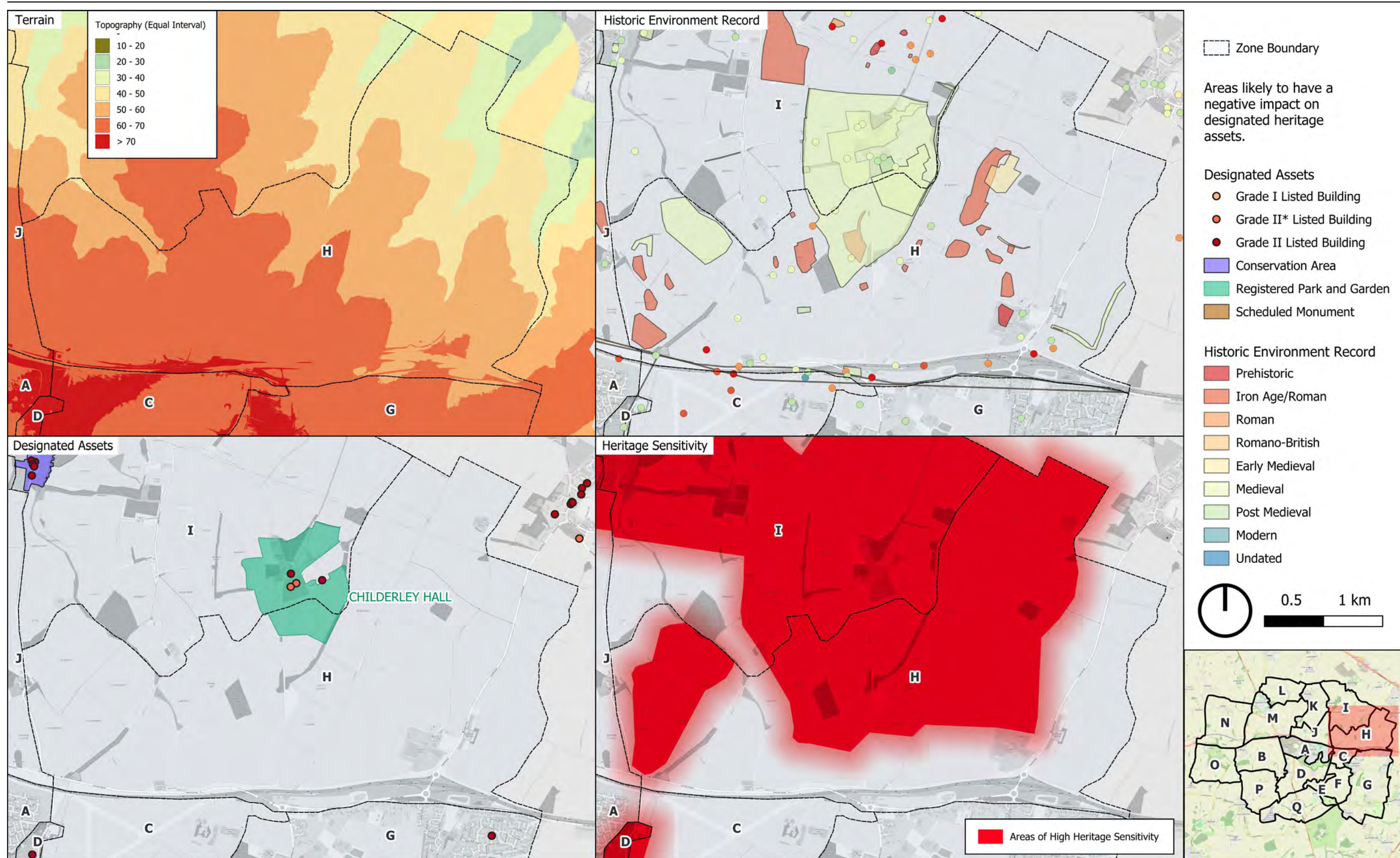
Overall, Zone H is characterised by **moderate** sensitivity due to the presence of the Childerley Hall Registered Park and Garden and associated Listed Buildings, as well as notable archaeological sites present throughout the zone.

Specifically, development within Zone H should:

- **Determine appropriate development height:** Testing of views and heritage impact assessment work should be conducted in advance of development to ensure that development height does not adversely affect the setting of the heritage assets.
- **Archaeological Mitigation:** Archaeological work will be required within Zone G. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman, Early Medieval, and Bronze Age features), indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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Zone I

See Figure 13

Description of Zone

Zone, I represent an area to the north of Cambourne, between the A428 and the A14. It encompasses approximately 2038 acres. The topography includes a plateau at 60 metres above Ordnance Datum in the centre and south. The ground slopes down to approximately 40 metres above Ordnance Datum to the east, west, and north. It sits upon mudstone, with superficial diamicton deposits throughout.

Zone I is bounded by agricultural fields on all sides. It comprises open agricultural fields, bound by hedgerows in some places. There are areas of woodland scattered across the Zone. The village of Knapwell is present in the west of the Zone, and Boxworth (250 metres north) and Bar Hill (850 metres east) are located just outside of the Zone.

Historic Environment Sensitivities`

Zone I contains numerous designated assets; notably, two scheduled monuments, the Knapwell Conservation Area, and 13 listed buildings. The Conservation Area is in the northwest of Zone I on a topographical plateau, and features a Grade II* Listed Church, a scheduled monument, and eight Grade II Listed Buildings.

The area's heritage record has been enhanced by numerous investigations, revealing many archaeological features across the zone. Additionally, the abundance of Medieval ridge and furrow marks (see Figure 3) across the zone likely indicates additionally subsurface archaeology may be found here. Specifically, the HER and landscape indicates possible Roman and Bronze Age archaeology.

Notable designated Assets within or nearby Zone I include:

- **Knapwell Conservation Area:** Present in the west of the Zone. This linear village with medieval origins is characterised as small, quiet, and rural. The Conservation Area is rural in character but is enclosed and inward looking. The Conservation Area boundary incorporates the original medieval, now deserted, village. A series of Listed Buildings are located within the Conservation Area including eight Grade II residential Listed Buildings ranging from the 17th-18th century and one Grade II* Listed church with 14th century origins.
- **Childerley Hall Registered Park and Garden:** Located within and beyond the southern boundary of Zone I. This asset protects the remains of a large 16th-century manor house complex with moated gardens, previously associated with the deserted medieval village of Little Childerley. The park and garden include areas of woodland and managed gardens surrounded by agricultural fields. Childerley Hall manor house and associated chapel sit within the park; they date to the 16th-17th century and are Grade II* Listed. The Listed Buildings are mainly contained within the central Childerley Hall complex and are screened from Zone H by dense woodland. The Lower Farm has some views to the southwest over Zone H.

- **Listed Buildings in Boxworth:** A series of Listed Buildings are present to the north of the Zone in Boxworth, these are predominantly Grade II residential Listed Buildings with one Grade II* Listed church.

A magnetometry survey on the proposed site for Cambridge Solar Farm identified enclosures just north of Childerley Farm, likely of a Bronze Age date (MCB20536). These, coupled with several probably Bronze Age barrows, would suggest the people were utilising the zone's ridgeline topography for funerary activity in the Bronze Age (MCB20533 and MCB20535).

Pre-medieval features in Zone I are primarily Iron Age to Roman in date, when the area was a developed landscape. There are several cropmark enclosures and field boundaries from those periods identified in the area, particularly to the east (MCB20528, MCB20532, MCB25520, MCB23134, and MCB25519). Artefactual evidence also supports a high level of Iron Age archaeology in Zone I (MCB1378). These appear to have sat within the lower ground, along the elevated ridgeline north of Childerley Farm.

The area was used extensively during the Medieval and Post Medieval periods. Two deserted Medieval villages sit within the zone, those of Little Childerley to the southeast (MCB4438), and Knapwell to the northwest (MCB12752). Additionally, two moated site sits to the north: Overhall Grove (MCB1377) and Grange Wood (MCB1381). There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Following the Medieval period, the area remained predominantly rural until the present day.

Discussion of Sensitivity

The rural setting of Knapwell and the expansive views from Childerley Hall are particularly vulnerable to change. The abundance of archaeological remains, including evidence of multi-period occupation and the extensive ridge and furrow, further contributes to the zone's sensitivity.

While the northern and southwestern portions of the zone may offer opportunities for development with careful planning and mitigation, the central and eastern areas, with their concentration of heritage assets, require strict protection.

Overall, Zone I has a **high** sensitivity due to the concentration of designated heritage assets, particularly the Knapwell Conservation Area and Childerley Hall Registered Park and Garden, as well as notable archaeological sites present throughout the zone.

Specifically, development within Zone I should:

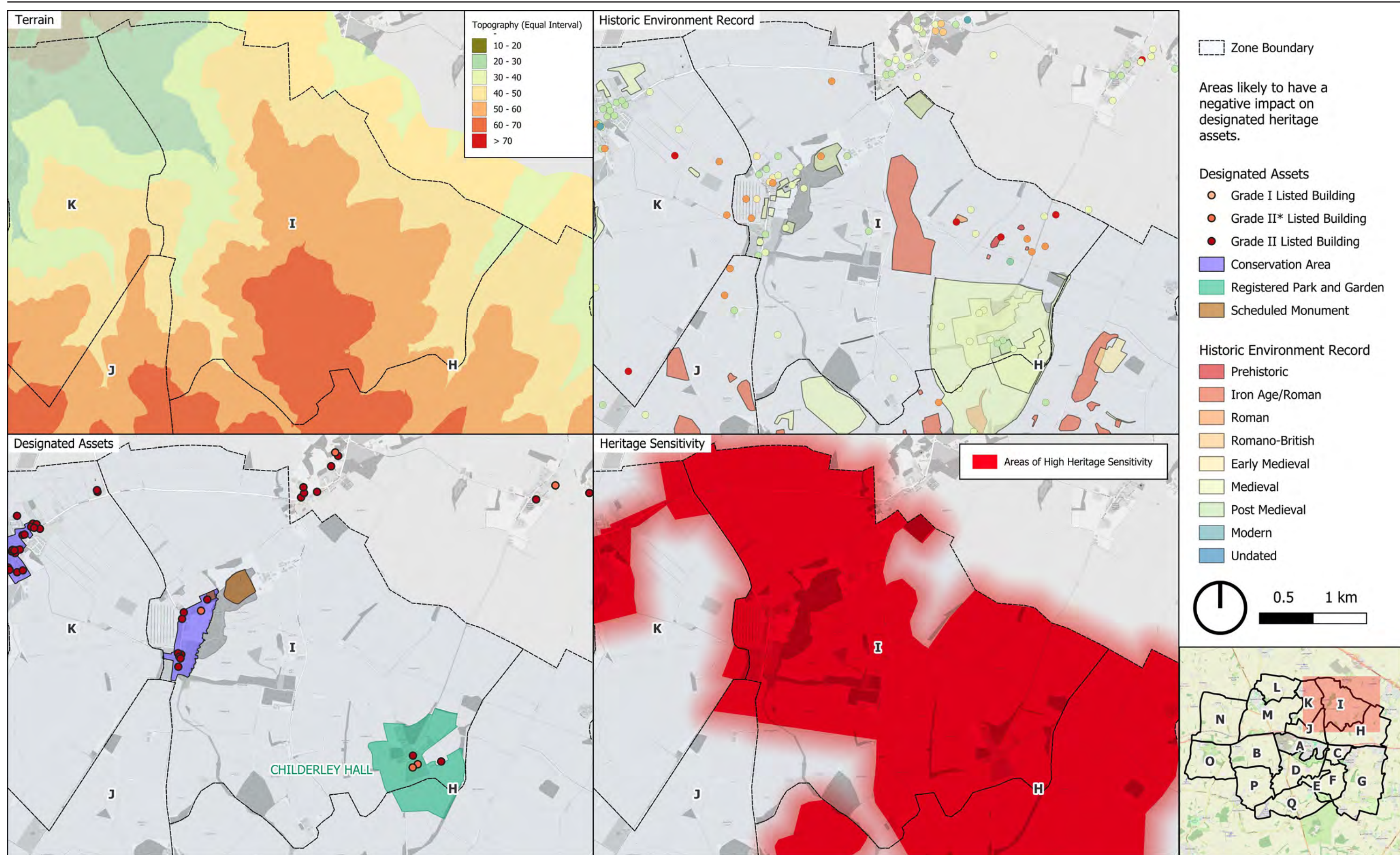
Preserve the rural setting and views: Development should be carefully planned and designed to avoid impacting the rural character and setting of Knapwell and Childerley Hall Registered Park and Garden. This includes considering the visual impact from key viewpoints within and around these areas and incorporating appropriate landscaping and design measures to minimize visual intrusion and maintain the rural outlook.

Determine appropriate development height: Testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets. This will help ensure that new development does not obscure important views or detract from the setting of the Conservation Area, Listed Buildings, and Scheduled Monuments.

- **Archaeological Mitigation:** Archaeological work will be required within Zone I. The limited historical development in the area, combined with the density and nature of known heritage features, indicates a high potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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Zone J

See Figure 14

Description of Zone

Zone J is located north of Cambourne and encompassing approximately 853 acres. The topography slopes gently from approximately 70 meters above Ordnance Datum along the southern boundary adjacent to Cambourne down to 42 meters above Ordnance Datum in the north towards Knapwell.

It consists primarily of open agricultural fields interspersed with hedgerows, five farms, and small wooded areas such as Glebe Springs, Knapwell Wood, and Ash Plantation. St Neots Road and the A428 traverse the southern edge of the zone. Zone J is bordered by Cambourne to the south, open fields to the west, northwest, and east, and Knapwell to the northeast.

Historic Environment Sensitivities

Zone J contains two listed buildings, its only designated assets.

The area's heritage record has been enhanced by numerous investigations, revealing many archaeological features across the zone. Additionally, the abundance of Medieval ridge and furrow marks (see Figure 3) across the zone likely indicates additionally subsurface archaeology may be found here. Specifically, the HER and landscape indicates possible Roman and Bronze Age archaeology.

Notable designated Assets within or nearby Zone J include:

- **Two Grade II Listed Buildings:** associated with New Inn Farmhouse are located on the southern edge of the zone along St Neots Road.
- **Knapwell Conservation Area:** with its associated Grade II and II* Listed Buildings, lies c. 20m north of Zone J.
- **A Grade II mile post** is situated c. 20m west of the zone.

The HER for Zone J is also relatively sparse, when compared to neighbouring zones K, M, and I, though little archaeological investigation has taken place within it beyond fieldwalking and metal detecting. This may suggest a gap in the record in the area, rather than a lack of substantial archaeology.

The earliest known HER records from the area are Iron Age and Roman: with several known enclosures roughly dated to those periods found throughout the zone (MCB15580, MCB25491, MCB25489, MCB25490, MCB22310, and MCB22309). These appear to follow the contours of the hill, which slopes down to the south, where little is recorded on the HER. The estimated route of the Cambridge to Bolnhurst Roman Road skirts the zone's boundary to the south (MCB30152).

The zone appears to have been intensively farmed following the Roman period, with an abundance of medieval ridge and furrow marks found throughout the area. Additionally, post medieval farms (e.g., MCB20864, MCB27092, and MCB28602) dot the region. And the St Neots to Cambridge Turnpike Trust skirts the boundary to the south (MCB31312).

Discussion of Sensitivity

Due to the general lack of designated heritage assets, as well as the sloping topography of the zone, much of its area is not sensitive to development. However, the potential impact on the rural setting and significance of the nearby Knapwell Conservation Area in the northern arm, and the Grade II Listed Buildings at New Inn Farmhouse to the south, should be considered.

Overall, the central portion of the zone may have a lower sensitivity, due to the buffering of the lack of designated heritage assets in the area, and the visual buffering of the topography. This does not, however, imply the area lacks archaeological potential, as the HER database shows numerous potential archaeological sites throughout the zone. The presence of numerous HER features, especially Romano-British and Medieval to post-medieval remains, indicates potential for archaeological remains. The prevalence of ridge and furrow suggests minimal ground disturbance, increasing the likelihood of older remains surviving in lower deposits.

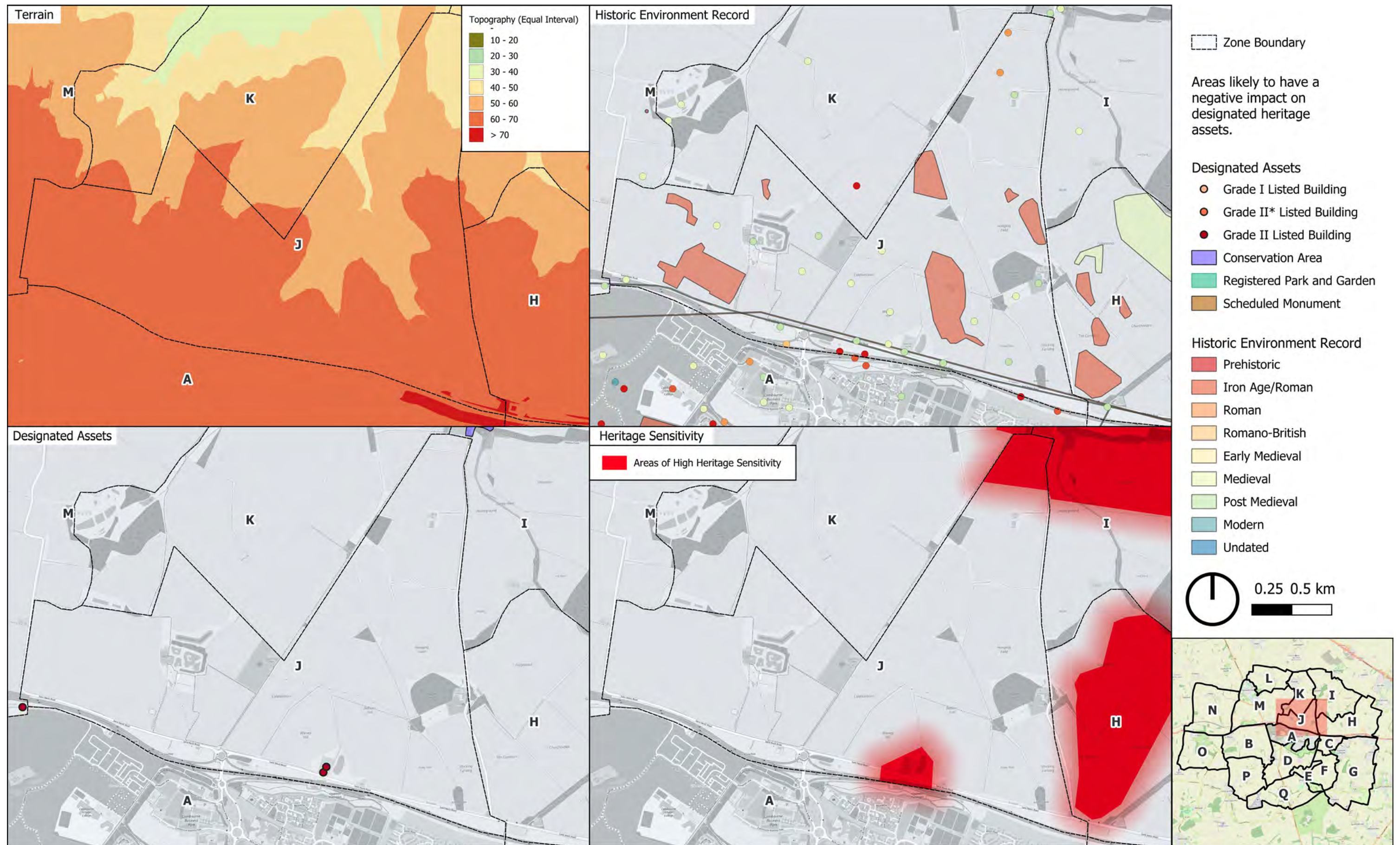
Therefore, Zone J is characterised by **low** sensitivity from a historic environment perspective due to the limited number of designated heritage assets within its boundaries.

Specifically, development within Zone J should:

- **Impact on Setting:** Development is constrained by the potential impact on the rural setting of Knapwell and its associated heritage assets. The Grade II Listed Buildings at New Inn Farmhouse, with their rural views, are particularly sensitive to change.
- **Archaeological Mitigation:** Archaeological work will be required within Zone J. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman and Iron Age features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 14
ZONE J

Zone K

See Figure 15

Description of Zone

Zone K is a large area, comprising an area approximately 1166 ha. It is located north of Cambourne and is primarily characterised by agricultural fields.

It encompasses the village of Elsworth in the northwest. The topography of the zone slopes downwards from south to north, with elevations ranging from approximately 65 meters above Ordnance Datum in the south to 20 meters in the north. Zone K is bordered by agricultural fields on all sides and is adjacent to the village of Knapwell to the east.

Historic Environment Sensitivities

Zone K contains many designated heritage assets: the majority being Listed Buildings sitting within the Elsworth Conservation Area, located in the northwest of the zone. This Conservation Area encompasses the historic village core of Elsworth, a large and compact village with Early Medieval origins. The village is characterised by a dispersed settlement pattern, abundant trees, and open green spaces. The character of the Conservation Area is defined by intimate views along its streets and wider views across the open spaces.

Notable designated Assets within or nearby Zone K include:

- **Two Grade II Listed Buildings**, remnants of a 19th-century windmill and granary complex, sit in the northeast of the zone.
- **42 Listed Buildings in the Knapwell Conservation Area**
- **The Knapwell Conservation Area** and its associated Listed Buildings are located east of Zone K, outside of the zone boundary.

The Historic Environment Record (HER) for Zone K indicates a concentration of archaeological finds around Elsworth, most ranging from the Medieval to the Post-Medieval period. These predominantly relate to previous built features in and around the village, as well as some finds of Roman (MCB4262) and Early Medieval date (MCB15365), suggesting occupation. These finds likely relate to the development and evolution of the village.

In the wider landscape to the southeast, there are fewer records from any period. An unstratified flint axe (MCB16063) was found near the centre of the zone, on a low peninsula. Roman coins have also been found in the zone (MCB13329, MCB13326, and MCB10144), indicating presence in the region.

The area appears to have been intensely farmed during the Medieval and Post Medieval periods, with several sparse features, including possible windmills (MCB22722), ditched enclosures (MCB23283), and deserted rural settlements (MCB9804). There is also an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Discussion of Sensitivity

The northwest portion of Zone K, particularly around the Elsworth Conservation Area, is the most sensitive area. Development in this area has the potential to impact the rural setting and views from the Conservation Area and Listed Buildings. The remainder of Zone K may be more tolerant of development, provided appropriate mitigation measures are implemented.

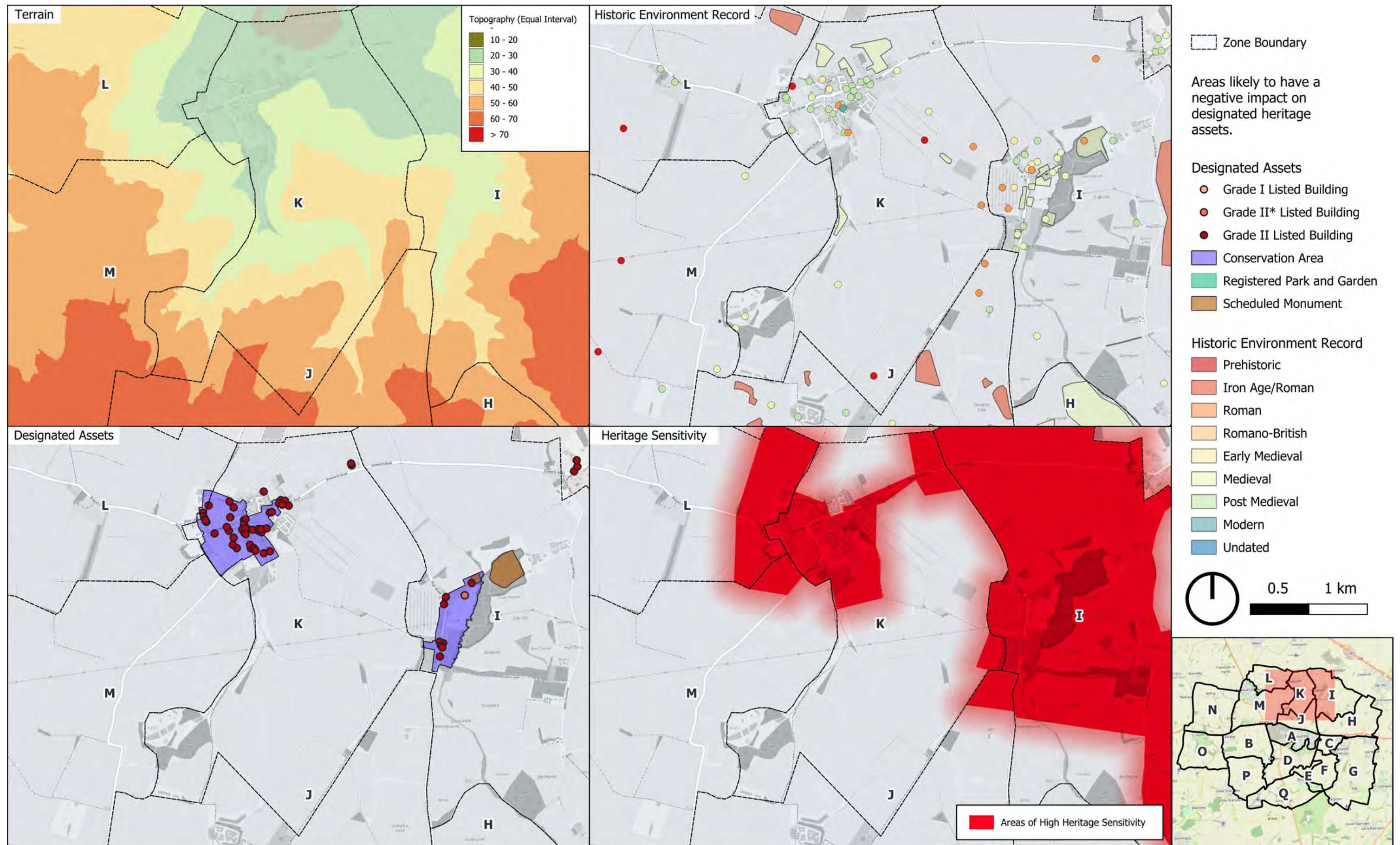
Despite the presence of the Elsworth Conservation Area and associated Listed Buildings, Zone K is generally considered to have **moderate** sensitivity from a heritage perspective. This is due to the limited extent of designated heritage assets and their concentration in the northwest corner of the zone.

Specifically, development within Zone K should:

- **Preserve the rural setting and views:** Development in the northwest of Zone K should be carefully managed to avoid impacting the rural character and setting of the Elsworth Conservation Area and Listed Buildings. This may involve limiting the height and scale of development and incorporating appropriate landscaping.
- **Determine appropriate development height:** Testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets.
- **Archaeological Mitigation:** Archaeological work will be required within Zone K. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman and Iron Age features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 15
ZONE K

Zone L

See Figure 16

Description of Zone

Zone L is located northwest of Cambourne and comprises approximately 1084 acres of open agricultural fields. The centre of the zone is cut by a prominent peninsula, which slopes down to the east and west. Elevations reach approximately 60 meters above Ordnance Datum at the top of this southern peninsula, while to the north, east, and west, where elevations drop to 20 meters above Ordnance Datum.

Zone L is bordered by Papworth Everard to the west, Elsworth to the east, and agricultural fields to the north and south. The landscape is dominated by arable farmland, with scattered pockets of woodland and hedgerows along field boundaries. A network of ditches and streams provides drainage across the zone.

Historic Environment Sensitivities

Zone L contains a limited number of designated heritage assets, with the primary sensitivity arising from its proximity to the Elsworth Conservation Area, located just east of the zone boundary.

The Conservation Area encompasses the historic core of Elsworth, a village with Early Medieval origins, characterised by a dispersed settlement pattern, abundant trees, and open green spaces. The character of the Conservation Area is defined by intimate views along its streets and wider views across the open spaces. The Conservation Area contains several residential Grade II Listed Buildings and a Grade I Listed Church. Notable designated Assets within or nearby Zone L include:

- **Elsworth Conservation Area:** A historic village with early medieval origins, featuring a Grade I Listed Church and 42 residential Grade II Listed Buildings.
- **Scheduled Monument:** A potentially 12th-century moated site is located c. 100 meters from the western boundary of Zone L.

The Historic Environment Record (HER) for Zone L indicates a concentration of archaeological finds around Elsworth, most ranging from the Medieval to the Post-Medieval period. These predominantly relate to previous built features in and around the village, as well as some finds of Roman (MCB4262) and Early Medieval date (MCB15365), suggesting occupation. These finds likely relate to the development and evolution of the village.

In the wider landscape throughout the zone, there are fewer records from any period. There are several putative Iron Age enclosures to the southwest (MCB29246, MCB21808, and MCB21809), which don't appear to follow any pattern. Another collection of possible Iron Age enclosures sits to the northeast (MCB22720). Additionally, there are several as-of-yet undated cropmark enclosures to the north, which may be prehistoric (MCB30004 and MCB30005).

The area appears to have been intensely farmed during the Medieval and Post Medieval periods, with several sparse features, including possible stock mills (MCB4253), gullies (MCB16491), and farm buildings (MCB24210). There is also an

abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Discussion of Sensitivity

The proximity of the Elsworth Conservation Area and the Scheduled Monument to the west necessitates careful consideration of potential impacts on their settings. Development in the eastern part of the zone, near the Elsworth Conservation Area, is particularly sensitive due to the potential for visual intrusion and impact on the rural character of the area. Additionally, the potential for undiscovered archaeological remains, particularly in areas with ridge and furrow, should be considered during the planning process.

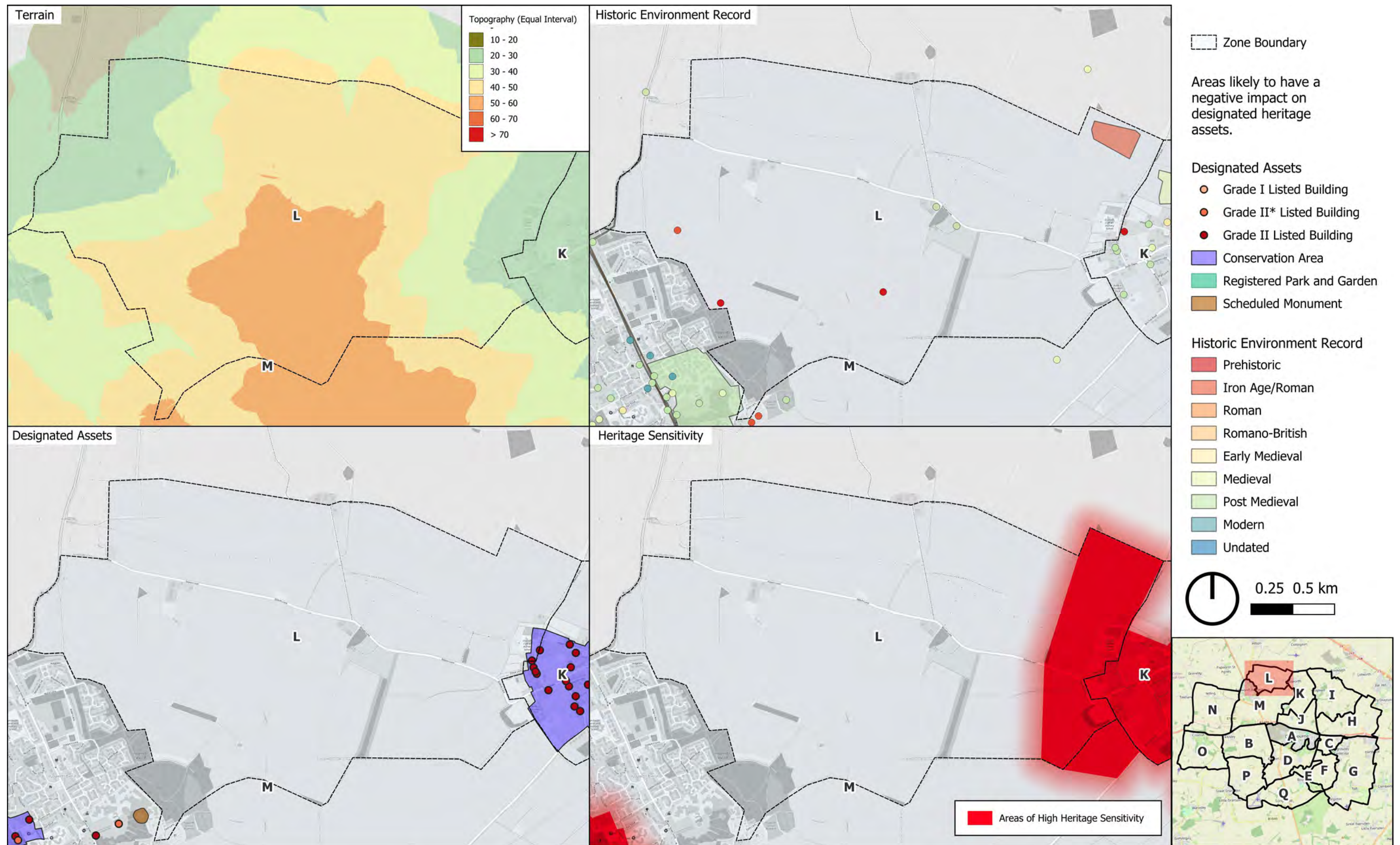
The remainder of Zone L may be more tolerant of development, provided appropriate mitigation measures are implemented. This is especially true considering the zone's topography, which effectively shields the eastern half of the site from view to the west. Therefore, Zone L is considered to have **low** sensitivity from a heritage perspective due to the limited number of designated heritage assets within its boundaries.

Specifically, development within Zone L should:

- **Preserve the rural setting and views:** Development, particularly in the east near the Elsworth Conservation Area, should be carefully designed and managed to avoid impacting the rural character and setting of the Conservation Area and Listed Buildings. This may involve limiting the height and scale of development, incorporating appropriate landscaping, and utilizing design measures that minimize visual intrusion.
- **Archaeological Mitigation:** Archaeological work will be required within Zone L. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman and Iron Age features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstrable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



Zone M

See Figure 17

Description of Zone

Zone M is situated to the northwest of Cambourne and encompasses approximately 2402 acres. The topography slopes downwards from southeast to northwest. Elevations range between approximately 65 meters above Ordnance Datum in the southeast, down to 25 meters above Ordnance Datum in the northwest. The underlying geology is mudstone, with superficial deposits of sedimentary diamicton through most of the zone, excluding the upper half of Papworth Everard.

The zone is characterised by open agricultural fields bisected by the A1198. The large town of Papworth Everard sits in the northwest of the zone. Zone M is bounded by the A428 in the south and agricultural fields on all other sides. The landscape is predominantly arable farmland, with the presence of woodland around Papworth Everard and scattered hedgerows and trees throughout the zone.

Historic Environment Sensitivities

Zone M contains a variety of designated heritage assets, primarily concentrated around Papworth Everard and along the southern boundary. The Papworth Everard Conservation Area, located in the northwest of the zone, comprises a small area of parkland and woodland that includes the Grade II* Listed Church of St Peter and an associated Grade II Listed Lynch Gate. Two Grade II Listed former school buildings are also present within the Conservation Area.

Notable designated Assets within or nearby Zone M include:

- **Papworth Everard Conservation Area:** A small, wooded area containing the Grade II* Listed Church of St Peter, a Grade II Listed Lych Gate, and two Grade II Listed former school buildings.
- **Elsworth Conservation Area:** Abuts the northeastern corner of Zone M and contains a Grade I Listed Church and several residential Grade II Listed Buildings.
- **Papworth Hall:** A 19th-century Grade II* Listed building located near the edge of Zone M, with an associated Grade II Listed lodge building.
- **Pair of 19th-century Cottages:** A Grade II Listed building in Papworth Everard.
- **Scheduled Monument:** A medieval moated site at Papworth Hall, believed to be the original Papworth Everard manor.
- **Grade II Listed Mileposts:** Located along the southern boundary of the zone.

The HER record in Zone M predominantly reflects areas where investigative events have occurred. These represent approximately 40% of the zone, and therefore much of the area's archaeology likely remains unknown and unrecorded. This is especially true of the zone's eastern half, particularly to the northeast.

Within Papworth Everard itself, there are numerous HER records relating to the historic development of the rural settlement. These include, in chronological order:

Early Medieval enclosures (MCB17573), moated Medieval farms (MCB21706, MCB1327, and MCB1328), and the later park of Papworth Hall (MCB14426) and tuberculosis colony (MCB20738).

The earliest HER records in Zone M are stratified Mesolithic tool finds (MCB17571), found in the lower portion of the zone within Papworth Everard. Between the Mesolithic and the mid-to-late Bronze Age there are no records; likely representing a gap in the record, not a lack of archaeology. A Bronze Age cremation cemetery (MCB18083), including post holes and pyres, was found south of Papworth Everard, under the A1198. In typical mid-to-late Bronze Age fashion, this enclosure sits in a sheltered dip in the landscape, and would suggest further mid-to-late Bronze Age funerary activity in the area (likely small round barrows on the ridgelines nearby). Possible Bronze Age enclosures (MCB18083) are found 800m to the south of the cremation cemetery, suggesting possible settlement along the eastern side of the zone.

During the Iron Age and Roman periods, settlement occurred across the small hillside to the south (MCB28247, MCB15320,) and within Papworth Everard (MCB15305, MCB16307, and MCB19769). Again, it is likely more sites like these exist within the eastern half of the zone, which investigations have yet to confirm.

An Early Medieval moated site has been recorded just east of Papley Grove Farm, at the far eastern edge of the zone (MCB1325). The area appears to have been intensely farmed during the Medieval and Post Medieval periods, with several sparse features, including farms (MCB21798, MCB24539, and MCB4305), gullies (MCB18431 and MCB4233), and a deserted settlement (MCB1326). There is also an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Discussion of Sensitivity

The northwest of Zone M, near Papworth Everard and its associated heritage assets, is particularly sensitive, as is the eastern edge of the zone near the Elsworth Conservation Area. The area between the A1198 and St Ives road should be preserved to maintain the rural setting of the Papworth Everard Conservation Area. Development south of the A1198 may be more tolerable due to the screening provided by woodland.

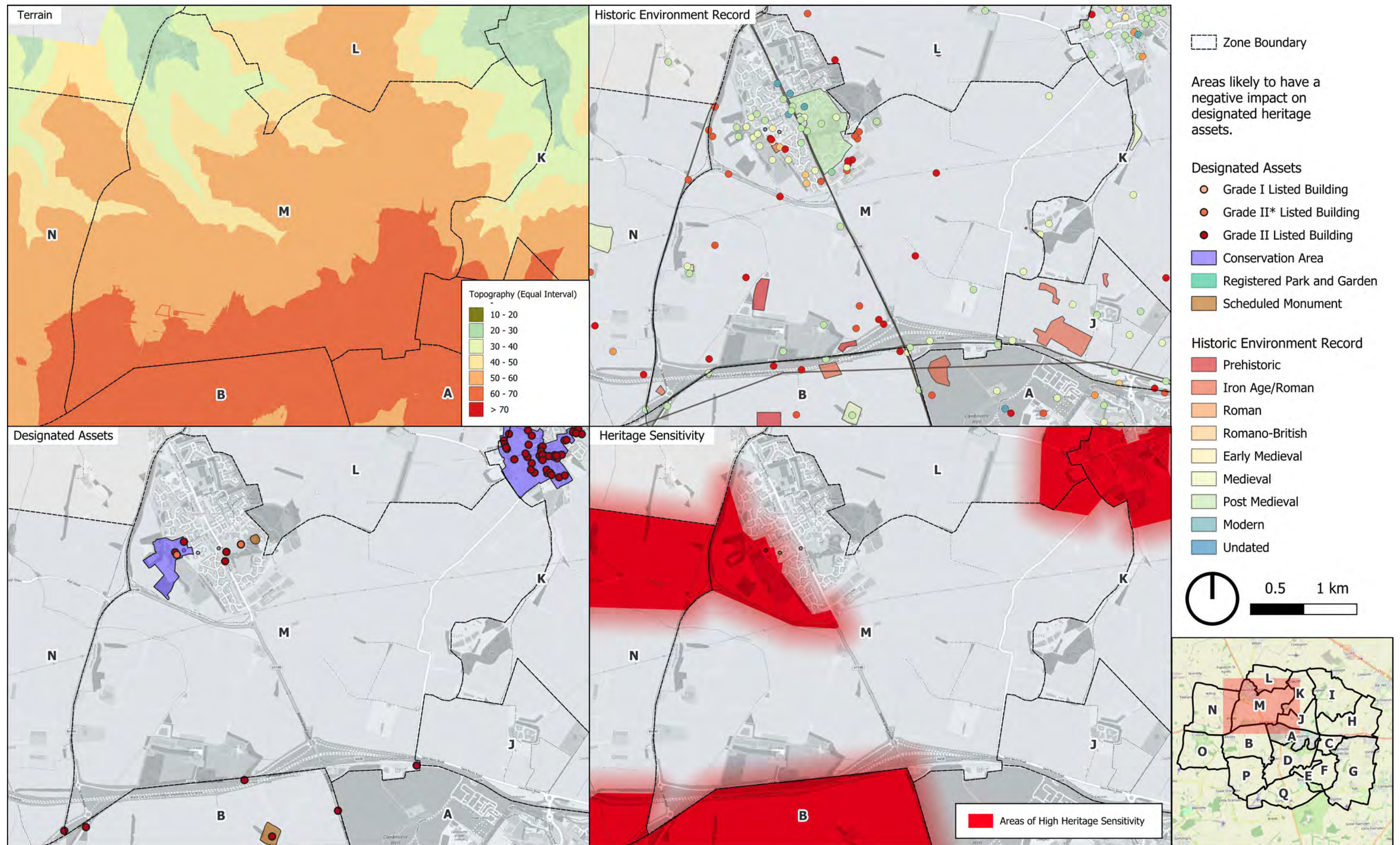
Despite the presence of several designated heritage assets, Zone M is generally considered to have **low** sensitivity from a heritage perspective. This is due to the dispersed nature of the assets and the potential for screening provided by woodland and topography.

Specifically, development within Zone M should:

- **Preserve the rural setting and views:** Development in the northwest, near Papworth Everard, and in the east, near the Elsworth Conservation Area, should be carefully managed to avoid impacting the rural character and setting of these areas. This may involve limiting the height and scale of development, incorporating appropriate landscaping, and utilizing design measures that minimize visual intrusion.
- **Archaeological Mitigation:** Archaeological work will be required within Zone M. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Bronze Age, Iron Age, and Early Medieval features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

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FIGURE 17
ZONE M

Zone N

See Figure 18

Description of Zone

Zone N is located northwest of Cambourne and encompasses approximately 2502 acres. The zone comprises open agricultural fields and includes the settlement of Yelling. The area is generally, with several shallow valleys on either side of Yelling and a rise to the southeast. The elevation ranges from approximately 65 meters above Ordnance Datum in the southeast to 25 meters above Ordnance Datum in the northwest. The underlying geology is mudstone, with superficial deposits of sedimentary diamicton through most of the zone, excluding the valleys surrounding Yelling.

Zone N is bounded by the A428 to the south, the B1040 to the east, Toseland Road to the west, and agricultural fields to the north. The landscape is predominantly arable farmland, with the village of Yelling situated in the northern part of the zone and scattered hedgerows and trees throughout.

Historic Environment Sensitivities

Zone N contains a cluster of designated heritage assets in and around the village of Yelling, including a series of Listed Buildings along Yelling High Street, most of which are residential buildings dating from the 16th to 17th centuries.

Notable designated Assets within or nearby Zone N include:

- **Croxton Conservation Area:** Located south of Zone N, with limited views into the zone.
- **Eltisley Conservation Area:** Located southeast of Zone N and contains a Grade II* Listed Church and residential Grade II Listed Buildings.
- **Listed Buildings in Yelling:** A cluster of Grade II Listed Buildings (primarily 16th to 17th century residential buildings) and a Grade II* Listed Church (12th century origins) located along Yelling High Street.
- **Grade II Listed Milestone:** Located in the southeastern corner of the zone.
- **Croxton Park:** A Registered Park and Garden located south of Zone N.
- **Croxton Deserted Medieval Village:** A Scheduled Monument located south of Zone N.
- **Grade II to II Listed Buildings in Croxton:** Located south of Zone N.

Within Yelling itself, there are numerous HER records relating to the historic development of the rural settlement. These include, in chronological order: Early Medieval pottery finds (MCB3185), moated Medieval sites (MCB1320, MCB20000, and MCB3134), and the later Old Rectory gardens (MCB3186).

Outside Yelling, the HER record in Zone M predominantly reflects areas where investigative events have occurred. These represent approximately 30% of the zone, focused in the south and west. Therefore, much of the zone's archaeology likely remains unknown and unrecorded. This is especially true of the area's centre.

Several Iron Age and Roman rural enclosures have been putatively identified within the zone, predominantly within the areas investigated in the west and south. This includes a possible Banjo Enclosure (MCB29251) and several rural enclosures (MCB24586 and MCB29253). A possible Bronze Age ring ditch has also been identified alongside these features (MCB30757).

The area appears to have been intensely farmed during the Medieval period and Post Medieval periods, with several sparse features, including farms (MCB31861) and mills (MCB3136 and MCB24556 and MCB3134). There is also an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Discussion of Sensitivity

Development in the north of the zone, adjacent to Yelling, and in the south, adjacent to the Croxton assets, requires careful consideration. The approaches to Yelling should be preserved, and the rural edges of the village should be protected to maintain the setting of the Listed Buildings. The remainder of the zone may be more tolerant of development, provided appropriate mitigation measures are implemented. The potential for undiscovered archaeological remains, particularly in areas with ridge and furrow, should be considered during the planning process.

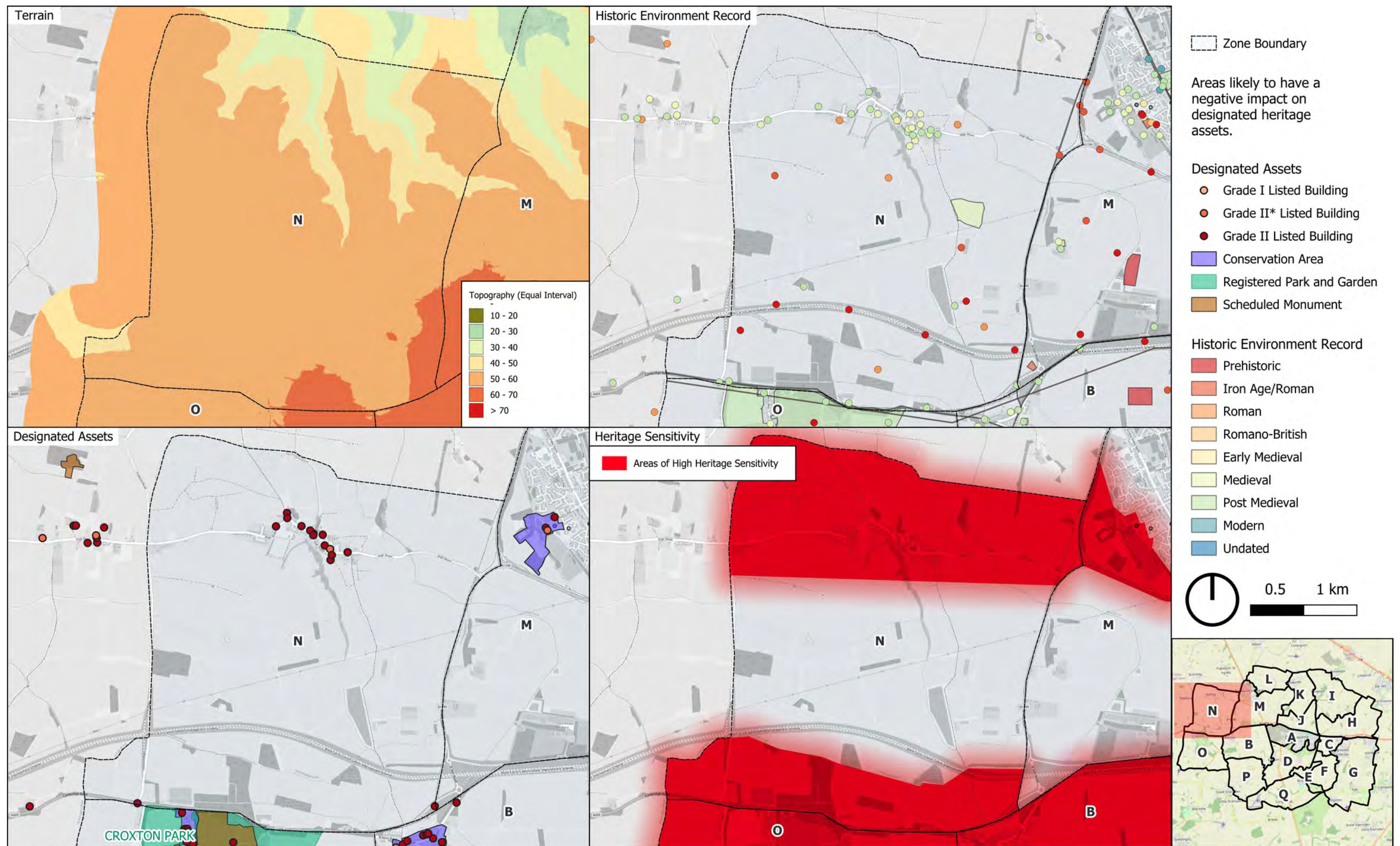
Zone N is considered to have **moderate** sensitivity from a heritage perspective due to the presence of the Listed Buildings in Yelling and the proximity of designated assets in Croxton and Eltisley.

Specifically, development within Zone M should:

- **Preserve the rural setting and views:** Development in the north, near Yelling, and in the south, near Croxton, should be carefully designed and managed to avoid impacting the rural character and setting of these areas. This may involve limiting the height and scale of development, incorporating appropriate landscaping, and utilizing design measures that minimize visual intrusion.
- **Determine appropriate development height:** Testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets. This will help ensure that new development does not obscure important views or detract from the setting of the Listed Buildings and Conservation Areas.
- **Archaeological Mitigation:** Archaeological work will be required within Zone N. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman and Iron Age features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

The prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 18
ZONE N

Zone O

See Figure 19

Description of Zone

Zone O, located southwest of Cambourne, covers approximately 1896 acres. The topography slopes downwards from northeast to southwest, with elevations ranging from approximately 65 meters above Ordnance Datum in the northeast to 25 meters above Ordnance Datum in the southwest. The underlying geology is mudstone, with superficial deposits of sedimentary diamicton through most of the zone.

The zone comprises a diverse landscape of open agricultural fields, parkland, and woodland associated with the village of Croxton. The B1040 and Abbottsley Road traverse the zone north to south. It is bounded by the A428 to the north, the B1040 and Eltisley Road to the east, and agricultural fields to the south and west.

Historic Environment Sensitivities

Zone O has a high concentration of designated heritage assets, primarily clustered around the village of Croxton in the north. The Croxton Conservation Area encompasses Croxton's high street and several residential Grade II Listed Buildings. This Conservation Area is heavily wooded and embedded within the expansive Croxton Park Registered Park and Garden, a historic landscape featuring a 16th-century formal garden and deer park.

Notable designated Assets within or nearby Zone O include:

- **Croxton Conservation Area:** A small, wooded area encompassing Croxton's high street and several residential Grade II Listed Buildings.
- **Croxton Park:** A Grade II* Registered Park and Garden surrounding the Croxton Conservation Area, containing a 16th-century formal garden and deer park with several 18th-century Listed Buildings.
- **Listed Buildings in Croxton Park:** Includes a Grade II* Listed country house and church, and Grade II Listed icehouse, game larder, lodge farmhouse, walls, garden house, and churchyard.
- **Croxton Deserted Medieval Village:** A Scheduled Monument covering a large area in the north of the zone.
- **Westbury Farm Complex:** Located southwest of Croxton, comprising several Grade II Listed Buildings, including a farmhouse, dovecote, and barns.
- **North Farmhouse and Barn:** A Grade II Listed farmhouse and associated barn located in the south of the zone.

The earliest known activity on the HER may be that of a rare 'Bronze Age rapier', an unstratified find from within Croxton Park, 350m west of Croxton (MCB3009). Such a find may represent either a burial good or ritual deposition, and may suggest mid-to-late Bronze Age ritual activity in the area.

Little from the Iron Age and Roman periods has been identified in Zone O. There are pit alignments to the east of Croxton (MCB3030), dating to the Iron Age, and numerous unstratified Roman artefacts have been found to the west (MCB29261,

MCB3047, MCB29533, and MCB11626). The gap in the historical record from this period may be due to limited archaeological investigation and the landscape coverage of Croxton Park, which may have hindered research.

The southern half of the zone appears to have been used as an industrial area during the Medieval period, when several brickworks were built (MCB17644, MCB2936, and MCB24571). The area was also intensely farmed during the Medieval and Post Medieval periods, with several sparse features, including farms (MCB31861) and mills (MCB3136 and MCB24556 and MCB3134). There is also an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone.

Discussion of Sensitivity

The rural setting of Croxton and its associated parkland is particularly sensitive to change, and development in this area should be carefully managed to avoid adverse impacts. However, a pocket in the southwest of the zone may be more tolerant of development, provided appropriate mitigation measures are implemented. The potential for undiscovered archaeological remains, particularly in areas with ridge and furrow and undated enclosures, should be considered during the planning process.

Zone O is considered to have broadly **high** sensitivity from a heritage perspective due to the significant concentration of designated heritage assets around Croxton and the presence of other Listed Buildings and archaeological remains.

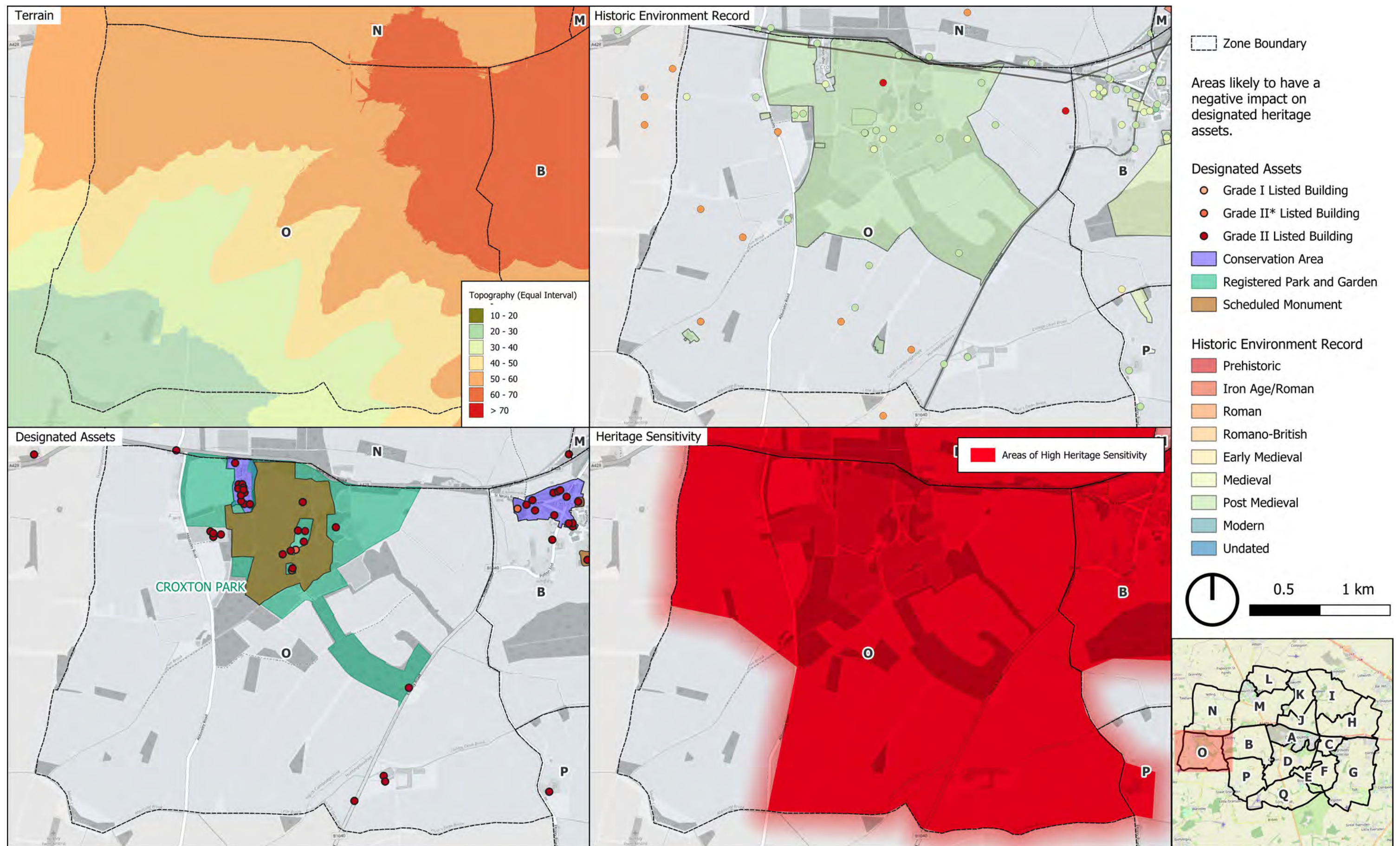
Specifically, development within Zone O should:

- **Preserve the rural setting and views:** Development should be restricted across the majority of Zone O to preserve the rural setting of Croxton and its associated heritage assets. This is particularly important in the north and southeast of the zone, where the concentration of designated assets is highest. Development in the southwest pocket may be considered, but careful design and landscaping are essential to minimize visual intrusion and preserve views to and from the heritage assets.
- **Determine appropriate development height:** Testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets. This will help ensure that new development does not obscure important views or detract from the setting of the Conservation Area, Registered Park and Garden, Listed Buildings, and Scheduled Monument.
- **Archaeological Mitigation:** Archaeological work will be required within Zone O. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman and Iron Age features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to

development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 19
ZONE O

Zone P

See Figure 20

Description of Zone

Zone P, situated southwest of Cambourne, encompasses approximately 1602 acres of agricultural fields. The topography slopes downwards from the centre and south, where elevations reach approximately 70 meters above Ordnance Datum, to the north, east, and west, where elevations drop to 50 meters above Ordnance Datum. The underlying geology is mudstone, with superficial deposits of sedimentary diamicton through most of the zone.

Caxton Road bisects the zone, running northeast to southwest. The zone is bounded by agricultural fields around most of its edge, creating a predominantly rural landscape. The village of Great Gransden bounds the southwest corner of the zone, and Gransden Lodge Airfield bounds the southern edge.

Historic Environment Sensitivities

Zone P contains a few isolated designated heritage assets, primarily Grade II Listed barns dating from the 18th to 19th centuries, located in the northwest and northeast of the zone.

Notable designated Assets within or nearby Zone P include:

- **Two isolated Grade II Listed barns:** dating from the 18th to 19th centuries sit in the northwest and northeast.
- **Longstowe Hall:** a grade II* Registered Park and Garden, 240m southeast of the zone.
- **A Grade II* Listed windmill:** dating from the 17th century is situated in the south near Little Gransden.
- **The Little Gransden Conservation Area:** with its concentration of Grade I to II Listed Buildings associated with Little Gransden Village, lies just beyond the southwestern corner of the zone.

The HER for Zone P is limited by a lack of investigation. As a result, other than ridge and furrow (relatively sparsely recorded in the area too), only 10 records exist for the zone.

While evidence of human activity in Zone P is limited, the presence of scattered findspots, including a Roman findspot (MCB3037) and medieval enclosures (MCB31429), may suggest varied activity at least between the Iron Age and Post-Medieval periods. The prevalence of medieval ridge and furrow indicates that the area was used for agriculture during the medieval period, which may imply that there is the potential for surviving subsurface archaeology across this zone.

Discussion of Sensitivity

Despite a comparative lack of heritage assets or HER records in Zone P, development near Designated Assets will require careful consideration to avoid adverse impacts on their settings. The areas around the Grade II* Listed Post Mill at Great Gransden, the Grade II Barn east of Leycourt Farmhouse, and the Grade II Barn north of Hardwicke Farmhouse should be preserved to maintain the rural character and setting of these buildings. An eastern pocket within of the zone should also be protected to preserve views to and from the Longstowe Hall Registered Park and Garden, which lies outside the zone boundary.

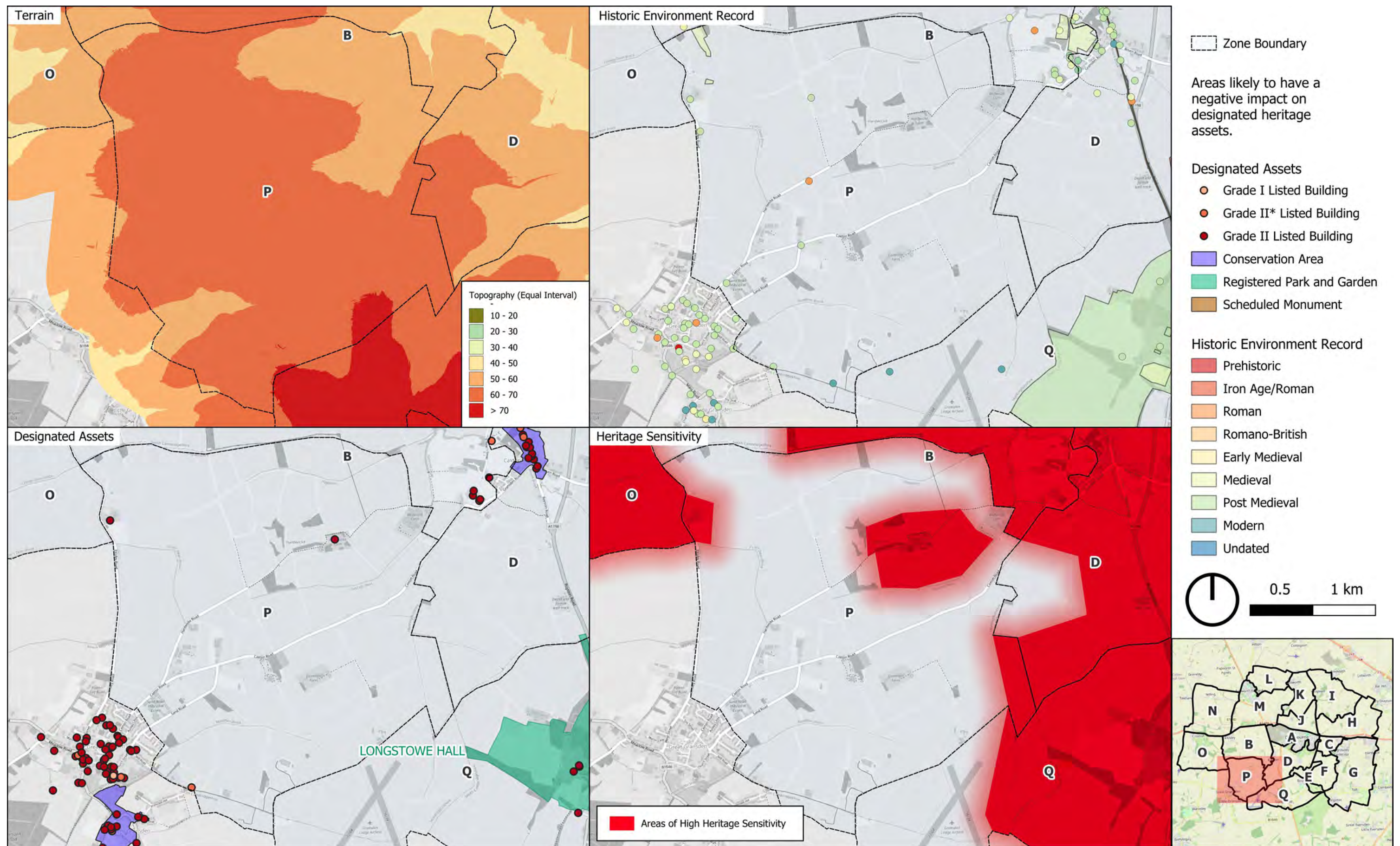
Zone P is considered to have **moderate** sensitivity from a heritage perspective, as while there is a relatively small number and of isolated designated heritage assets, the presence of the Grade II* I Post Mill, reliant on a rural setting, demands higher protection.

Specifically, development within Zone P should:

- **Preserve the rural setting and views:** Development should be restricted around the designated assets in the northwest, northeast, and south of the zone. This includes maintaining sufficient buffer zones around these assets to avoid visual intrusion and preserve their rural settings. Development in the eastern part of the zone should also be carefully managed to avoid impacting views to and from the Longstowe Hall Registered Park and Garden.
- **Determine appropriate development height:** Testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets. This will help ensure that new development does not obscure important views or detract from the setting of the Listed Buildings.
- **Archaeological Mitigation:** Archaeological work will be required within Zone P. The limited historical development in the area, combined with the density and nature of known heritage features, indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 20
ZONE P

Zone Q

See Figure 21

Description of Zone

Zone Q, located south of Cambourne, encompasses an area of approximately 1869 acres. The topography slopes downwards from the west and east. Elevation reaches approximately 70 meters above Ordnance Datum, towards the north, east, and west, where elevations drop to around 50 meters above Ordnance Datum. The underlying geology is mudstone, with superficial deposits of sedimentary diamicton through most of the zone.

The zone is characterised by a mixed landscape of open agricultural fields interspersed with pockets of woodland. The A1198 runs north to south through the centre of the zone, while Fox Road traverses the southern portion. The settlements of Longstowe and Bourn are situated in the south and east of the zone, respectively. Gransden Lodge Airfield occupies a significant portion of the western part of the zone. Zone Q is bordered by agricultural fields, maintaining a largely rural setting.

Historic Environment Sensitivities

Zone Q has numerous designated heritage assets, particularly in the central, eastern, and southern portions. The Registered Parks and Gardens of Bourn Hall and Longstowe Hall are significant features within the zone, offering open green spaces, dense woodland, and extensive views across the zone's landscape.

Notable designated Assets within or nearby Zone Q include:

- **T Bourn Hall Registered Park and Garden:** Located in the centre of the zone, featuring a mix of open green space and woodland, with views across Zone Q.
- **Longstowe Hall Registered Park and Garden:** Situated in the east of the zone, characterised by open green space and woodland, with views across Zone Q.
- **Bourn Conservation Area:** Adjacent to the eastern boundary, comprising two distinct parts (Caxton End and the town centre/Alms Hill) and containing a variety of residential Grade I, II*, and II Listed Buildings.
- **Scheduled Monuments in Bourn:** Includes Roman Barrows at Moulton Hills, an early medieval to medieval motte and bailey castle, and 17th-century formal gardens at Bourn Hall.
- **Church of St Mary:** A Grade II* Listed church located in the centre of the zone.
- **Listed Buildings in Longstowe:** A cluster of primarily residential Grade II Listed Buildings around Longstowe and Fox Road.

The presence of Iron Age or Roman enclosures suggests settlement or agricultural activity during those times (MCB25552 and MCB25551). The Roman road, Ermine Way, underscores the area's significance as a routeway for trade, military campaigns, and settlement, during the Roman period (MCB31311 / see Figure 4).

Later Medieval settlement and agricultural features survive within Bourn, along routeways still used today, suggesting the village retains its Medieval plan (MCB21313, MCB21314, MCB21313, and MCB11797). There is an abundance of extant and former Medieval ridge and furrow marks across the zone (see Figure 3). This may imply that there is the potential for surviving subsurface archaeology across this zone. Additionally, Medieval trackways (MCB4231), farms (MCB3962), and artefacts (MCB4018), have been identified in the area via the HER database.

Minor expansion and evolution within Bourn appear to have occurred in the post-Medieval period, as buildings were added throughout the zone. These include dovecotes (MCB12353) and several farm buildings (MCB4143 and MCB4183).

Discussion of Sensitivity

Development in Zone Q should be strictly controlled to avoid adverse impacts on their settings and significance. The intermittent tree and hedge screening throughout the zone means that new development has the potential to be highly visible from these sensitive heritage assets.

However, the southwestern part of the zone, occupied by Gransden Airfield, may offer opportunities for development with careful planning and mitigation. This area has lower sensitivity due to the relative absence of designated heritage assets and the existing impact of the airfield on the landscape.

Zone Q is characterised by **high** sensitivity across much of its area due to the concentration of designated heritage assets, particularly the Registered Parks and Gardens, the Bourn Conservation Area, and the Listed Buildings in Longstowe.

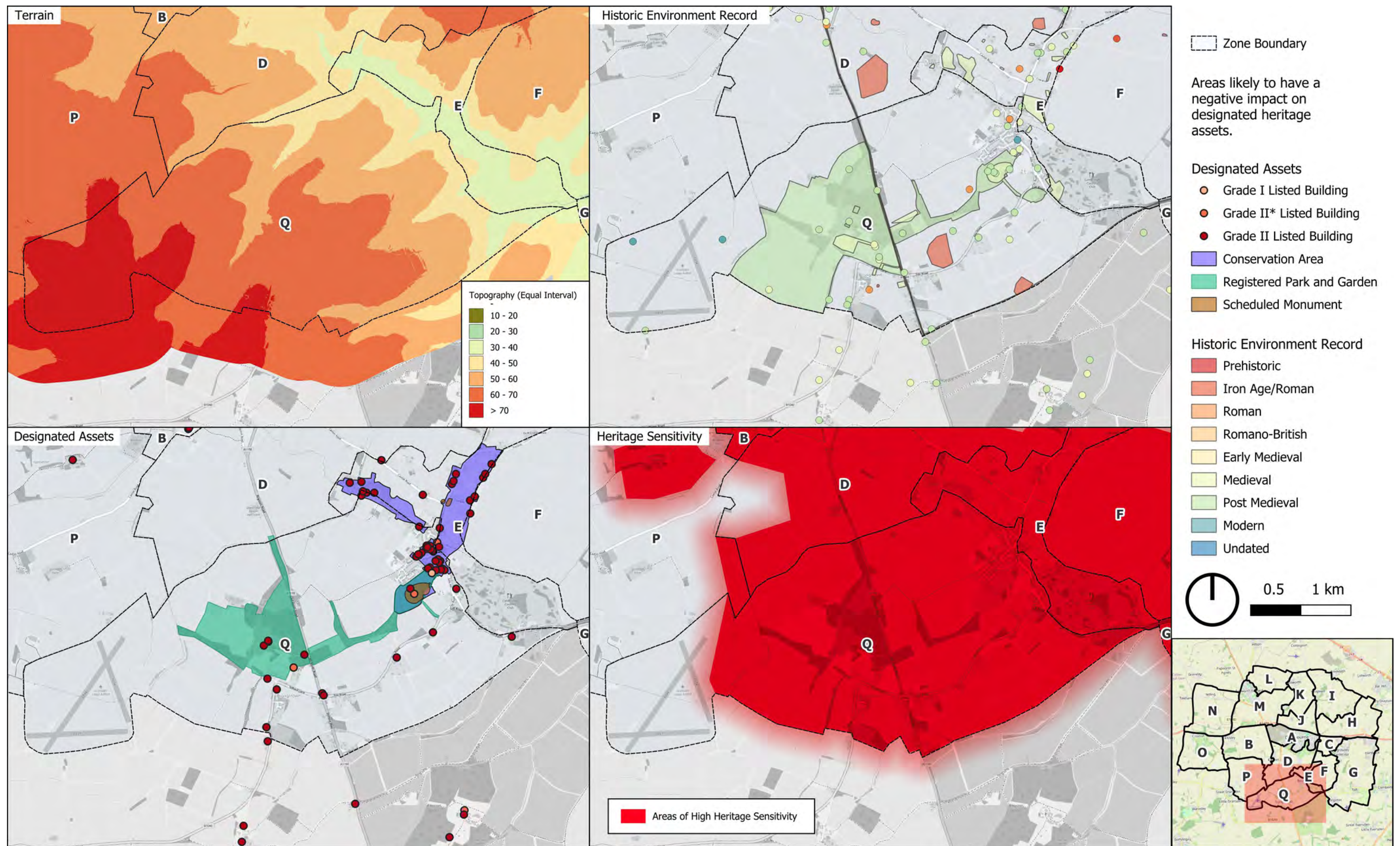
Specifically, development within Zone Q should:

- **Preserve the rural setting and views:** Development should be restricted around the designated assets in the east and centre of the zone, particularly around Longstowe and Bourn, to preserve the rural character and setting of these sensitive areas. This may involve limiting the height and scale of development, incorporating extensive landscaping and tree planting, and utilizing design measures that minimise visual intrusion.
- **Determine appropriate development height:** Thorough testing of views and heritage impact assessments should be conducted to determine appropriate development heights and minimize visual impacts on the heritage assets. This is crucial due to the extensive views across the zone from the Registered Parks and Gardens and other heritage assets. New development should not obscure important views or detract from the setting of the Conservation Area, Listed Buildings, and Scheduled Monuments.
- **Archaeological Mitigation:** Archaeological work will be required within Zone Q. The limited historical development in the area, combined with the density and nature of known heritage features (particularly Roman and Iron Age features), indicates a potential for significant archaeological remains. The presence of unexplored HER records highlights the sensitivity of the site to

development. Careful consideration will be required to mitigate any potential impact on the historic environment.

Furthermore, the prevalence of Medieval ridge and furrow remains (see Figure 3) indicates minimal ground disturbance from historic and modern agriculture, increasing the likelihood that older remains survive in lower deposits. This will likely necessitate archaeological investigation through non-intrusive methods, trial trenching and, if necessary, full archaeological excavation.

If archaeological remains of national importance i.e. of demonstratable equivalence to designated assets, are identified, then these will need to be treated in accordance with NPPF policy on designated assets.



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FIGURE 21
ZONE Q

Summary Table

	Heritage Sensitivity Summary
A	Zone A has a low heritage sensitivity due to the limited number of designated heritage assets within its boundaries. However, development within Zone A must carefully consider the potential impact on the surrounding historic environment.
B	Zone B has a high heritage sensitivity due to the presence of numerous designated heritage assets, particularly the Eltisley Conservation Area and the Scheduled Monuments. The southwest area of the zone may have lower sensitivity and could potentially tolerate development with appropriate mitigation.
C	Zone C has a high heritage sensitivity due to the limited archaeological investigation in the area. Therefore, development within Zone C must carefully consider the potential impact on the surrounding historic environment.
D	Zone D has a high heritage sensitivity due to the limited archaeological investigation in the area. Therefore, development within Zone D must carefully consider the potential impact on the surrounding historic environment.
E	Zone E has a high heritage sensitivity due to the significant concentration of designated heritage assets in and around Bourn village. Consequently, no areas within this zone are considered suitable for development.
F	Zone F has a high heritage sensitivity due to the limited archaeological investigation in the area. Therefore, development within Zone F must carefully consider the potential impact on the surrounding historic environment.
G	Zone G has a high sensitivity due to the presence of numerous designated heritage assets, particularly in the southern half of the Zone.
H	Zone H has a moderate sensitivity due to the presence of the Childerley Hall Registered Park and Garden and associated Listed Buildings.
I	Zone I has a high sensitivity due to the concentration of designated heritage assets, particularly the Knapwell Conservation Area and Childerley Hall Registered Park and Garden.
J	Zone J has a low heritage sensitivity, due to the limited number of designated heritage assets within its boundaries.
K	Zone K has a medium heritage sensitivity, due to the limited extent of designated heritage assets and their concentration in the northwest corner of the zone.

L	Zone L has a low heritage sensitivity due to the limited number of designated heritage assets within its boundaries.
M	Zone M has a low heritage sensitivity, due to the dispersed nature of assets and the potential for screening provided by woodland and topography.
N	Zone N has a moderate heritage sensitivity due to the presence of the Listed Buildings in Yelling and the proximity of designated assets in Croxton and Eltisley.
O	Zone O has a high sensitivity due to the significant concentration of designated heritage assets around Croxton and the presence of other Listed Buildings and archaeological remains.
P	Zone P has a moderate heritage sensitivity, due to the presence of the Listed Post Mill, which requires a high level of protection because it relies on a rural setting
Q	Zone Q has a high heritage sensitivity across much of its area due to the concentration of designated heritage assets, particularly the Registered Parks and Gardens, the Bourn Conservation Area, and the Listed Buildings in Longstowe.