



# GRANGE FARM

*Shaped by the Land, Cultivated by the Community*

ABINGTON, SOUTH CAMBRIDGESHIRE

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TECHNICAL APPENDIX

HISTORIC ENVIRONMENT  
BASELINE ASSESSMENT BY:



A Submission to  
Greater Cambridge  
Shared Planning Service

*June 2026*

Land at Grange Farm, Little  
Abington, Cambridgeshire  
Historic Environment Baseline Assessment

# Land at Grange Farm, Little Abington, Cambridgeshire

## Historic Environment Baseline Assessment

LANDGAGE HERITAGE LIMITED

Company registration Number: 12993775

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## Executive summary

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This report has been prepared in relation to the land at Grange Farm, Little Abington, Cambridgeshire, (the study site) on behalf of Pampisford Estate Farms Limited. This assessment has been produced to assess the suitability of the study site for allocation in the forthcoming Regulation 19 Submission Draft Local Plan Consultation by the Greater Cambridge Shared Planning service.

This report has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessments (CIfA 2020), as well as Historic England (HE) guidance on the assessment of the significance and setting of heritage assets (HE 2015 and 2017, respectively). The assessment provided in this report has been informed by a review of data from the historic environment record (HER) held by Cambridgeshire County Council, data held in the National Heritage List for England (NHLE) held by Historic England, a review of lidar data held by the Environment Agency (EA) and aerial imagery from available sources, as well as by the results of previous archaeological investigations within the study site and the wider area around the study site.

### Heritage Baseline

This assessment considered the setting of designated heritage assets in the area around the study site, to determine whether the development of the study site would affect their setting. There are a total of four scheduled monuments, two grade I listed buildings and eight grade II\* listed buildings within 2km of the study site. There are also 48 grade II listed building and three conservation areas within 1km of the study site.

The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the wider 2km study area are sufficiently screened by intervening trees, hedgerows, topography and buildings that the residential scale development of the study site would not materially affect their significance or require a design response.

It was therefore found that only the following heritage assets required consideration within this assessment:

- Worstead Street (Via Devana) near Cambridge (NHLE 1003263, Scheduled Monument)
- Worsted Lodge Farmhouse (NHLE 1127128, Grade II Listed Building)
- 8 Cambridge Road (NHLE 1331186, Grade II Listed Building)
- Great and Little Abington Conservation Area
- Barrows in the west of the study site (Non-designated, HER MCB7630)
- Grange Farm (Non-Designated, HER MCB26692)

The site visit confirmed that the remaining built heritage assets in the surrounding area would not be likely to be affected by residential-scale development within the study site due to distance and the presence of intervening landscape features, nor require a detailed design response. Therefore, it was not necessary to consider them further as part of this assessment.

### Heritage Constraints and Opportunities

This assessment has considered the significance and setting of key heritage assets within the study site and in the immediate vicinity, which would require a design response due to the nature of the constraints presented by their presence. The constraints for each of these heritage assets has been

described, to ensure that the design process can respond positively to them and avoid any unacceptable effects on the historic environment.

Opportunities for the development of the study site to provide heritage-related public benefits were also considered. It was found that there are considerable opportunities for the development of the study site to provide significant benefits to the key heritage assets within it and in the vicinity. Specifically, the non-designated barrows (HER MCB7630) could be substantially benefitted (as defined in Table 3 of this assessment) through the cessation of harm due to ploughing combined with considered measures to enhance appreciation of their archaeological interest. Likewise, the significance of the scheduled monument Worstead Street (Via Devana, NHLE 1003263) could be moderately benefitted (as defined in Table 3) through thoughtful measures to enhance appreciation of its archaeological interest. Other measures have been set out which could enhance the significance of the Great and Little Abington Conservation Area and of the grade II listed Worstead Lodge Farmhouse (NHLE 1127128, Grade II Listed Building).

These planning benefits are considered to be an important consideration. As is stated in paragraph 219 of the NPPF, proposals that preserve or better reveal elements in the setting of conservation areas that contribute to their significance should be treated favourably. Furthermore, the other heritage benefits are planning benefits in their own right.

It was also found that the significance of number 8 Cambridge Road (NHLE 1331186, Grade II Listed Building) could be preserved through simple design responses to preserve its rural setting. It was also found that Grange Farm, a non-designated farmstead of local interest (HER MCB26692) would suffer some harm from a loss of much of its rural setting. However, it was also found that the historic buildings could be incorporated into the development and a use found which would secure their long-term conservation and enhance appreciation of their local significance.

Given the nature and scale of the heritage benefits identified, it is considered that the development of the study site could be achieved while minimising any heritage harm and at the same time providing significant heritage benefits that would clearly outweigh those harms.

## Archaeology

The findings of this report are based on a range of evidence, including the results of previous investigations within the study site and the surrounding area, HER data, Geophysical and Lidar data, aerial photography and a review of historic mapping. The past use of the study site was also considered, including the likelihood that ploughing activity will have resulted in the erosion of any remains within the study site. While the evidence is not sufficient to allow complete certainty of the exact extent of the archaeological remains present, it has been sufficient to provide a good understanding of the likely significance and nature of the archaeological potential of the study site.

Paragraph 207 of the NPPF provides policy on the level of information required to inform a planning application with regard to impacts on the historic environment. This report has confirmed the nature and level of the significance of the likely archaeological remains within the study site and has described the impact of the proposed development on that significance. It therefore meets the requirements of paragraph 207 of the NPPF and provides a robust evidence-base for the allocation process.

This report also describes mitigation measures to minimise and compensate for the anticipated impacts of the proposed development. The implementation of these measures would ensure the proposed development complies with the requirements in paragraph 218 of the NPPF, which requires that a record is made of heritage assets which may be lost, which advances understanding of their significance. The archaeological works would comprise a staged programme of works

consisting of an initial stage of geophysical survey to identify if any archaeological remains are present within the study site. This would be followed by trial trenching if any archaeological remains were identified, before an archaeological excavation to record any areas of archaeological significance. Should any archaeological features of significance be identified which require excavation and recording, or preservation in situ, the scale of the project means that the masterplan framework can adapt and flex appropriately. This programme of archaeological works would be secured via through the planning process in due course.

## Conclusions

On this basis it is clear that the impact of the any development within the study site on the archaeological potential of the study site could be adequately mitigated and made acceptable in terms of archaeological impacts. It is also clear that the impact of any development within the study site on the setting and significance of heritage assets would be acceptable and could also lead to substantive heritage-related public benefits.

Paragraph 203 of the NPPF states that local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment when producing their local plans. The measures set out in this baseline assessment would provide clear benefits and enhancements which would both conserve, and encourage the enjoyment of, the heritage assets within and around the study site. Therefore, the allocation of the study site would be able to support the objectives of paragraph 203 of the NPPF.

The allocation of the study site would therefore accord with the requirements in paragraphs 203, 207 and 212 - 216 of the NPPF and policies NH/14 of the South Cambridgeshire Local Plan 2018 and policy S/GF of the draft Greater Cambridge Local Plan.



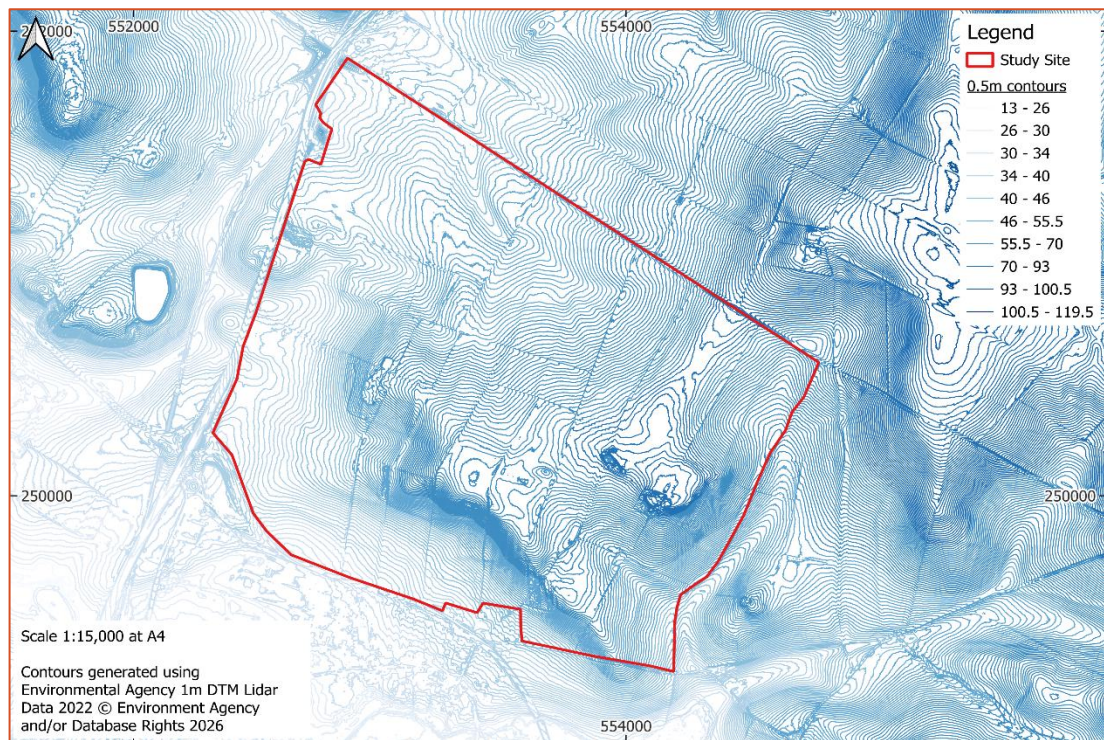


Plate 2 Contour map of the study site and surrounding area

- 1.1.6 The underlying geology in the west and southern parts of the study site comprises Holywell Nodular Chalk Formation-Chalk sedimentary biogenic which formed during the Cretaceous period between 100 and 89 million years ago, these areas of the study site have no overlying superficial deposits. The underlying geology across the rest of the study site comprises New Pit Chalk Formation-Chalk which formed during the Cretaceous period between 93 and 89 million years ago. In the northwest and southeast corners of the study site the underlying geology is overlain by superficial deposits of Lowestoft Formation-Diamicton which formed between 480 and 423 thousand years ago during the Quaternary period. Whereas in the western half of the north and the east of the study site the underlying geology is overlain by superficial deposits of Lowestoft Formation-Sand and gravel., which formed during the Quaternary period between 480 and 423 thousand years ago (BSG geology of Britain viewer 2020).

## 1.2 The Proposed Development

- 1.2.1 The study site is being proposed for allocation and promotion by the Local Planning Authority (LPA) as part of their draft local plan. The proposed development would take the form of a residential led mixed use new community. The scheme is at an early stage of development and will respond to the findings of this assessment.

## 1.3 Purpose and Scope of Assessment

- 1.3.1 This assessment has been produced to provide an understanding of the heritage and archaeological baseline of the study site, the significance of that baseline and the constraints and opportunities it presents to development. This assessment will also consider potential impacts to the heritage baseline that could arise from development within the study site and will set out measures that can be taken to either minimise or avoid any harm. In doing this, the assessment will help to ensure that the proposed development avoids unacceptable harm and realises meaningful heritage-related public benefits and thereby has a positive and sustainable effect on the historic environment.

- 1.3.2 This assessment is made in the context of the statutory and policy framework set out in section 2. It follows best practice, and the approach to the assessment is set out in section 3. It has also been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessment (CIfA 2020).
- 1.3.3 Section 4 of the report provides:
- An assessment of the potential the study site has to contain buried archaeological remains, based on available evidence;
  - An assessment of which heritage assets have the potential to be affected by the proposed development, both through direct physical impacts and indirect effects through changes to their setting;
  - An assessment of the setting and significance of the heritage assets which could be affected; and
  - An assessment of the relationship of the study site to the heritage assets whose setting could be affected, to determine whether the study site makes a specific contribution to their significance by forming part of their setting.
- 1.3.4 Section 5 provides an assessment of the effect the implementation of the proposed development would have on the significance of the heritage assets, including a consideration of any mitigation measures and residual effects.
- 1.3.5 Finally, section 6 provides a summary of the results of the report.

## 2.0 Legislative, Planning and Development Plan Framework

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### 2.1 Ancient Monuments & Archaeological Areas Act 1979

2.1.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of scheduled monuments.

### 2.2 Planning (Listed Building and Conservation Areas) Act 1990

2.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 enacts special controls for the protection of Listed Buildings and Conservation Areas and their settings. Of particular relevance to this assessment are the general duties set out in relation to listed buildings and conservation areas in the exercise of planning functions in sections 66(1) and 72(1) of the Act.

2.2.2 Section 66(1) states:

*In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

2.2.3 Section 72(1) states:

*In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

2.2.4 The Act does not make specific provisions to protect the setting of conservation areas.

### 2.3 National Planning Policy Framework & Planning Practice Guidance

#### Introduction and General Overview

2.3.1 Government policy in relation to the historic environment is set out in section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides policy for local planning authorities, property owners, developers and others on how effects to heritage assets which would result from a proposed development should be weighed and considered in plan-making and planning decisions.

2.3.2 The NPPF is supported by guidance provided in the Planning Practice Guidance (PPG), which helps to clarify some terms and requirements within the NPPF. The PPG has a category on the historic environment, which provides specific guidance in relation to heritage policies in section 16 of the NPPF.

2.3.3 In paragraph 202, the NPPF describes heritage assets as an irreplaceable resource, which should be "conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

#### Key Heritage Policies

2.3.4 Section 16 of the NPPF contains a number of key policies in relation to decision-making and the historic environment. These are briefly described below and are referenced to the NPPF by paragraph number.

2.3.5 Paragraph 203 of the NPPF provides policy in relation to how local plans should consider the historic environment:

*203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

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

*(e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*(f) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*(g) opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.6 Paragraph 207 provides policy on the level of information required to inform a planning application which affects the historic environment. It states that developers must describe the significance of any heritage assets which would be affected by a proposed development, and specifies that the level of detail should be proportionate to the assets' importance and no more than is required to understand the impact the development would have on the significance of the asset.

2.3.7 Paragraph 212 requires that decision makers give great weight to the conservation of designated heritage assets when considering applications that could affect an assets' significance. It also makes clear that great weight must be given irrespective of the degree of harm which would result.

2.3.8 Paragraph 213 states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. It then goes on to differentiate between designated heritage assets, and designated heritage assets of the highest significance while setting policy in relation to substantial harm:

*Substantial harm to or loss of:*

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

*(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

2.3.9 The NPPF does not provide a definition of substantial harm, however the Planning Practice Guidance on the historic environment provides guidance on how to identify substantial harm in paragraph 18a-018:

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the*

*degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.*

- 2.3.10 Paragraph 214 then states that where a development would result in substantial harm or loss to a designated heritage asset the local planning authority should refuse consent unless it can be demonstrated that the proposed development would provide substantial benefits that clearly outweigh the harm, or specific circumstances apply.
- 2.3.11 Paragraph 215 specifies that where a development would result in less than substantial harm to the significance of a designated heritage asset, then this harm should be weighed against the public benefits of the proposal.
- 2.3.12 Paragraph 216 specifies that effects of a proposed development on the significance of non-designated heritage assets should be taken into account in the determination of the planning application, and requires that a balanced judgement is had having regard to both the scale of any harm or loss, and the significance of the asset.
- 2.3.13 Paragraph 218 requires that developers record and advance understanding of the significance of any heritage assets to be lost, in a manner proportionate to the significance of the asset to be lost, and to make this evidence publicly available.
- 2.3.14 Paragraph 219 requires that local planning authorities treat favourably planning applications that preserve elements of the setting of a heritage asset that contribute positively to its significance, or better reveal or enhance the significance of the heritage asset.

#### **Emerging Draft NPPF**

- 2.3.15 The Government has consulted on a new draft of the NPPF (December 2025) which has a greatly altered structure and which would introduce a number of changes to established policy wording within the heritage chapter of the NPPF.<sup>1</sup> While not yet part of the planning framework for the Site, it is possible that it will be adopted at some point during the determination of the planning application for the Site and it is therefore important to understand whether the proposed changes would affect the findings in this report.
- 2.3.16 The key emerging national decision-making policies in relation to this report are:
- HE5: Assessing effects on heritage assets;
  - HE6: Proposals affecting designated heritage assets;

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<sup>1</sup> Ministry of Housing, Communities and Local Government (2025). *National Planning Policy Framework: proposed reforms and other changes to the planning system*. [online] GOV.UK. Available at: <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>.

- HE7: Decisions on non-designated heritage assets;
  - HE9: Conservation areas;
  - HE10: Archaeological assets; and
  - HE11: Loss or removal of heritage assets.
- 2.3.17 Emerging national decision-making policy HE5 states that development proposals may have a positive effect, no effect, harm, substantial harm, or total loss of significance. It omits the term “*less than substantial harm*,” however, harm in the draft NPPF is still less harmful than substantial harm, and can therefore be understood on the same basis. The other degrees of impact are reflective of what is in the current NPPF albeit with a new emphasis on positive effects. As such this would not affect the approach taken within this report.
- 2.3.18 Emerging national decision-making policy HE6 would replace NPPF paragraphs 212, 213, 214 and 215 and sets out tests for harm and substantial harm or total loss which are equivalent to that found in the NPPF for less than substantial harm and substantial harm. HE6.5 also retains the distinction found in paragraph 213 of the NPPF between designated heritage assets of the highest significance and other designated heritage assets. Again, the only substantive difference is the emphasis on giving weight to positive effects on designated heritage assets. As such this would not affect the approach taken within this report.
- 2.3.19 Emerging national decision-making policy HE7 would replace paragraph 216 of the NPPF and has the same basic approach to weighing harm and benefits. Emerging national decision-making policy HE7 also introduces a policy to give explicit weight to positive effects on non-designated heritage assets. As such this would not affect the approach taken within this report.
- 2.3.20 Emerging national decision-making policy HE9 would replace paragraph 220 of the NPPF and includes a new paragraph which provides further clarity on the fulfilment of the duty set out in S72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. As such this would not affect the approach taken within this report.
- 2.3.21 Emerging national decision-making policy HE10 would be new and provides some policies to clarify how archaeological remains should be dealt with. It largely accords with accepted archaeological practice and would not materially affect the archaeological assessment work undertaken as part of the Proposed Development.
- 2.3.22 Emerging national decision-making policy HE11 would replace current NPPF paragraphs 211, 217 and 218 with some changes to wording, but with the same broad intent. As such this would not affect the approach taken within this report.
- 2.3.23 Therefore, while the draft NPPF has a new structure and new wording, the broad approach to the conservation and assessment of heritage assets is broadly consistent with the current NPPF. As such, the findings of this report would remain valid should the current, or a similar draft NPPF be adopted, and could be used to inform decision-making in that context.

### **Key Definitions**

- 2.3.24 Annex 2 of the NPPF provides a number of key definitions in relation to the historic environment:

- **Heritage Assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest:** A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- **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.
- **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

2.3.25 In addition to the definitions provided in Annex 2 of the NPPF, the PPG also provides important definitions of what is meant by architectural, artistic and historic interest in paragraph 18a-006:

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.3.26 The Levelling-up and Regeneration Act 2023 introduced the following definition of cultural heritage in Section 152(4) of the act:

*“Cultural heritage” means any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest.*

## 2.4 Local Planning Policy

2.4.1 Local Planning Policy is provided by the adopted South Cambridgeshire Local Plan which was adopted in 2018. The local plan has the following policies which are relevant to this assessment:

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

1. Development proposals will be supported when:

- a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;
- b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovative ways.

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

- c. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;
- d. Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;
- e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;
- f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;
- g. Historic places;
- h. Archaeological remains of all periods from the earliest human habitation to modern times.

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

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

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

2.4.2 The study site is being proposed for allocation and promotion within the draft Greater Cambridge Local Plan, under Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm.<sup>2</sup> The local plan has a number of draft policies relating to the historic environment:

- Policy GP/HE: Historic environment
- Policy GP/HA: Designated heritage assets
- Policy GP/ND: Non-designated heritage assets
- Policy GP/CC: Adapting heritage assets to climate change
- Policy GP/AR: Archaeology

2.4.3 The local plan is at an early stage of development, and these policies are material considerations in accordance with Annex 2 of the NPPF.

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<sup>2</sup> [Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm | Greater Cambridge Shared Planning](#)

## 3.0 Assessment Methodology

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### 3.1 Scope of Study

#### For the Assessment of Archaeological Potential

3.1.1 The archaeological potential of the study site will be assessed by reviewing available relevant evidence, both from within the study site, and also from the surrounding area, and using this to assess the potential the study site has to contain buried archaeological remains. The evidence will be drawn from the following resources, where relevant and available:

- The Cambridgeshire County Council Historic Environment Record (CHER) data;
- The results of previous archaeological investigations within the study site and the vicinity (if available and relevant);
- The National Heritage List for England (NHLE) held by Historic England;
- The Historic England Archive;
- The Archaeology Data Service (ADS);
- Local studies and record office research;
- Environment Agency lidar data (if available and relevant);
- Aerial photography (if available and relevant);
- A site walk over (where possible and appropriate); and
- Review of historic mapping.

3.1.2 In addition, information about the topography and geology of the study site will also be collated and considered alongside the archaeological evidence.

3.1.3 These records and resources will be examined in relation to the study site, and a suitable buffer zone (the study area) around the study site. This is to ensure that the baseline information used to inform the assessment of potential for the study site includes sufficient information with which to understand the context of the evidence discussed. The extent of the study area needed to inform the assessment will depend on the quantity and quality of the evidence available, as well as the size of the study site among other factors.

3.1.4 The standard extent of the study area is usually 1km from the study site's boundary. However, this may be varied depending on the nature of the evidence available; for example in some urban settings there may be a high quantity of evidence in the immediate vicinity of the study site, meaning that the extent of the study area can be reduced and more focussed on the study site and the immediately surrounding area.

3.1.5 On this occasion, a 1km search radius from the study site boundary is considered appropriate for the study area, as the evidence within this search area has been sufficient to inform the archaeological potential of the study site.

#### For the Assessment of Setting Impacts

3.1.6 This assessment will also consider the potential effects of development within the study site on the significance of heritage assets, through effects to their settings. This will include any heritage assets within the study site, and those in the surrounding area, whose setting may be affected. The heritage assets which require assessment have been selected with

reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas and heritage assets.

3.1.7 A basic search radius of 2km from the study site boundary was used to establish which heritage assets required assessment for impacts to the setting of heritage assets. This is sufficient to ensure all assets which require consideration are properly assessed, as beyond this distance the residential development is rarely discernible to the degree that it would affect the heritage value of a view.

3.1.8 Not all designated heritage assets within this radius will require full assessment for impacts; as set out in paragraph 207 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question. When a heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study site.

### 3.2 Methodology for assessment of archaeological potential

3.2.1 The available evidence will be reviewed and used to determine what potential the study site has to contain buried archaeological remains. Regard must be had to the reliability of the evidence reviewed, any limitations inherent in the methods used to generate that evidence, and to the relevance of the evidence in informing the assessment of archaeological potential of the study site. The assessment will consider the available archaeological evidence by historical period.

3.2.2 It is not necessary to describe all available evidence for each period exhaustively; the assessment of potential should focus on the evidence which helps to clarify the archaeological potential of the study site.

3.2.3 The historical periods referred to in this assessment are set out below:

#### Prehistoric period

Palaeolithic	900,000 BC to 12,000 BC
Mesolithic	12,000 BC to 4,000 BC
Neolithic	4,000 BC to 2,300 BC
Bronze Age	2,300 BC to 800 BC
Iron Age	800 BC to AD 43

#### Historic period

Roman	AD 43 to AD 410
Early medieval/Saxon	AD 410 to AD 1066
Medieval	AD 1066 to AD 1485
Post-Medieval	AD 1485 to AD 1901
Modern	AD 1901 to present

3.2.4 The potential for the study site to contain buried remains will be categorised as either known, moderate, general, low, limited, no potential or unknown potential, based on the criteria set out below.

- **Known potential:** where a site is known to have archaeological remains, for example from evidence provided by archaeological investigations.
- **Moderate potential:** where the available evidence suggests there is a strong possibility for a site to contain archaeological remains, but it is not conclusive or certain. For

example, an adjacent field to that being assessed has been subject to archaeological field investigations and is known to have evidence of occupation remains. But there is no clear evidence in the results of the investigations that these remains continue into the site being assessed.

- **General potential:** where the available evidence suggests that archaeological remains may be present in the study site, but the evidence is not clear enough to determine whether the study site is likely or unlikely to contain associated buried remains. For example there may be a general potential for archaeology, evidenced by residual finds in nearby investigations and other evidence in the wider area, but no clear evidence close to the study site, which would help to determine whether their presence within the study site is likely or unlikely.
- **Low potential:** where the available evidence suggests that the presence of archaeological remains within a site is unlikely, but this is not certain or conclusive.
- **No potential:** where a site is known to have no archaeological remains, for example due to past mineral extraction, or when previous archaeological works demonstrate that no remains are present.
- **Unknown potential:** where there is insufficient information to provide any assessment of the archaeological potential of a site.

3.2.5 The assessments of potential set out above can refer to the potential across the whole of the study site, or to only part of it. For example, potential for evidence from a particular period may be focussed in a specific part of the study site, or there may be evidence of localised mineral extraction.

### 3.3 Methodology for Assessment of the Significance and Setting of Heritage Assets

3.3.1 The significance and setting of the heritage assets considered within this report will be assessed using the methodology set out below. The methodology has been informed by Historic England's Good Practice Advice in Planning notes 2 and 3, which provide guidance on the assessment of the significance and the setting of heritage assets.

3.3.2 This section will therefore firstly summarise the methods set out in the Historic England guidance notes. This will be followed by a description of how the Historic England methods will be applied within this report.

#### Methodology for Assessment of Significance of Heritage Assets

3.3.3 Ultimately the assessment of the significance of archaeological remains and other heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the asset may have. However, assessments of significance should follow Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment (GPA 2). This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered.

3.3.4 The **nature** of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest.

3.3.5 The **extent** of the significance refers to the area in which the significance resides, which includes the setting of a heritage asset.

- 3.3.6 The **level** of significance refers to the heritage asset's importance; for example scheduled archaeological remains are considered to be of the national significance. For the purposes of this assessment, the significance of the heritage assets will be assessed to determine whether they are of the highest national, national, regional, local or limited significance. The distinction between heritage assets of national, as opposed to those of the highest national significance has been made to reflect the distinction made in paragraph 213 of the NPPF.
- 3.3.7 The assessment will be made with reference to the Principles of Selection for Scheduled Monuments provided in Annex 1 of the DCMS policy statement on Scheduled Monuments, Historic England designation guidance and research priorities set out in the relevant regional and local archaeological research frameworks, as appropriate.
- 3.3.8 The levels of significance used in this assessment are briefly defined below.
- **National (highest significance)** - Scheduled monuments (and archaeological remains of demonstrably equivalent significance), protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites.
  - **National** - Grade II listed buildings, grade II registered parks or gardens and conservation areas.
  - **Regional** - Archaeological remains which have considerable archaeological interest, but which do not meet the criteria for designation. Remains which contain evidence that would make a substantive contribution to regional research objectives. A historic building with considerable architectural and historic special interest, but which does not meet the criteria for listing.
  - **Local** - Archaeological remains which have clear archaeological interest, and which preserve evidence that would contribute to local research priorities. Such remains would make a limited contribution to regional research objectives. Locally listed historic buildings identified by the LPA, for example in a conservation area appraisal.
  - **Limited** - Archaeological remains which have limited evidence that would not meaningfully contribute to local or regional research objectives. A historic building which retains limited original fabric, and/or whose historic interest has been largely compromised.

#### **Methodology for Assessment of Setting of Heritage Assets**

- 3.3.9 The setting of heritage assets will be assessed in line with Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (GPA 3). This sets out a five-step process for the assessment of the setting of a heritage asset (Historic England, 2017, p 8):

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

- 3.3.10 This assessment will consider Steps 1 through 3 for all heritage assets which require assessment. Step 4 may be considered on a case by case basis as required. Step 5 is beyond the remit of the assessment.
- 3.3.11 The guidance also sets out the “twin roles” of setting in relation to the significance of heritage assets. It states that the setting can either contribute to the significance of a heritage asset, or provide an ability to appreciate that significance (Historic England, 2017, p 1 and 4).

**Application of methods within this report**

- 3.3.12 A full assessment of the potential impacts and effects of a proposed development on the significance of a heritage asset must incorporate the approaches in both GPA 2 and GPA 3, as it is necessary to understand both the setting and the significance of a heritage asset in order to understand what effect a development proposal would have on the significance of the heritage asset in question.
- 3.3.13 This report has therefore been structured to ensure that each step within both guidance notes is undertaken consistently for each heritage asset assessed. Table 1, below, sets out where each step of GPA 2 and 3 are found within this report. The table is organised around the first four steps in GPA 3, as the assessment of significance outlined in GPA 2 forms part of step 2 of the approach set out in GPA 3.

Table 1: Summary of application of Historic England guidance within report	
GPA 3 Steps	Location within report and descriptions
Step 1	<ul style="list-style-type: none"> <li>- Section 3.1: Sets out the search areas used to determine which heritage assets may require further assessment.</li> <li>- Section 4.1: Describes any refinements to the scope of the assessment, and confirms which heritage assets require assessment.</li> </ul>
Step 2	<ul style="list-style-type: none"> <li>- Section 4.2: Contains descriptions of all the heritage assets which have been confirmed as requiring further assessment, consisting of:               <ul style="list-style-type: none"> <li>o An assessment of the significance of the heritage asset, in accordance with the approach set out in Historic England’s Good Practice Advice in Planning note 2, and summarised above; and</li> <li>o A description of the setting of the heritage asset, and of the role the asset’s setting plays in its significance.</li> </ul> </li> <li>- Section 4.3: For archaeological remains, this process will be undertaken following the period-based evidence review and assessment of archaeological potential.</li> </ul>
Step 3	<ul style="list-style-type: none"> <li>- Section 4.2: For each heritage asset assessed, there will also be an assessment of the role the study site plays within its setting and significance, confirming whether the study site forms part of or is within the setting of the heritage asset, and whether it is a positive, negative or neutral aspect of its setting and / or significance. This helps to inform the impact assessment.</li> <li>- Section 4.3: For archaeological remains, this process will be undertaken following the period-based evidence review and assessment of archaeological potential.</li> <li>- Section 5.2: Provides an assessment of the impacts and effects of the proposed development on the significance of the heritage asset. This is undertaken in accordance with the approach set out in sections 3.4 and 3.5, below.</li> </ul>

Table 1: Summary of application of Historic England guidance within report	
GPA 3 Steps	Location within report and descriptions
Step 4	- If appropriate, additional mitigation measures may be suggested to further reduce any harm identified in section 5.3.

### 3.4 Assessment of Impacts

3.4.1 As is confirmed by the PPG: “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset” (PPG 18a-018). The NPPF uses the term “harm”, when discussing the impacts of a development on the significance of a heritage asset. The assessment of the overall impacts of the proposed development on the significance of heritage assets is evaluated by taking into account both the significance of the heritage asset, and the nature and extent of the predicted impact on that significance. If a proposal would change the setting of a heritage asset in a way which is considered harmful, it is essential that clear reasoning is provided on why the change would lead to harm. That reasoning must explain how the change to the setting of the heritage asset would either affect some element of its setting which contributes to its significance or hinder the appreciation of the asset’s significance.

3.4.2 The NPPF identifies only three levels of harm, substantial harm, less than substantial harm and no harm in the wording of the policies set out in paragraphs 213-215. However, as is noted above, the PPG states that substantial harm is a “high test” (PPG Paragraph 18a-018). This means that less than substantial harm can encompass impacts that range from just below substantial harm, down to just above negligible, which is a considerable range of impacts. Furthermore, in paragraph 18a-018 the PPG also clarifies that:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

3.4.3 Therefore, to ensure the impacts are clearly articulated, where a finding of less than substantial harm is identified it will be categorised as either medium or low depending on the degree of harm. This results in a spectrum of potential impacts on the significance of heritage assets which ranges from no impact up to substantial harm. This spectrum of impacts is summarised in Table 2, below, along with brief descriptions of the terms used.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets	
Level of impact	Description
Substantial harm - high	- Total or substantial loss of the significance of a heritage asset. - Harm to a heritage asset through effects to its setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial harm - medium	- Moderate harm to a heritage asset, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.

**Table 2: Criteria for determining the degree of harm on the significance of heritage assets**

Level of impact	Description
Less than substantial harm - low	<ul style="list-style-type: none"> <li>- Low level of harm to the significance of a heritage asset.</li> <li>- This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value).</li> <li>- Low level of harm to the heritage asset's significance through effects to its setting.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>- A change to a heritage asset or its setting that involves no loss of significance or harm.</li> </ul>
No Impact	<ul style="list-style-type: none"> <li>- No change to a heritage asset or its setting.</li> </ul>

3.4.4 Assessments of the degree of harm on the significance of heritage assets are based on the extent to which the proposed development would affect the nature, extent and level of significance of the asset. By nature, this process is not quantitative but relies on professional judgement. However, this judgment is informed by accepted, observable facts, such as spatial relationships and designations.

### 3.5 Assessment of Heritage Benefits

3.5.1 There are no criteria within the NPPF or in the PPG for the assessment of beneficial effects to the significance of heritage assets. However, the NPPF does make it clear that enhancements to the significance of heritage assets are desirable (paragraph 210) and that developments that enhance the significance of heritage assets should be treated favourably (paragraph 219).

3.5.2 The National Planning Policy Guidance defines public benefits, and also provides examples of heritage benefits in Paragraph 18a-020:

*The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.*

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*

*Examples of heritage benefits may include:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

3.5.3 Furthermore, there are often instances where the effects of a development on the significance of a heritage asset are multifaceted, with both harmful and beneficial effects.

In these instances it is necessary to come to an overall understanding of the impact of a proposed development, which considers both positive and negative effects. To inform such a judgment, it is not sufficient to understand that an effect is beneficial, it is also necessary to understand the scale of the benefit in order to understand how a harmful effect compares to a beneficial one.

- 3.5.4 Therefore, where a beneficial effect to a heritage asset is identified it will be categorised as either substantial, moderate or low, mirroring the degrees of harm set out in Table 2. Where a benefit is categorised, this will be justified within the assessment. The categorisation of a benefit will follow the broad criteria set out below in Table 3.

Table 3: Scale of heritage benefits	
Level of effect	Description
Substantial benefit	- Benefits that enhance key elements of a heritage asset's significance to a substantive degree. This would include effects such as substantial repairs or restoration of original fabric of a listed building which is at risk, or works that allow a central part of an asset's special interest to be appreciated or understood where this was not previously possible.
Moderate benefit	- Benefits that provide a moderate enhancement to important elements of a heritage asset's significance. Examples would be realising the research value of remains of archaeological interest through archaeological investigation, modest repairs and restoration of key parts of the fabric of a heritage asset, and works that better reveal key elements of the significance of a listed building, either by removing unsympathetic extensions or by sympathetically modifying the building's setting.
Low benefit	- Benefits that either provide minor enhancements to important elements of a heritage asset's significance, or which benefit more peripheral elements of the asset's significance. Examples would include removing unsympathetic elements from the setting of a heritage asset which allow for generally enhanced appreciation of the asset's significance, or minor repairs and restoration of a historic building's fabric.

- 3.5.5 It is important to note that the descriptions and categories above are for guidance, and that assessments of benefits must ultimately be based on professional judgment which is informed by a thorough understanding of the heritage asset's significance, and of the effects of the proposed development.

### 3.6 Photography

- 3.6.1 Photographs taken to illustrate the scale of a heritage asset from a particular viewpoint have been taken with a Canon EOS 6D camera with a 24-105mm lens. The camera has a 20.2 megapixel full-frame CMOS sensor.
- 3.6.2 Research has found that images taken with a focal length of between 70mm and 80mm provide the most realistic representation of landscape features in terms of their scale within the photograph, with shorter focal lengths (i.e. 50mm or 60mm) found to exaggerate the distance of the object (Hunter 2012). While this chapter does not consider landscape impacts, it does consider views of heritage assets within their setting, including distant key views, in which similar considerations to those studied by Hunter's research apply (for instance, one of the receptors considered in the 2012 study was Urquhart Castle, a scheduled monument in Scotland).
- 3.6.3 Therefore, photographs of heritage assets within this assessment, such as a church tower seen from a specific viewpoint, will be taken at focal lengths of between 70mm to 80mm,

to provide an accurate representation of the scale of the heritage asset within any view presented. Lower focal lengths (which provide a more wide-angle view) may be used in certain circumstances, for example in urban contexts or for general site or location photographs, to provide better context for a view, or understanding of the setting of a heritage asset, if appropriate. The focal length of the image will be provided with all photographs.

- 3.6.4 Care has also been taken to ensure that the images presented are of a good quality. Photographs are taken in clear weather wherever possible. Finally, photographs within the body of this assessment are provided for illustrative purposes only and are not sized within the assessment for viewing to scale as is done in Landscape and Visual Impact Assessment (LVIA). If it is necessary to provide such a scaled view, it will be clearly labelled with specific viewing instructions.

### **3.7 Methodology for Assessment of Lidar Data**

- 3.7.1 Lidar (light detection and ranging) uses airborne laser scanning to scan the ground to provide a highly accurate set of topographic data at a high level of resolution. This data can be used to detect slight earthwork remains and other archaeological features to a degree of accuracy previously only possible through detailed field survey or photogrammetry (HE 2018).
- 3.7.2 The Environment Agency (EA) regularly collects Lidar data for England to help model flood risk, and has made this data publicly available. The EA has also completed a programme to map the whole of England using lidar to a resolution of 1m to help them better plan for the future and also so that this data can assist in other environmental studies. As such it should be possible to use lidar to help understand the archaeological potential of most rural sites across England.
- 3.7.3 Digital Terrain Models (DTM) are a surface model generated from lidar data, which shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect. DTM data is regularly used to detect archaeological features, as the 'bare earth' model can assist in the detection of archaeological earthworks remains and even subtle depressions associated with ancient ditches. DTM models can also sometimes detect archaeological features which would be obscured by tree cover in aerial photographs. Therefore lidar assessments will make use of DTM data unless otherwise stated.
- 3.7.4 Generally the assessment will make use of the highest resolution data available from the EA for the study site and surrounding area, although regard will also be had to the date of the available data; some data is up to 10 years old and may not reflect the current condition of the site under assessment. The date and resolution of the data used will be noted in the assessment. Where two different datasets have been used, for instance where coverage for higher 0.5m resolution data does not cover the whole of the assessment site and 1m data is also used, the different datasets will be analysed separately and this will be clearly stated and referenced in the assessment.
- 3.7.5 EA lidar data is processed using standard settings in the Relief Visualisation Toolkit (RVT) version 2.4 and reviewed using QGIS. The results of the analysis are then reviewed for evidence of remains, in conjunction with other available evidence. The lidar data will only be illustrated where clear evidence of archaeological features is detected.

## 4.0 Historic Environment Baseline

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### 4.1 Built Heritage Baseline

4.1.1 This assessment considers designated and built heritage assets both within and in the area around the study site. There are a total of four scheduled monuments, two grade I listed buildings and eight grade II\* listed buildings within 2km of the study site (see Figure 2). There are also 48 grade II listed building and three conservation areas within 1km of the study site (see Figure 3). Grange Farm, a non-designated built heritage asset, is located within the study site as is a group of non-designated barrows.

4.1.2 The potential for the development of the study site to affect the setting and significance of designated and built heritage assets was informed by a site visit of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the wider 2km study area are sufficiently screened by intervening trees, hedgerows, topography and buildings that the residential scale development of the study site would not materially affect their significance or require a design response.

4.1.3 It was therefore found that only the following heritage assets required consideration within this assessment:

- Worstead Street (Via Devana) near Cambridge (NHLE 1003263, Scheduled Monument)
- Worsted Lodge Farmhouse (NHLE 1127128, Grade II Listed Building)
- 8 Cambridge Road (NHLE 1331186, Grade II Listed Building)
- Great and Little Abington Conservation Area
- Barrows in the west of the study site (Non-designated)
- Grange Farm (Non-Designated, HER MCB26692)

4.1.4 The location of these key heritage assets in relation to the study site is shown in Figure 4.

4.1.5 The site visit confirmed that the remaining built heritage assets in the surrounding area would not be affected by residential-scale development within the study site due to distance and the presence of intervening landscape features. Therefore, it is not necessary to consider them further.

#### **Scheduled Monument**

*Worstead Street (Via Devana) near Cambridge (NHLE 1003263)*

4.1.6 This is the Roman Road which is aligned on an east/west alignment along the north of the study site. The scheduled part of the road runs for nearly 8km from Wort's Causeway in the northwest to a point near Balsham Road in the southeast with a gap in the scheduling of approximately 1km at the southeastern end of the route (see Figure 2). The NHLE record is not available online due to it being associated with an old county record, however the HER record is included below for further information.

*The course of this road from Haverhill to Godmanchester, where it joins Ermine Street, is well known. There is little doubt but that it originated in Colchester (Camulodunum) but the exact trace thence to within a few miles of the borders of Cambridgeshire is conjectural. Christy (1920 p 223) considers that its line can be fixed with fair certainty through the parishes of Birdbrook and Sturmer, and there seems no reason to doubt that Walford's account (1803b, p 68 and map) of its trace in Ridgewell parish in 1801 is*

*correct. Its alignment for 7 miles from the neighbourhood of Chilford Hall to the Gog-Magog Hills (where it is known as Worstead Street) has been suggested that of a pre-Roman dyke, but recent excavation has shown the ramp to be entirely of Roman construction and has failed to reveal any trace of a filled-in ditch (Fox, 1923).*

- 4.1.7 The most recent archaeological investigations into Worstead Street were considered in a publication by Malim et al. (1997). The investigations comprised the excavation of four trenches, two to the northwest of Worsted Lodge and two to the southeast, immediately to the north of the northernmost part of the study site. Trenches 1 and 4 were located to the northwest of Worsted Lodge and found the *agger* surviving to a width of 3m and a depth of 1m above the natural chalk together with flanking ditches. Trenches 2 and 3 were located to the southeast of Worsted Lodge and found natural chalk but no obvious *agger*. There was potential evidence of use of this part of the route as an unmetalled trackway and evidence suggestive of the presence of side ditches was also found (Malim et al. 1997, 56-57).
- 4.1.8 This work confirmed earlier investigations which suggested that Worstead Street was a fully Romanised road to the northeast of Worsted Lodge, with less obvious, but still present, Romanised elements to the southwest of Worsted Lodge. Malim et al. (1997) suggest that the road to the southeast of Worsted Lodge could have been left as a minor road, with the main route for travellers from the south being north along the Icknield Way, then northwest towards Cambridge (see discussion in 57-58 of Malim et al. 1997).
- 4.1.9 The route of the road largely corresponds to a farm trackway with hedges at either side, although the trackway is not always aligned with the historic route of the road (Malim et al. 1997, 54). A gas main was installed within the Roman road in the 1950s which was subject to salvage recording of the road, the installation is likely to have caused the removal of any archaeological remains which intersect with the route of the gas main.

*Level of significance*

- 4.1.10 As a scheduled monument, the Worstead Street (Via Devana) near Cambridge is a heritage asset of highest national significance as defined in section 3.3.8 of this assessment.

*Nature of significance*

- 4.1.11 The significance of the Roman road is derived from its archaeological and historic interest. The setting of the road also contributes to its significance through both the appreciation provided by that setting, and by specific elements within its setting. This is discussed further below.

*Extent of significance, including setting*

- 4.1.12 The setting of the Roman road has a number of elements. Firstly, there is the visual appreciation of the road provided along it and from the surrounding area. While the archaeological interest is not readily visible, the alignment of the road can be discerned from elevated locations (see plate 2, taken from higher ground to the east of the study site) and an information board located near to Worsted Lodge also enhances appreciation along the public right of way which roughly follows its route (plate 3). These views provide an appreciation of the alignment and, in the case of elevated views seen in plate 2, a sense of the scale of the route in the landscape. The information board provides an understanding of the archaeological and historic interest of the road. The appreciation provided by these elements of the setting of the road makes a positive contribution to its significance. Gaps in the hedge which lines the Roman road provide oblique views into the

road and also outward to the surrounding landscape. However, these oblique views do not provide a clear appreciation of the archaeological interest of the monument.



Plate 2 Looking NW along route of Worstead Street from high ground to the east of the study site (50mm)



Plate 3 Looking SE from information board along Worstead Street (28mm)

- 4.1.13 The second element comprises buried archaeological remains of likely Roman date present to the north of the road near to Gunner's Hall (HER MCB11082, MCB11084, MCB11092 and MCB11093). These are buried remains and are not visible from a visual inspection. However, they have an associative relationship with the road and would have been in use

at the same time. As such the presence of these remains comprising part of the setting of the road and are a positive aspect of its setting.

- 4.1.14 However, along much of its length the archaeological and historic interest of the road is not readily discernible at ground level, with the route marked by the presence of the hedge planted on top of the road.

*Relationship with study site*

- 4.1.15 The study site is located immediately to the south of the road and provides some views of the route of the road as evidenced by the presence of the hedge along its route (see Plate 4, below).



*Plate 4 Looking NW along northern boundary of the study site, from the eastern part of the study site. The hedge on the right of the photo denotes the location of Worstead Street (35mm)*

- 4.1.16 The easternmost part of the study site also forms a small part of the view in plate 2. Finally, the study site forms part of views out from the road when walking along it. While for the most part views from within the road are blocked by the hedge, there are occasional gaps which allow views of the surrounding area, which includes the northern part of the study site.
- 4.1.17 The northern part of the study site was subject to a geophysical survey, which is discussed in more detail in section 4.2, below. However, the survey confirmed that the study site does not contain buried remains of Roman date that would have an associative relationship with the road.
- 4.1.18 Therefore, the study site is considered to form a positive aspect of the setting of the scheduled Roman road. This is due to the limited appreciation of its linear form from selected areas within the study site, and the fact that the study site forms part of elevated views from the road that provide an understanding of its scale and linear nature.

## Listed Buildings at Grade II

### Worsted Lodge Farmhouse (NHLE 1127128)

- 4.1.19 Worsted Lodge Farmhouse is a late 18<sup>th</sup> century building which underwent alterations during the 19<sup>th</sup> and 20<sup>th</sup> century. The building is located 50m north of the study site, was originally listed in 1986 and further information is available in the NHLE listing below.

*BALSHAM WORSTED LODGE TL 55 SW Worsted Lodge Farmhouse 3/35 II Farmhouse, late C18 or early C19 with later C19 extensions and C20 alterations. Buff gault bricks with plain tiled mansard roof with end parapets on kneelers and one ridge stack between front and rear ranges, and an end stack. Original L-plan with service wing extended and a later range between two original wings. Two storeys and attics. Two dormers. Symmetrical elevation of three recessed hung sashes of twelve panes each, two being mid C19. Two C20 canted bays and a brick porch at ground floor. Interior has original open-string staircase with square balusters and slender turned newels.*

#### *Level of significance*

- 4.1.20 As a grade II listed building, the Worsted Lodge Farmhouse is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

#### *Nature of significance*

- 4.1.21 The significance of the building is primarily derived from its architectural and historic interest.

#### *Extent of significance, including setting*

- 4.1.22 Worsted Lodge Farmhouse is located within its own grounds. This comprises associated buildings on the west and north of the main lodge building, with paddocks located to the east of the building. Thick foliage lines the eastern and western boundaries of the plot. A road is located immediately south of the plot where a thick grove of trees is also present.



Plate 5 Worsted Lodge Farmhouse from road immediately south on approach from the east (33mm)

- 4.1.23 Long intermittent views of the building are available on approach from the east along the road immediately south of the plot. These views provide an appreciation of the historic and architectural interest of the building, as well as its rural character through the presence of the paddocks to the east and barns to the north of the plot (see Plate 5). Intermittent views of the surrounding agricultural landscape are available from the immediate setting of the building including the paddocks when looking southeast.

*Relationship with study site*

- 4.1.24 Worsted Lodge Farmhouse is located 50m north of the study site. The study site forms part setting of the farmhouse specifically the northwestern corner which encompasses the thick grove of trees to the south of the plot and the part of the road which provides longer views of the building and its immediate setting. Therefore, the northwestern corner of the study site can be said to contribute positively to the significance of the building by providing part of the rural character of the building's setting, which aligns with its historic interest.

*8 Cambridge Road (NHLE 1331186)*

- 4.1.25 The cottage is a 17<sup>th</sup> century timber framed and plastered building which has undergone renovation during the 20<sup>th</sup> century. The building is located 35m south of the study site, was first listed in 1985 and further details can be found in the NHLE listing below.

*Cottage. C17, renovated C20. Timber-framed and plastered with red pantiled roof and C20 red brick ridge stack to right of centre. One storey and attic. C20 boarded door, and three C20 casement windows with one gabled dormer window.*

*Level of significance*

- 4.1.26 As a grade II listed building, 8 Cambridge Road is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

*Nature of significance*

- 4.1.27 The significance of the building is primarily derived from its architectural and historic interest.

*Extent of significance, including setting*

- 4.1.28 8 Cambridge Road is located within its own plot. The cottage is located in the south of the plot with a lawned area to the north. With mature foliage around the plot boundaries, the A1307 is located immediately south of the building. Intermittent views of the building are available on approach along the A1307 from the northwest. These views are restricted by the presence of mature foliage along the southern boundary of the plot and they provide a relatively limited appreciation of the historic and architectural interest of the cottage. The rural fields immediately north of the plot comprise the wider rural setting of the cottage and form part of views out from the grounds of the property.

*Relationship with study site*

- 4.1.29 The study site is located 35m north of the 8 Cambridge Road and forms part of the immediate rural setting of the building as it contains the agricultural land immediately north of the cottage which allow for long intermittent views of the building and an appreciation of the rural setting in which it is located.

## Conservation Areas

### *Great and Little Abington Conservation Area*

- 4.1.30 Great and Little Abington Conservation area contains five grade II\* listed buildings and thirty-one grade II listed buildings, along with several undesignated heritage assets. The undesignated heritage assets comprise the Medieval earthworks of little and great Abington, Medieval ridge and furrow, part of the Great Park of Abington Hall and the former watercourses. It was first designated in 1972 and updated in 1993.
- 4.1.31 The settlement at both Little and Great Abington are ancient and both are recorded in the Domesday Book and the historic environment record notes that some of the burials in the churchyard of St Mary's Church in Great Abington were of late Saxon date (HER MCB26677). The church of St Mary the Virgin in Little Abington was established by the 11<sup>th</sup> century,<sup>3</sup> and the Parish Church of St Mary in Great Abington was established by AD 1200.<sup>4</sup>
- 4.1.32 During the medieval period the settlements at Little and Great Abington were rural in nature, with a mix of sheep pasture and arable crops on rotation, which included wheat, barley, rye, oats and turnips. In the 19<sup>th</sup> century most of the population of the Abingtons were agricultural workers; for example, in 1831 it was recorded that 44 families depended on agriculture as opposed to only seven made their living from trades and crafts.<sup>5</sup>
- 4.1.33 The character and appearance of the conservation area reflect this history, with a high number of historic cottages, lodges and farmhouses, many of which are listed buildings (see Figure 2). The conservation area also encompasses rural fields located between Little and Great Abington, which includes the route of the River Granta which has served as the historic boundary between the two settlements. This part of the conservation area protects key aspects of the setting of the two churches and other key listed buildings located along The High Street.

### *Level of significance*

- 4.1.34 As a conservation area Great and Little Abington is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

### *Nature of significance*

- 4.1.35 The significance of the conservation area is primarily derived from its architectural and historic interest. It also shares a group value with the designated and non-designated heritage assets within it.

### *Extent of significance, including setting*

- 4.1.36 The conservation area comprises several landscaped areas surrounded by dense foliage in the west, with the listed buildings and non-designated heritage assets spread throughout. A concentration of these listed buildings is along the route of the High Street, therefore a key entrance into the conservation area is on approach along the High Street from the south and north. This provides clear views of majority of the grade II listed buildings and one II\* listed building that line this road and the mature foliage which is spread throughout the area. This provides a clear understanding of the historic and architectural interest of the conservation area and the individual listed and non-designated heritage assets.

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<sup>3</sup> [Parish Church of St Mary the Virgin, Little Abington - 1309328 | Historic England](#)

<sup>4</sup> [Parish Church of St Mary, Great Abington - 1161650 | Historic England](#)

<sup>5</sup> [Parishes: Great and Little Abington | British History Online](#)

- 4.1.37 The setting of the conservation area is a mix of residential development to the southeast and north of the area with an industrial park and Lagden's Grove to the west. The thick foliage that is located in between the conservation area and the other developments and industrial park provide a rural character to the setting of the conservation area and provides a clear separation.
- 4.1.38 Another key element of the setting of the conservation area is the ridge to the north of the area, in the southern part of the study site. This is prominent on the approach into the conservation area from the west along Bourn Bridge Road towards Church Lane. The presence of the ridge makes the rural fields on its slope prominent and provides a strong visual marker of the rural nature of the conservation area's setting.

*Relationship with study site*

- 4.1.39 The study site is located 155m north of the conservation area separated by the A1307 and mature foliage and other buildings within the intervening landscape. The majority of the study site is not intervisible with the conservation area. The only exception to this is the ridge located in the southern part of the study site which is prominent on approaches into and out of the conservation area and plays an important positive role in its setting. Therefore, this ridge forms part of the setting of the conservation area.

**Non-Designated**

*Barrows in west of study site*

- 4.1.40 Four Prehistoric barrows have been identified in the west of the study site. A consultation report on these has been produced by Historic England which contains the following information. The barrows are also recorded in the HER under reference MCB7630.

*This group of four Bronze Age round barrows was first recorded around 1950, when they survived as low earthwork mounds. They are clearly defined as soilmarks and cropmarks visible on aerial photographs (AP) dating from 1948 onwards, including 2015 Historic England AP and 2003 Google Earth imagery.*

*The barrow cemetery survives despite the reduction of some mounds by arable cultivation over the years. Low mounds were still visible until the mid-1970s. The four barrows remain discernible on LiDAR today (2026) as very slight mounds. In February 2026, a geophysical survey undertaken by Cura Terrae clearly showed four ring ditches.*

*The barrow cemetery sits within a multi-period landscape. The western boundary of the cemetery is defined by the A11, which follows the route of the Ickniel Way, a major prehistoric trackway and Roman road. Approximately 755m to the northeast of the site, the geophysical survey recorded a further two ring ditches, interpreted as the remains of Bronze Age barrows (not considered for designation as part of this assessment).*

*Principal elements: the site includes the buried remains of a late Neolithic-Bronze Age barrow cemetery. Cropmark ring ditches indicate the presence of four barrows. All four barrows are visible on LiDAR imagery, and three appear as soilmarks on the ground.*

*DESCRIPTION: The cemetery is located on a west-facing slope of a dry valley overlooking the route of the Ickniel Way. The site sits between approximately 38m and 47m above OD. It lies directly adjacent to the A11 to the west, with further agricultural fields to the north, east, and south. Approximately 1.22km to the north is the scheduled monument Worstead Street (Via Devana) near Cambridge (List Entry 1003263).*

*Cropmark and geophysical survey results show that three of the four barrows are positioned on a slightly staggered west-north-west to east-south-east alignment. These barrows are centred on grid references TL 52475 5062, TL 52535 5060, and TL 52595 5056, with ring ditches measuring approximately 33m, 29m, and 25m in diameter respectively. The fourth barrow lies to the north of the central barrow at grid reference TL 52545 5067 and has a ring ditch approximately 28m in diameter. Collectively the ring ditches represent a discrete barrow cemetery.*

*Valuable archaeological deposits will be preserved on the buried ground surface beneath the slight mounds and in the fills of the ditches. These will provide rare information concerning the dating and construction of the monument and the sequence of mortuary practices at the site. The same deposits may also retain environmental evidence illustrating the nature of the contemporary landscape in which the monument was set.*

- 4.1.41 The location and condition of the barrows was assessed through a review of aerial imagery (plate 6), geophysical survey data (plate 7) and lidar data (plate 8).



Plate 6 Aerial image from 2003 showing cropmarks of barrows



Plate 7 Greyscale plot from geophysical survey shows the barrows clearly

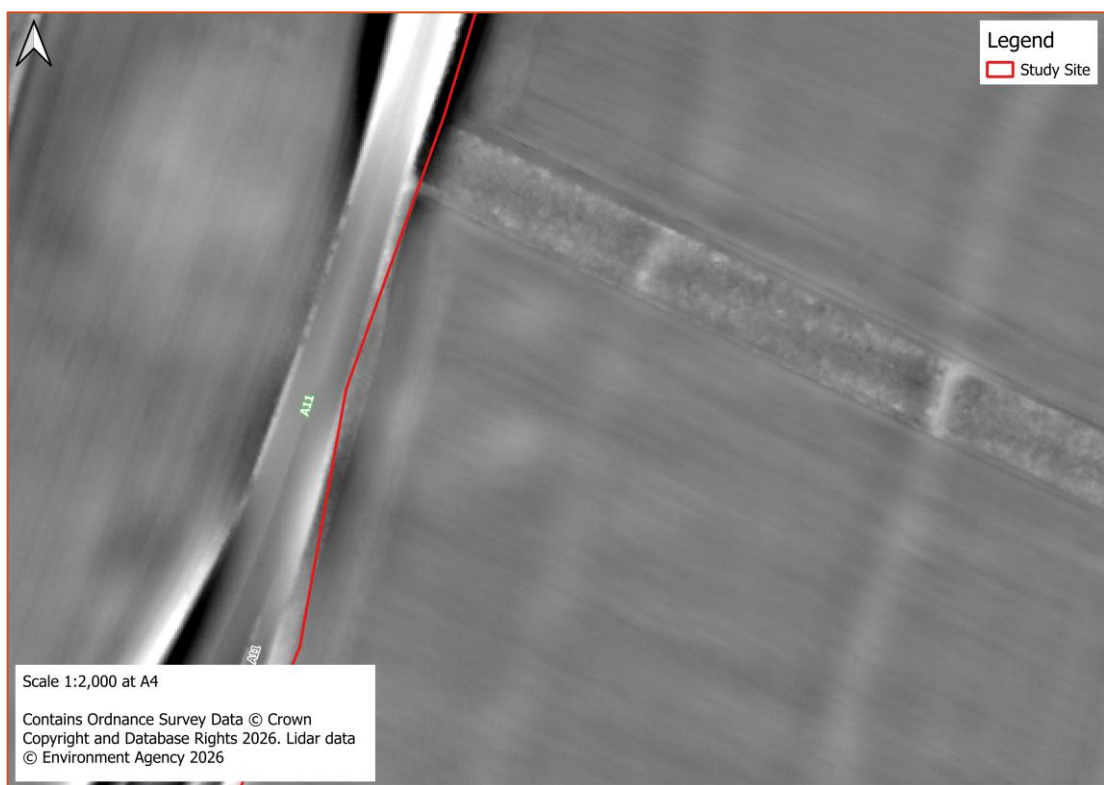


Plate 8 Simple local relief model of lidar data shows the barrows as having very slight earthworks

*Level of significance*

- 4.1.42 Although non-designated heritage asset, the barrows are potentially heritage assets of at least regional if not national significance as defined in section 3.3.8 of this assessment.

*Nature of significance*

- 4.1.43 The significance of the barrows are primarily derived from their archaeological interest.

*Extent of significance, including setting*

- 4.1.44 The barrows are located within a field immediately east of the A11. There is a band of thick trees located north of this and the remaining area comprises arable land. The four mounds appear to be the only ones which remains and these have been heavily ploughed causing a reduction in their height.
- 4.1.45 The setting of the barrows consists primarily of the experience provided from their immediate vicinity based on their heavily ploughed nature. This area provides appreciation of the archaeological interest of the monuments, however the lack of information boards and wayfinding would make it difficult their significance to be appreciated. No distant views of the barrows exist as they consist primarily of below ground archaeological remains and their height is severely diminished and only discernible in close proximity, and then only with difficulty (see plate 9, below).
- 4.1.46 The barrows are also located adjacent to the route of the Icknield Way (HER MCB20857 and MCB26667). This route is thought to also be a prehistoric route that was then Romanised, and so the location of the barrows adjacent to this is likely to be an important associative relationship.
- 4.1.47 A group of scheduled barrows (NHLE1017326) located 2.4km to the north are also located immediately to the east of the route of the Icknield Way (HER MCB20857; see plate 10, below).



*Plate 9 Looking W across location of non-designated barrows which are not readily discernible and have suffered clear plough damage (28mm)*

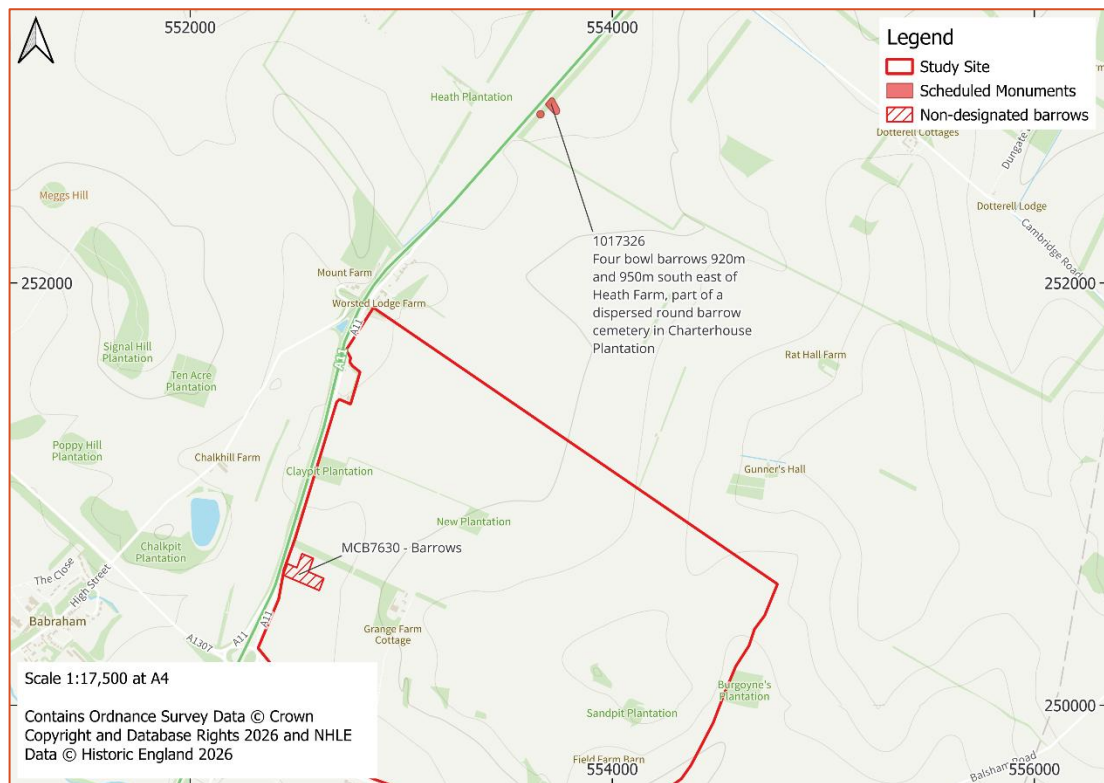


Plate 10 Location of non-designated barrows within the study site and scheduled barrows 2.4km to the north in relation to the Icknield Way, which roughly follows the route of the A11.

#### Relationship with study site

- 4.1.48 The field which contains the physical remains of the barrows is located within the study site and comprises their immediate setting. This setting provides a limited appreciation of their archaeological interest given the level of plough damage they have suffered which has eroded the earthworks. However, the barrows have an associative relationship with the Icknield Way which is an important and positive aspect of its setting.

#### Grange Farm (HER MCB26692)

- 4.1.49 Grange Farm is located in the approximate centre of the study site. It comprises a farmhouse and associated farm buildings (Plates 11 and 12).

- 4.1.50 The HER provides a brief description of the farmstead (MCB26692):

*1. Site of Grange Farm illustrated on the 1st edition Ordnance Survey map dated to 1885. Several of the farm buildings appear to be extant and remain in use as a private residence.*

*2. Farmhouse, built early-mid 18th century.*

- 4.1.51 The farmstead is shown clearly in the 1808-13 OS Old Series Map as what appears to be a single building in the northeastern corner of the farmyard (see Little Abington Grange on Figure 7). As of the OS mapping from 1885 the farm appears to have expanded to incorporate further buildings throughout the farmyard with a single building outside the farmyard to the north and two buildings to the south these are all located within a thick grove of trees (see Figure 8). This building to the north appears to have been removed as of the 1901 OS Mapping with the buildings within the main farmyard and to the south maintained (see Figure 9). The layout of the buildings appears to remain the same until the 1980s when it appears that some redevelopment has been undertaken in the farmyard and the buildings to the south where only one building appears to be recorded (see Figure 10).

During the site visit the Grange Farmhouse was visited and it appears to be a brick-built structure now surrounded by modern barns as seen in Plates 11 and 12, it is possible that further associated historic remains may survive within the farmyard. There still appears to be two buildings located to the south which may be those identified on the earlier OS mapping.



*Plate 11 Looking NW towards Grange Farmhouse (28mm)*



*Plate 12 Looking N across farmyard towards Farmhouse with modern barns visible (28mm)*

4.1.52 Based on the redevelopment visible on the historic mapping, much of the historic material and form of the original farmstead has been removed to allow for modern warehouses to

be installed. However, the main farmhouse survives, as do some historic structures to the north of the farmhouse.

- 4.1.53 A small, terraced property is located to the south of the farmhouse, at the edge of the wood and seemly within its wider curtilage. Historic mapping suggests that this dates to the late 19<sup>th</sup> century (see Figure 8). The property is considered to form part of the historic farmstead with which it has some group value.

*Level of significance*

- 4.1.54 Although non-designated heritage asset, the Grange Farm is considered to be of local significance as defined in section 3.3.8 of this assessment.

*Nature of significance*

- 4.1.55 The significance of the farmstead is derived from its architectural and historic interest.

*Extent of significance, including setting*

- 4.1.56 As mentioned above the farmhouse is located within a farmyard and currently is surrounded by modern warehouses, which is mostly enclosed by a mature historic tree grove. A trackway enters the yard immediately south of the farmhouse from the east, before forming a turning circle. Once the trackway leaves the farmyard it continues south where it connects to the A1307, based on the historic mapping of the study site this appears to be the remains of one of the historic accesses to Grange Farm. The terrace house located south of the main farmyard is surrounded on the north and west by mature foliage and appears to be located within the same location as the building on the OS 1885 mapping and therefore form a part of the farmstead's setting. This forms the immediate setting of the building by preserving the historic fabric of the farm including the farmhouse, any further associated remains which may be located within the farmyard and the road south towards the A1307.



Plate 13 Building south of the farmyard on approach along the road from the south (28mm)

- 4.1.57 Several paddocks are located east of the farmyard and track share a visual link with the farmhouse and contribute to the rural setting of the farmhouse. These allow for an understanding of the architectural and historic interest of the farmhouse, but it more limited than what is provided within the farmyard due to the presence of mature foliage which surrounds it. Around the farmstead is a system of agricultural fields, which do not all share a visual connection with the farmstead and also have a historic functional association with the building and therefore form part of the wider setting of the farmstead. The buildings to the south of the main farmyard are visible in long views from on approach along the road from the south (see Plate 13). Therefore, the agricultural fields, the thick grove of trees and the road east of the farmstead provide a rural character to the setting of the farmstead.
- 4.1.58 If present archaeological remains of Post-Medieval field boundaries identified on the lidar data in close proximity to the Grange Farm are likely to be associated with the agricultural activity of the farm. These would form part of the rural setting of the farm as well as highlight the historic and current use of the farmstead.

*Relationship with study site*

- 4.1.59 The farmstead is located within the study site along with its setting. As mentioned above the majority of the agricultural fields surrounding the farmstead do not have a visible connection and do not provide an understanding and appreciation of the building but they do have a historic, associative relationship with it. The grove of trees, buildings to the south and farmyard forms its immediate setting and the paddocks to the east all provide a clear understanding and appreciation of the significance of the building.

## 4.2 Archaeological Evidence, Potential and Significance

4.2.1 The archaeological evidence considered in this assessment comprises evidence from:

- Previous archaeological investigations within the study site;
- The Cambridgeshire County Council Historic Environment Record;
- Previous archaeological investigations in the vicinity;
- Lidar data from the Environment Agency;
- Aerial imagery available from Google Earth, as well as aerial photography from previous investigations; and
- Historic mapping, including OS maps and earlier tithe and estate maps.

4.2.2 The evidence provided by each of these sources is described below, together with a consideration of the reliability of the information provided by each source, and its relevance to the assessment of the archaeological potential of the study site. This will be followed by an assessment of the archaeological potential of the study site by period. Finally, an assessment of the likely significance of the potential buried archaeology within the study site will be provided.

### **Previous archaeological investigations**

#### *Geophysical Survey within the study site*

4.2.3 A geophysical survey was carried out at the study site in February 2026 by Cura Terrae to inform this assessment (Fay and Simpson, 2026). The survey focused on an area of around 9ha towards the southwest portion of the study site which covering, and extending to the east of, the area containing four known barrows (CHER MCB7630) together with an area of around 79ha in the northern portion of the study site and immediately to the south of Worsted Street Roman Road (NHLE 1003263). The geophysical survey did not identify any enclosures or evidence for roadside settlement activity immediately adjacent to the southern side of the Roman Road (Fay and Simpson, 2026, see Plate 14, overleaf).

4.2.4 The geophysical survey did however confirm the presence of the below ground remains of the four barrows close to the western boundary of the study site (CHER MCB7630) as well as identifying possible former field boundaries to the east of the barrows (see Plate 14, below). The geophysical survey also confirmed the presence of the below ground remains of the known ring ditch or barrow towards the centre of the western third of the study site previously identified from cropmarks (CHER MCB11083). An additional previously unidentified potential ring ditch or barrow was identified in the northwest portion of the study site around 260m north of ring ditch or barrow (CHER MCB11083). Other anomalies of a possible archaeological origin present in this area are a large, positive “U” shaped anomaly, a small, positive linear, and a positive, semi-circular anomaly. Of these, the former two anomalies may represent former ditch features of unknown origin, while the latter is characteristic of another later prehistoric partial ring ditch. Again, however, all may equally be caused by the wider area of geological variation dominating this location in the study site. The potential below ground remains of an enclosure and a linear feature were identified towards the northeast portion of the study site. A possible enclosure was identified in the northeast portion of the study site, together with a small number of possible discrete features, although it is possible that these potential features are geological in origin rather than archaeological (Fay and Simpson, 2026).

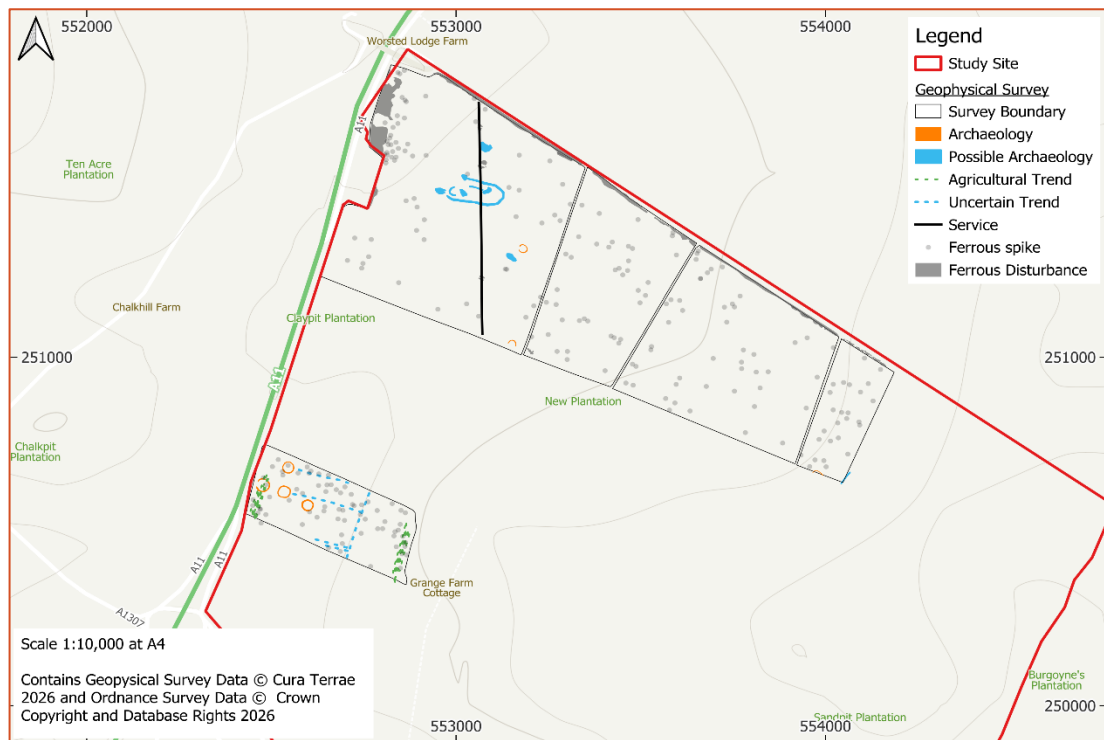


Plate 14 Interpretation data Geophysical Survey by Cura Terrae 2026

*Excavations at Worsted Street, Mount Farm, Fulbourn (CHER ECB1239)*

- 4.2.5 An archaeological excavation was carried out by Cambridgeshire Archaeological Unit at Worsted Lodge Farm in 1991, immediately outside of the northwest corner of the study site. The work was carried out in advance of the widening of the A11 and targeted the Scheduled Ancient Monument of Worsted Street Roman Road (NHLE 1003263). The work revealed the well-preserved remains of the Roman road (CHER MCB33937), showing the agger comprised pre-Roman soil horizons, with a foundation of rammed chalk with overlying gravel metalling, together with the associated roadside ditches (Wait, 1992).

*Roman Road at Worsted Lodge (CHER ECB7728)*

- 4.2.6 Archaeological monitoring of the installation of a new gas main was carried out by P. C. Dewhurst at Worsted Lodge in 1959, around 200m northwest of the study site (Dewhurst, 1964). A full cross-section of the scheduled monument of Worsted Street Roman Road (NHLE 1003263) was recorded at this location revealing an agger of coarse gravel, overlying a foundation of rammed chalk laid over turf, together with both roadside ditches (CHER MCB33940).

*Cambridge South East Transport Plan Phase 2 (CHER ECB6753, ECB6222, ECCB6349)*

- 4.2.7 A programme of archaeological works was undertaken between 2019 and 2021 as part of the Cambridge South East Transport Phase 2 scheme, commissioned by Mott MacDonald acting on behalf of the Greater Cambridgeshire Partnership.
- 4.2.8 An archaeological aerial investigation and mapping project was undertaken by Mott MacDonald at the study site and also in the wider area to the southwest in 2019 (CHER ECB6753). The work surveyed the southwest quarter of the study site and also an area extending away from the study site towards southwest (Janik, 2019). The investigation covered an area of close to 100 ha in the southwest portion of the study site, aiming to accurately map and record the form and extent of archaeological features visible as cropmarks, soilmarks, earthworks or structures via a programme of aerial photography and

Lidar survey. The investigation confirmed the presence of the cropmarks of four barrows (CHER MCB7360) at the western edge of the study site, the presence of pre-enclosure Post-Medieval field boundary earthworks (CHER MCB30889) in the southwest corner of the study site, Post-Medieval ridge and furrow (CHER MCB30892) in the southwest corner of the study site, and a Post-Medieval extraction pit (CHER MCB30897) on the western edge of the study site (Janik, 2019).

- 4.2.9 A geophysical survey was carried out by Magnitude Surveys within the southwest portion the study site in 2020, as part of the transport scheme (CHER ECB6222). The geophysical survey was focused in four areas beyond the western boundary of the study site and one 13.5 ha area located within part of the southwest corner of the study site. Within the study site the geophysical survey identified what may be the below ground archaeological remains of two parallel linear anomalies which may be indicative of the below ground archaeological remains of a double ditched trackway (CHER MCB30577), together with four undetermined strong anomalies which may indicate the presence of further below ground archaeological features (Turner and Dolan, 2020).
- 4.2.10 An archaeological field evaluation was carried out by Oxford Archaeology (OA) between November 2020 and April 2021 as part of the scheme (CHER ECB6349). The evaluation covered a wide area along the proposed route of the transport scheme. The closest area to the study site which was evaluated by trial trenching was described as Field 16 and was located around 270m to the southwest of the study site (Abrehart, 2021). Within Field 16, below ground archaeological remains included a pit from which Iron Age pottery was recovered located around 310m southwest of the study site with undated ditches and Late Iron Age ditches identified around 390m southwest of the study site (CHER MCB31483). To the south of Field 16 was Field 15 where the structural remains of a Saxon dwelling were identified around 710m southwest of the study site (CHER MCB31482, Abrehart, 2021).  
*Four Wentways, Little Abington (CHER MCB11167, ECB1543, ECB7, ECB1478, ECB2115)*
- 4.2.11 An aerial photographic assessment was carried out in advance of development at Four Wentways by Air Photo Services in 1994, around 200m southwest of the study site (CHER ECB1543). The aerial survey confirmed the presence of four ring ditches (Palmer, 1994).
- 4.2.12 A subsequent archaeological evaluation of 13 trenches was carried out by Oxford Archaeology Unit in 1994 (CHER ECB7). Two of the ring ditches were excavated and confirmed to be round barrows from which Bronze Age pottery and a large amount of worked flint was recovered, together with small quantities of presumably residual Iron Age and Roman pottery in the uppermost fills of the barrows (Barclay and Williams, 1994). In addition to the round barrows a possible long barrow, a possible segmented ring ditch, a curvilinear feature and a linear ditch were identified (Palmer, 1994).
- 4.2.13 A second aerial survey was carried out at this location by Air Photo Services in 2004 (ECB1478) which did not identify any further unknown features (Palmer, 2004). This was followed by an archaeological evaluation by Archaeological Solutions, in 2005 (CHER ECB2115). The evaluation identified a round barrow in the northeast corner of the site from which small amounts of struck flint, and presumably residual Late Iron Age and Roman pottery were recovered (Harris and Woolhouse, 2005). Two undated pits and a gully were also excavated, with a piece of slag and a single piece of struck flint recovered from the gully (Harris and Woolhouse, 2005).

*Archaeological evaluation at Bancroft Farm, Little Abington (OCHER ECB7299)*

- 4.2.14 An archaeological evaluation was carried out by Pre-Construct Archaeology at Bancroft Farm, Little Abington in 2025, 200m south of the study site (CHER ECB7299). All of the archaeological features dated to the Post-Medieval period and consisted of 19th century yard surfaces, wall foundations and other features associated with Bancroft Farm during the 19th century (Green, 2025).

*Excavation at Maypole Hill (CHER ECB858)*

- 4.2.15 An archaeological excavation was carried out by the antiquarian R. Neville at Maypole Hill in 1852, around 450m southwest of the southwest corner of the study site (CHR ECB858). The excavation uncovered the remains of a barrow from which Roman pottery was recovered (Neville, 1852).

*Archaeological Works at Holy Trinity Church, Hildersham (CHER ECB6764, ECB4030, ECB4383)*

- 4.2.16 A geophysical survey was undertaken by Archaeology Research Group (ARG) at Holy Trinity Church, Hildersham (NHLE 1127726) in 2009, around 500m southeast of the southeastern corner of the study site (CHER ECB6764). The work did not reveal any archaeological features of significance (ARG, 2021).
- 4.2.17 An archaeological watching brief was carried out at Holy Trinity Church by Cambridge Archaeological Unit, in 2013 (CHER ECB4030). The watching brief did not identify archaeological features, but disarticulated human bone was recorded (Rees, 2014).
- 4.2.18 An archaeological investigation was carried out at Holy Trinity Church by Cambridge Archaeological Unit between March 2014 and December 2015, around 520m southwest of the study site (CHER ECB4383). During the course of the work a total of 43 burials were encountered which were most likely Early Medieval in date with four sherds of 12th century St. Neots ware and greyware pottery recovered from the main excavation, two sherds of this being associated with grave fill (Timberlake, Dodwell and Webb, 2026).

*Archaeological Works at Abington Park (CHER ECB960, ECB961, ECB962)*

- 4.2.19 A staged programme of archaeological works was carried out by Cambridgeshire County Council Archaeological Unit at Abington park, around 700m south of the study site (CHER ECB960, ECB961, ECB962).
- 4.2.20 An archaeological geophysical survey and trial trenched evaluation was carried out in June 1997 (CHER ECB960). A total of 14 trenches were excavated with the below ground archaeological remains of two Iron Age pits being excavated. Late Neolithic Early Bronze Age flint artefacts were also recovered during the work (Cooper & Hinman, 1997).
- 4.2.21 A second phase of archaeological evaluation was carried out between September and October 2007 (CHER ECB961). A series of twenty-seven 5m x 5m test pits were excavated, including one which was subsequently extended to 20m x 20m, within which Late Neolithic or Early Bronze Age pits and layers, and Iron Age pits were excavated (Bray & Way, 1997). Significant quantities of worked flint were recovered, the majority datable to the Neolithic or Early Bronze Age, with some Mesolithic pieces and two probable Upper Palaeolithic pieces.
- 4.2.22 Following the phases of evaluation an archaeological excavation was carried out in 1998 (CHER ECB962). Excavation revealed over 60 Middle Iron Age grain pits. Mesolithic, Neolithic and Bronze Age activities were also recorded (Kemp, 1999). Excavations revealed

at least four phases to the Iron Age pits with the final phase being notable for the presence of placed ritual closure deposits with associated artefacts including bowls and knives. The excavations also showed that ritual deposition at this site had a long tradition as a similar deposit was found which dated to the late Bronze Age (Kemp, 1999).

*Archaeological Evaluation and Excavation at Linton Road (OCHER ECB4770)*

- 4.2.23 An archaeological evaluation was carried out in 2018 by Pre-Construct Archaeology at Linton Road, Great Abington, 730m south of the study site. The evaluation identified an undated archaeological feature and a flint assemblage (Lloyd-Smith, 2018). A subsequent excavation carried out in 2018 revealed the remains of a possible ditch and a large flint assemblage found within a peri-glacial feature (Revell, 2019).

*Archaeological works at Rickett Field, Granta Park, Great Abington (CHER ECB6791, ECB2171)*

- 4.2.24 A programme of archaeological works was carried out by Cambridge Archaeological Unit at Rickett Field around 950m south of the study site.
- 4.2.25 The initial phase of work was an archaeological evaluation carried out in 2004 (CHER ECB6791). A programme of fieldwalking, test pitting and trial trenching was undertaken (Brudenell and Dickens, 2004). Two lithic concentrations were identified by the fieldwalking. Subsequent trenching revealed two Neolithic pits, traces of a Bronze Age field system and ditched enclosure and a Late Bronze Age/Early Iron Age pit cluster, as well as Medieval furrows (Brudenell and Dickens, 2004).
- 4.2.26 Following the evaluation an archaeological excavation and further test-pitting was carried out in 2006 (CHER ECB2171). Some evidence for prehistoric activity was recorded, including scatters of Mesolithic-Early Bronze Age flint and a single Early Iron Age pit containing knapped flint and pottery (Armour, 2006). Small quantities of residual Roman pottery were also recovered from later features, indicating a very low level of Roman activity. A ditch of probable Medieval date was located, associated with a field system and remains of ridge and furrow. Finally, a number of Post-Medieval field boundaries, as well as the planting holes for a tree-lined avenue were also recorded (Armour, 2006).

#### **Lidar data**

- 4.2.27 Lidar data for the study site was also reviewed. Environment Agency digital terrain model (DTM) data from 2022 was available for the study site and the wider area. The data is at 1m resolution, and covers the whole of the area, with no gaps. The data was analysed using RVT software (version 2.4) and rendered on QGIS 3.40.
- 4.2.28 The Lidar data highlights above ground evidence for ridge and furrow earthworks surviving within the southwest portion of the study site (see black circle on Plate 15, overleaf) together with earthworks of possible remnants of pre-enclosure field boundaries across the study site, the height of these features has been significantly reduced through ploughing but remain visible on Lidar survey.
- 4.2.29 The presence of the four barrows identified in the west of the study site by the geophysical survey are also visible in the Lidar data as light circles (inside black square on Plate 15, overleaf). The height of these features have been significantly reduced due to heavily ploughing across the study site.



Plate 15 1m DTM Lidar data rendered using RVT Simplified Local Relief Model

### Site Walkover

- 4.2.30 A site walkover was carried out the 9<sup>th</sup> February 2026, during which the presence of the four barrows was confirmed in the west of the study site, although they were difficult to discern due to the plough damage they have suffered. These were visible through a very slight rise in the ground level in the location that they were identified by the geophysical survey and lidar data. No further evidence of above ground remains were noted during the site walkover this is likely due to the ploughing which is still being undertaken within the study site.

### Review of archaeological evidence by period

#### Prehistoric

- 4.2.31 There are several remains dating to the Prehistoric period recorded within the study site including barrows and enclosures. Further remains have also been recorded within the wider study area around the study site.
- 4.2.32 Within the study site four ploughed down barrows with an average diameter of around 20m are present close to the western boundary (CHER MCB7630). These were first recorded around 1950 and remained visible as cropmarks on aerial photographs dating from 1940s to 2019 (Janik, 2019). Arable cultivation within the study site has led to these being reduced in size, however these were still visible as a slight rise in the landscape during the site walkover and the geophysical survey undertaken in 2026 (Fay and Simpson, 2026). All four barrows are visible on the lidar data, with three of these are still visible as soilmarks on the ground (Historic England, 2026).
- 4.2.33 A further likely Prehistoric ring ditch in the northwest portion of the study site was identified by cropmarks has been confirmed by aerial photography (OCHER MCB11083) and the Cura Terrae geophysical survey (Fay and Simpson, 2026). The 2026 geophysical survey also identified a previously unknown potential ring ditch or barrow within the northwest portion of the study site and a possible enclosure and a linear feature towards

the northeast portion of the study site which may have Prehistoric or Roman origins. In the southeast of the study site the HER identified a further undated ring ditch or barrow (CHER MCB33929), however this feature is not evident in the lidar data suggesting that if present, it has been severely ploughed.

- 4.2.34 A programme of archaeological works was undertaken as part of the Cambridge South East Transport Scheme Phase 2. The programme of works included an archaeological aerial investigation and mapping project (OCHER ECB6753), part of which covered area of close to 100 ha in the southwest portion of the study site which confirmed the presence of four barrows (OCHER MCB7360) at the southwest edge of the study site. A subsequent geophysical survey (CHER ECB6222) was carried out by Magnitude Surveys within the central southern portion the study site in 2020 (Turner and Dolan, 2020) which identified possible remains of two parallel linear anomalies (CHER MCB30577). An archaeological field evaluation (CHER ECB6349) was carried out by Oxford Archaeology (OA) as part of the scheme outside of the study site. This identified a pit from which Iron Age pottery was recovered located around 310m southwest of the study site and Late Iron Age ditches and undated ditches identified around 390m southwest of the study site (CHER MCB31483).
- 4.2.35 Aerial photographs taken in 2005 identified the remains of a likely D-Shaped Prehistoric enclosure with associated linear features in the central southern portion of the study site (CHER MCB11169). The roughly northwest to southeast aligned enclosure measures 72m by 54m and has a break or possible entrance on its southwestern side. The aerial photographs show that this entrance leads into a sub-rectangular enclosure which extends to the south-west (Palmer, 2004).
- 4.2.36 Google Earth imagery from 2018 identified a rectilinear enclosure in the southeastern corner of the study site (CHER MCB32520). This measures 130m by 118m north to south but remains undated. There is potential for this to date to have Prehistoric or Roman origins based on the high concentration of Prehistoric and Roman remains within the study area.
- 4.2.37 Several further probable Bronze Age features which are identified as cropmarks were recorded to the north of the study site which include; a ring ditch east of Worsted Lodge Farm around 50m north of the study site (CHER MCB29036), a linear feature and associated ring ditch (CHER MCB11095) around 450m north of the study site, a probable barrow (CHER MCB7597) with an associated trackway (CHER MCB10870) around 500m north of the study site.
- 4.2.38 The available evidence suggests that there is a known potential for the presence of Prehistoric below ground remains, based on the identification of the barrows and ring ditches within the study site. Numerous prehistoric remains have also been identified in both close proximity and within the wider 1km search area.

#### *Roman*

- 4.2.39 The scheduled ancient monument of the Worstead Street Roman Road (NHLE 1003263, CHER MCB9602) is present north of the study site running on a northwest to southeast alignment, parallel to the northern boundary of the study site. The geophysical survey carried out in February 2026 by Cura Terrae targeted an area to the south of Worsted Street Roman Road and did not identify any potential archaeological features relating to the road or relating to roadside settlement activity. It did identify a possible enclosure and a linear feature towards the northeast portion of the study site which may date from the Roman period (Fay and Simpson, 2026).

- 4.2.40 The HER also records the Icknield Way Roman road immediately west of the study site (CHER CB20857). This trackway was also believed to have been in use as early as the Prehistoric period as a route from the Wash to the River Thames.
- 4.2.41 A series of cropmarks have been recorded on the CHER north of the study site which may indicate the location of a settlement to the north of Worsted Street Roman Road. The enclosures are closely spaced and seem to form a group. One of these enclosures (CHER MCB11084) has been identified by cropmarks partially within the northeast portion of the study site and extending around 180m to the north of the study site, it is important to note that this area has not yet had geophysical survey undertaken. Further enclosures and a possible building are located around 200m north of the study site (CHER MCB11082, MCB11092), with further enclosures and a ring-ditch located around 350m north of the study site (CHER MCB11093).
- 4.2.42 A rectilinear enclosure has been identified during from 2018 Google Earth imagery of the study site (CHER MCB32520). It is located in the southeast corner of the study site and measures 130m by 118m north to south but remains undated. This may have Prehistoric or Roman origins, but the rectilinear form may suggest a Roman origin for this feature is more likely.
- 4.2.43 A presumed double ditched feature (CHER MCB30577) was identified within the southwest portion of the study site by Magnitude Geophysics in 2019 during the second stage of geophysics carried out part of the Cambridge South East Transport Plan Phase 2 (Turner & Dolan, 2020). The feature may be Prehistoric or Roman in origin, although this has not been confirmed by archaeological investigation.
- 4.2.44 The available evidence suggests that the study site is in an area of widespread Roman activity. The Worsted Street Roman Road (NHLE 1003263) is located immediately north of the study site, and potential enclosures and linear features have been identified from aerial photography and geophysical survey which may date to the Roman period within the study site. The available evidence suggests the study site has a moderate potential for the presence of Roman below ground remains within the study site. If present, these features would most likely take the form of enclosures and linear features.

#### *Saxon/Medieval*

- 4.2.45 No below ground archaeological remains have been identified dating from the Saxon and Medieval Periods within the study site.
- 4.2.46 An archaeological investigation was carried out at Holy Trinity Church around 520m southwest of the study site (CHER ECB4383), identified 43 burials which were most likely Early Medieval in date (Timberlake, Dodwell and Webb, 2026).
- 4.2.47 The archaeological evaluation carried out as part of the Cambridge South East Transport Scheme 700m southwest of the study site revealed the remains of a Saxon building (CHER MCB31482, ECB6349; Abrehart, 2021).
- 4.2.48 It is possible that the earthwork field boundaries which survive within the study site (CHER MCB30899) may have Medieval origins, but this has not been confirmed through archaeological investigation, and it is possible that these date to the Post-Medieval period.
- 4.2.49 The available evidence suggests that Medieval activity is mainly focused to the south of the study site, with none of the activity in particularly close proximity to the study site. The former field boundaries may have Medieval origins, but this is unproven. Therefore, the study site is considered to have a general potential for the presence of below ground

archaeological remains dating to the Medieval period, which if present would likely relate to agricultural field boundaries.

#### *Post-Medieval/Modern*

- 4.2.50 During the Post-Medieval period the study site has been used as a mineral and agricultural resource evidenced by the presence of ridge and furrow and extraction pits.
- 4.2.51 A system of interconnecting banks which are not recorded on historic Ordnance Survey mapping have been identified across the entire study site, with those in the southwest of the study site listed in the HER (CHER MCB30889). The earthworks are likely field boundary banks of a series of broadly rectilinear plots (see Plate 16, below). The earthworks are visible on Lidar imagery of the study site, and in some places seem to be crossed by ridge and furrow, which suggests that the banks are earlier than the ridge and furrow (See Plate 16). The earthworks may be Post-Medieval in date and could be representative of the Post-Medieval pre-enclosure layout of the agricultural land. It is possible that the earthworks have a Medieval origin, but no secure dating is available for the earthworks.



*Plate 16 1m DTM Lidar data rendered using RVT Simplified Local Relief Model with possible former field boundaries highlighted in green*

- 4.2.52 Ridge and furrow has been identified in the southwest portion of the study site and to the immediate south of the study site (OCHER MCB30892). The ridge and furrow was recorded during the Lidar survey for the Cambridge South East Transport Phase 2 (Janik, 2019). It was noted that some of the ridge and furrow appears to cross the earlier field boundary earthworks (CHER MCB30889). Further likely ridge and furrow which was not included as part of the 2019 report is visible on Lidar imagery, particularly towards the central southern portion of the study site, however these remains were not visually prominent during the site visit.
- 4.2.53 Several Post-Medieval extraction pits have been recorded within the study site. Two gravel pits and a clay pit are located within the west of the study site (CHER MCB30897, MCB25850 and MCB30896), a chalk pit is located in the centre of the study site (CHER

MCB22367) and a further gravel pit is located in the east of the study site (CHER MCB31294). The pits are visible on lidar imagery of the study site together with further possible Post-Medieval extraction pits extending across the southern half of the study site.

- 4.2.54 A possible Post-Medieval gallows site is believed to exist around 60m northwest of the northwest corner of the study site (CHER MCB9886). This was recorded by David Trump in 1986 who used dowsing to identify the site of the gallows together with possible inhumations to the southwest and northwest of the gallows site. The dowsing method used to locate the below ground archaeological remains is not considered to be a reliable, scientific method of identifying below ground remains and the supposed site was only noted by a verbal communication. The possible gallows site is not considered to be reliable and has certainly not been verified by archaeological investigation.
- 4.2.55 The available evidence suggests that Post-Medieval archaeological remains are present within the study site, the earliest of which are likely to be the earthworks of former field boundaries (CHER MCB30889) and ridge and furrow (CHER MCB30892) with later extraction pits (CHER MCB30897, MCB25850, MCB30896, MCB22367 and MCB31294) also present within the study site. Due to this there is a known potential for the presence of archaeological remains dating to the Post-Medieval period in the study site related to the agricultural and mineral extraction use of the study site.

#### **Summary of archaeological potential and assessment of significance**

- 4.2.56 The available evidence indicates that the study site has a known potential for the presence of Prehistoric below ground remains within the study site, based on the identification of the four barrows as well as the identification of potential enclosures and ring ditches within the study site.
- 4.2.57 The available evidence indicates that the study site has a moderate potential for the presence of Roman below ground remains within the study site. This is based on the presence of the scheduled ancient monument of Worstead Street Roman Road immediately north of the study site and the possible Roman remains identified in geophysical surveys and aerial photography of the study site. If present these are likely to represent agricultural enclosures and linear features in most of the study site, with an elevated potential for the presence of Roman settlement activity in the northeastern part of the study site, near to HER record MCB11082.
- 4.2.58 The available evidence indicates that the study site has a general potential for below ground archaeological remains from the Medieval Period to be present within the study site. If present these remains would likely relate to Medieval agricultural practices and would most likely take the form of field boundaries.
- 4.2.59 The available evidence indicates that the study site has a known potential for the presence of archaeological remains dating to the Post-Medieval period comprising agricultural and extraction remains. This is based on the identification of the former field boundaries, ridge and furrow and extraction pits identified within the study site.

#### *Level of significance*

- 4.2.60 This assessment has found that the majority of the remains which may be present within the study site would be of local significance as defined in section 3.3.8. The exceptions to this include the Prehistoric Barrows identified in the west of the study site, which would be of at least regional significance if not national significance as defined by section 3.3.8 of this assessment. Any well preserved remains associated with the scheduled ancient

monument of Worsted Street Roman Road (NHLE 1003263) would also have the potential to be of regional to national significance, however no such evidence has been found within the study site by the geophysical survey.

*Nature of significance*

- 4.2.61 All the potential archaeological remains have archaeological interest. Any remains associated with the Post-Medieval remains would also have a historic interest as they would help to understand the nature of the agricultural systems and mineral exploitation of the study site. Further study of the former field boundaries would help to understand the shift in the local rural economy from smaller scale farming to the more expansive style of intensive agriculture in a network of large open fields that is still in place today. The extraction pits also offer a historical interest as they may offer information on the type of activities within the study site and the surrounding landscape that contributed to the local economy in addition to agriculture.

*Extent of significance, including setting and relationship with the study site*

- 4.2.62 The below ground remains identified within the study site will be part of a larger system of archaeology within the wider landscape. The known archaeological remains, the Bronze Age barrows (CHER MCB7630) and ring ditch (CHER MCB11083), likely Prehistoric enclosures (CHER MCB11169, MCB11172), and likely Roman enclosure (CHER MCB32520), the possible trackway, the earthwork field boundaries (CHER MCB30889), and the ridge and furrow (CHER MCB30892) are all present along the southern and western portions of the study site. Lidar survey and geophysical survey has indicated that it is predominantly the field boundary earthworks and the ridge and furrow which extend across nearly the entire study site. The recent geophysical survey carried out in February 2026 suggests that no significant below ground archaeological remains are present along the northern edge of the study site.

## 5.0 Proposed Development and Predicted Effects

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### 5.1 The Proposed Development

5.2 The study site is being proposed for allocation and promotion by the Local Planning Authority (LPA) as part of their draft local plan. The proposed development would take the form of a residential led mixed use new community.

### 5.3 Potential, Impacts, Constraints and Opportunities

#### Potential Physical impacts

5.3.1 The proposed development would result in below ground impacts within locations of high impact such as attenuation basins, roadways, foundations and drainage. This would be a substantial level of impact where these intersect with below ground archaeological remains as it would cause truncation or removal of these.

5.3.2 While the proposed development is still in development, it has already been agreed that the non-designated barrows would be preserved in situ. This would benefit their significance as they are currently being ploughed, which is damaging their archaeological interest.

#### Heritage Constraints and Opportunities

*Worstead Street (Via Devana) near Cambridge (NHLE 1003263)*

##### *Constraints*

5.3.3 The elevated view along the Roman road from the east provides an appreciation of the scale and linear nature of the road (Plate 2). The hedgerow which is over the top of the road is largely aligned with it, and the contrast with the adjacent rural fields when seen in this view enhances appreciation of this aspect of its archaeological interest. As such, development should not encroach in the north of the study site to the degree that would affect the legibility of this quality from this location. A sufficient buffer should also be allowed to ensure the linear nature of the road can be appreciated, as seen in Plate 4.

5.3.4 This would be sufficient to ensure that the contribution the setting of the road makes to its significance is preserved and harm avoided.

##### *Opportunities*

5.3.5 At present there is an information board close to the northwestern boundary of the study site which alerts walkers as to the road's significance. However, in other parts of the road its archaeological interest is not apparent. There is therefore an opportunity for any open space created along the northern boundary to provide additional information boards, which could be integrated with other public provisions, which would enhance appreciation of the monument's archaeological interest, thereby benefiting its significance.

5.3.6 This would be further enhanced when archaeological investigations are undertaken as part of the planning process. These investigations will provide further insights into the past context of the road, enhancing understanding of its archaeological interest and enriching any information which could be incorporated into the open space in the northern part of the study site.

5.3.7 If these opportunities are realised they would provide a moderate benefit to the scheduled monument's significance, as defined in Table 3 of this assessment.

*Worsted Lodge Farmhouse (NHLE 1127128)*

*Constraints*

- 5.3.8 The northwestern corner of the study site forms part of the rural setting of the farmhouse. It provides some appreciation of the farmhouse's architectural and historic interest. The nearby rural fields also have an associative relationship with it which is consistent with its historic use and reflects that part of its significance. As such, this part of the study site should be kept free of development, and the landscaping should retain a rural character to ensure that the contribution the listed building's setting makes to its significance is preserved.

*Opportunities*

- 5.3.9 There may be opportunities for new appreciation to be provided of the farmhouse from within the study site, as part of the evolving strategy for open space. This could provide a low benefit to the significance of the building, as defined by Table 3 of this assessment.

*8 Cambridge Road (NHLE 1331186)*

*Constraints*

- 5.3.10 The southeastern part of the study site forms part of the setting of the listed building. This part of the study site provides some limited appreciation of the building, but also forms part of the backdrop to views of the building which reinforce understanding of its rural history.
- 5.3.11 As such, any development should ensure that it is set back from this setting and adequate landscaping is included to ensure that the rural character of its setting is preserved. This should suffice to avoid any harm to its significance.

*Opportunities*

- 5.3.12 This property is relatively enclosed and no clear opportunities for enhancement are identified.

*Great and Little Abington Conservation Area*

*Constraints*

- 5.3.13 The majority of the proposed development would not be intervisible with the conservation area. However, as mentioned previously the ridge located in the southern part of the study site is prominent on approaches into and out of the conservation area and plays an important role in its setting.
- 5.3.14 Therefore, any development should ensure that this ridge is kept free of development to ensure the legibility of the conservation area's rural setting is preserved. Care should also be taken with any development which is close to the ridgeline, as this has the potential to be visible from within parts of the conservation area, and could affect its setting.

*Opportunities*

- 5.3.15 There may be opportunities for elevated views across the conservation area to be gained from the higher ground within the study site. This could provide new opportunities for increased appreciation of its character and appearance, especially if views of church towers are gained from any locations. Therefore, as the proposals for the development of the study site evolve, opportunities to create these views should be explored as they would enhance appreciation of the significance of the conservation area and could lead to a low benefit as defined in Table 3 of this assessment.

### *Barrows in west of study site*

#### *Constraints*

- 5.3.16 The barrows are of at least regional archaeological interest as defined in section 3.3.8 of this assessment. As such, their fabric and immediate setting should be preserved to ensure that this archaeological interest is not harmed.

#### *Opportunities*

- 5.3.17 There are considerable opportunities for the significance of the barrows to be both preserved and enhanced by development within the study site. Currently, the barrows are within a ploughed field, and this ploughing is gradually eroding the fabric of the barrows and as such is harming their archaeological interest and significance. Furthermore, in their current condition and context their archaeological interest is not easily discernible.
- 5.3.18 Therefore, there is an opportunity for the development of the study site to both enhance appreciation of the significance of the barrows and ensure the preservation of their fabric. Furthermore, if the barrows were incorporated into a planned open space with information boards, there is also an opportunity to better reveal the significance of the relationship between the barrows and the Icknield Way, which is key to their location and therefore to their significance.
- 5.3.19 The cessation of ploughing and the securing of the long-term conservation of the barrows would provide a clear moderate benefit to their significance, as defined in Table 3 of this assessment. Together with well-considered measures to enhance appreciation of their significance, the overall benefit would likely be substantial as defined in Table 3 of this assessment.

### *Grange Farm*

#### *Constraints*

- 5.3.20 While considered to be of local significance, the farm buildings at Grange Farm nonetheless retain legible historic interest and some architectural interest. Their rural setting also contributes to their local significance. As the study site comprises the setting of this farmstead measures should be taken to minimise harm and realise clear benefits.

#### *Opportunities*

- 5.3.21 As these buildings would no longer have a use, there is an opportunity to incorporate the farmhouse and the associated historic buildings to the north and south within the development and to find a use consistent with their conservation.
- 5.3.22 Therefore, while there would be some loss rural setting, with a considered design approach the historic interest of the farm buildings at Grange Farm could be preserved and appreciation of that interest enhanced. This would ensure that any harm would be minimised and made acceptable.

## **5.4 Mitigation Measures**

### **For the loss of archaeological remains**

- 5.4.1 Given the local significance of the majority of the potential archaeological remains within the study site, it is considered that the impacts could be adequately mitigated by the implementation of programme of archaeological works, secured via the planning process.

5.4.2 The archaeological works would comprise a staged programme of works, beginning with a geophysical survey of the study site, followed by an evaluation by trial trenching and a phase of mitigation if required.

**For potential effects due to changes to setting**

5.4.3 Several opportunities for enhancements and heritage benefits have been discussed above in section 5.3 above. These measures, and others like them, would serve to ensure that any harmful effects are effectively mitigated.

## 6.0 Discussion and Conclusions

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### 6.1 Discussion of findings

#### *Heritage Constraints and Opportunities*

- 6.1.1 This assessment has considered the significance and setting of key heritage assets within the study site and in the immediate vicinity, which would require a design response due to the nature of the constraints presented by their presence. The constraints for each of these heritage assets has been described, to ensure that the design process can respond positively to them and avoid any unacceptable effects on the historic environment.
- 6.1.2 Opportunities for the development of the study site to provide heritage-related public benefits were also considered. It was found that there are considerable opportunities for the development of the study site to provide significant benefits to the key heritage assets within it and in the vicinity. Specifically, the non-designated barrows could be substantially benefitted (as defined in Table 3) through the cessation of harm due to ploughing combined with considered measures to enhance appreciation of their archaeological interest. Likewise, the significance of the Roman road could be moderately benefitted through thoughtful measures to enhance appreciation of its archaeological interest. Other measures have been set out which could enhance the significance of the conservation area and the grade II listed Worsted Lodge.
- 6.1.3 These planning benefits are considered to be an important consideration. As is stated in paragraph 219 of the NPPF, proposals that preserve or better reveal elements in the setting of conservation areas that contribute to their significance should be treated favourably. Furthermore, the other heritage benefits are planning benefits in their own right.
- 6.1.4 Given the nature and scale of the heritage benefits identified, it is considered that the development of the study site could be achieved while minimising any heritage harm and at the same time providing significant heritage benefits that would clearly outweigh those harms.

#### *Archaeology*

- 6.1.5 The findings of this report are based on a range of evidence, including the results of previous investigations within the study site and the surrounding area, HER data, geophysical and Lidar data, aerial photography and a review of historic mapping. The past use of the study site was also considered, including the likelihood that ploughing activity will have resulted in the erosion of any remains within the study site. While the evidence is not sufficient to allow complete certainty of the exact extent of the archaeological remains present, it has been sufficient to provide a good understanding of the likely significance and nature of the archaeological potential of the study site.
- 6.1.6 Paragraph 207 of the NPPF provides policy on the level of information required to inform a planning application with regard to impacts on the historic environment. This report has confirmed the nature and level of the significance of the likely archaeological remains within the study site and has described the impact of the proposed development on that significance. It therefore meets the requirements of paragraph 207 of the NPPF and provides a robust evidence-base for the allocation process.
- 6.1.7 This report also describes mitigation measures to minimise and compensate for the anticipated impacts of the proposed development. The implementation of these measures would ensure the proposed development complies with the requirements in paragraph

218 of the NPPF, which requires that a record is made of heritage assets which may be lost, which advances understanding of their significance. The archaeological works would comprise a staged programme of works consisting of an initial stage of geophysical survey to identify if any archaeological remains are present within the study site. This would be followed by trial trenching if any archaeological remains were identified, before an archaeological excavation to record any areas of archaeological significance. This programme of archaeological works would be secured via through the planning process in due course.

## **6.2 Conclusions**

- 6.2.1 On this basis it is clear that the impact of the any development within the study site on the archaeological potential of the study site could be adequately mitigated and made acceptable in terms of archaeological impacts. It is also clear that the impact of any development within the study site on the setting and significance of heritage assets would be acceptable and could also lead to substantive heritage-related public benefits.
- 6.2.2 Paragraph 203 of the NPPF states that local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment when producing their local plans. The measures set out in this baseline assessment would provide clear benefits and enhancements which would both conserve, and encourage the enjoyment of, the heritage assets within and around the study site. Therefore, the allocation of the study site would be able to support the objectives of paragraph 203 of the NPPF.
- 6.2.3 The allocation of the study site would therefore accord with the requirements in paragraphs 203, 207 and 212 - 216 of the NPPF and policies NH/14 of the South Cambridgeshire Local Plan 2018 and policy S/GF of the draft Greater Cambridge Local Plan.

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### **Cartographic**

1611 John Speed, Cambridgeshire

1799 Ordnance Surveyor Drawing, Anstey. BL OSD 146-1

1807 Enclosure map of Little Abington

1808 Ordnance Surveyor Drawing, Cambridge. BL OSD235

1808-13 [printed 1853] OS Old Series Sheet LI SW

1821 RG Baker, Cambridgeshire

1824 C&J Greenwood, Cambridgeshire

OS County Series 1885, 1901, 1919, 1949 Mapping

OS Provisional Series 1960, 1977 Mapping

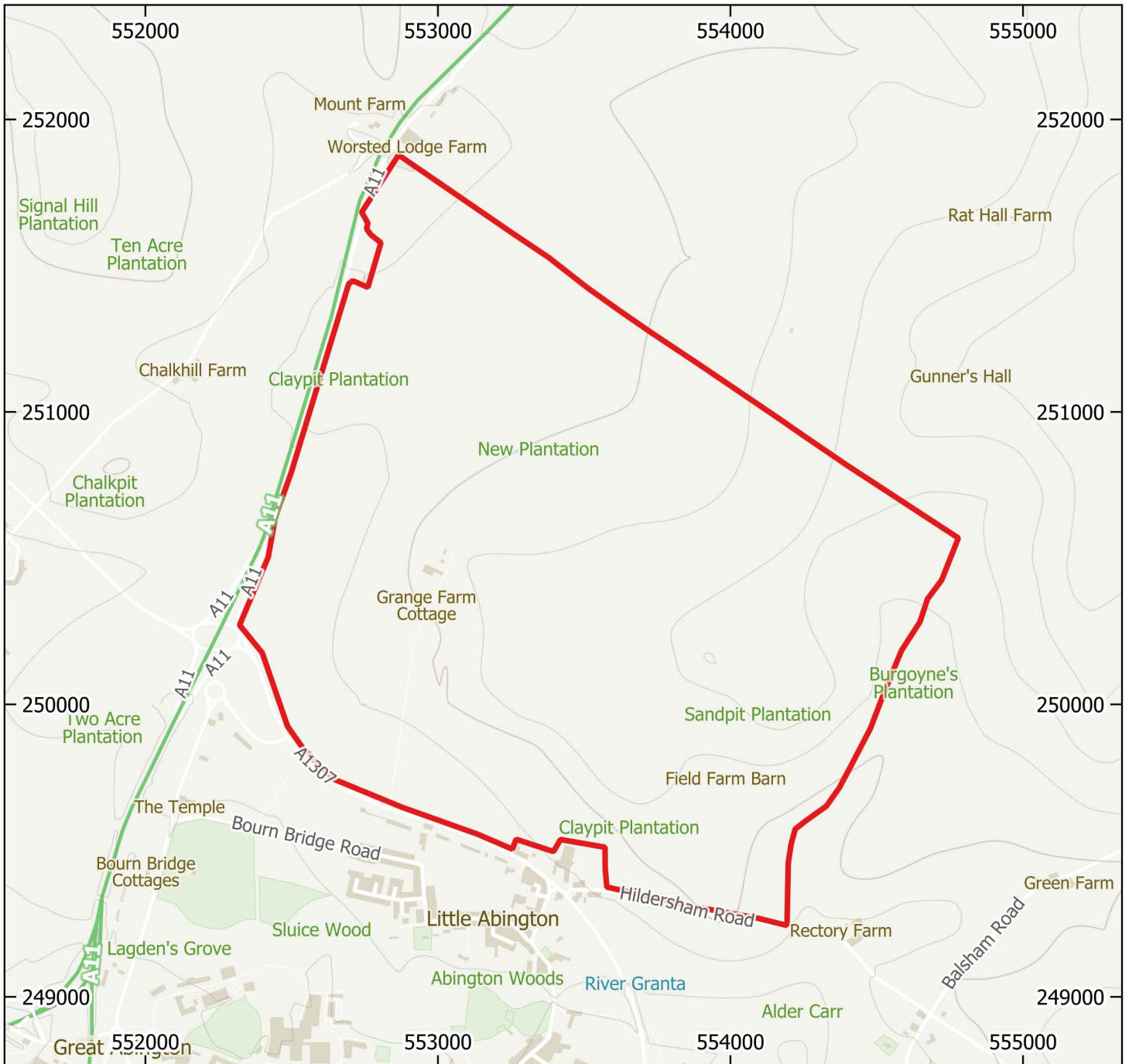
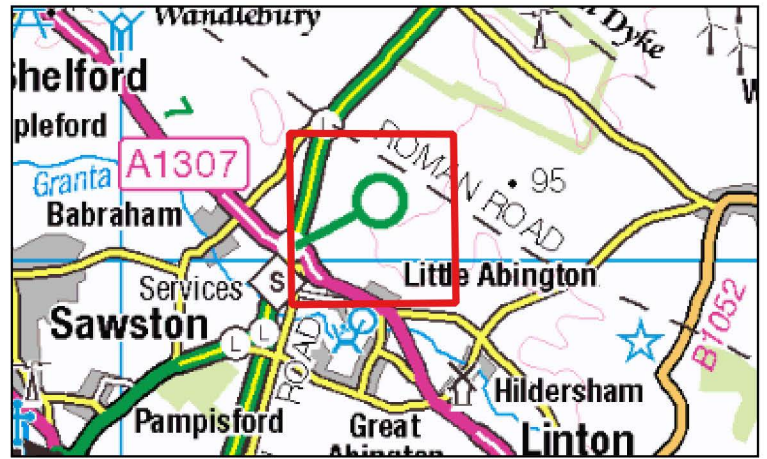
OS National Grid Series 1979-1982, 2001, 2010, 2015, 2025 Mapping

### **Lidar**

Lidar data were downloaded from the Environment Agency website in February 2026 -

<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
TL54NW	2022	1
TL55SW	2022	1



**Legend**

 Study Site



Scale at A4: 1:20,000

**Address:**

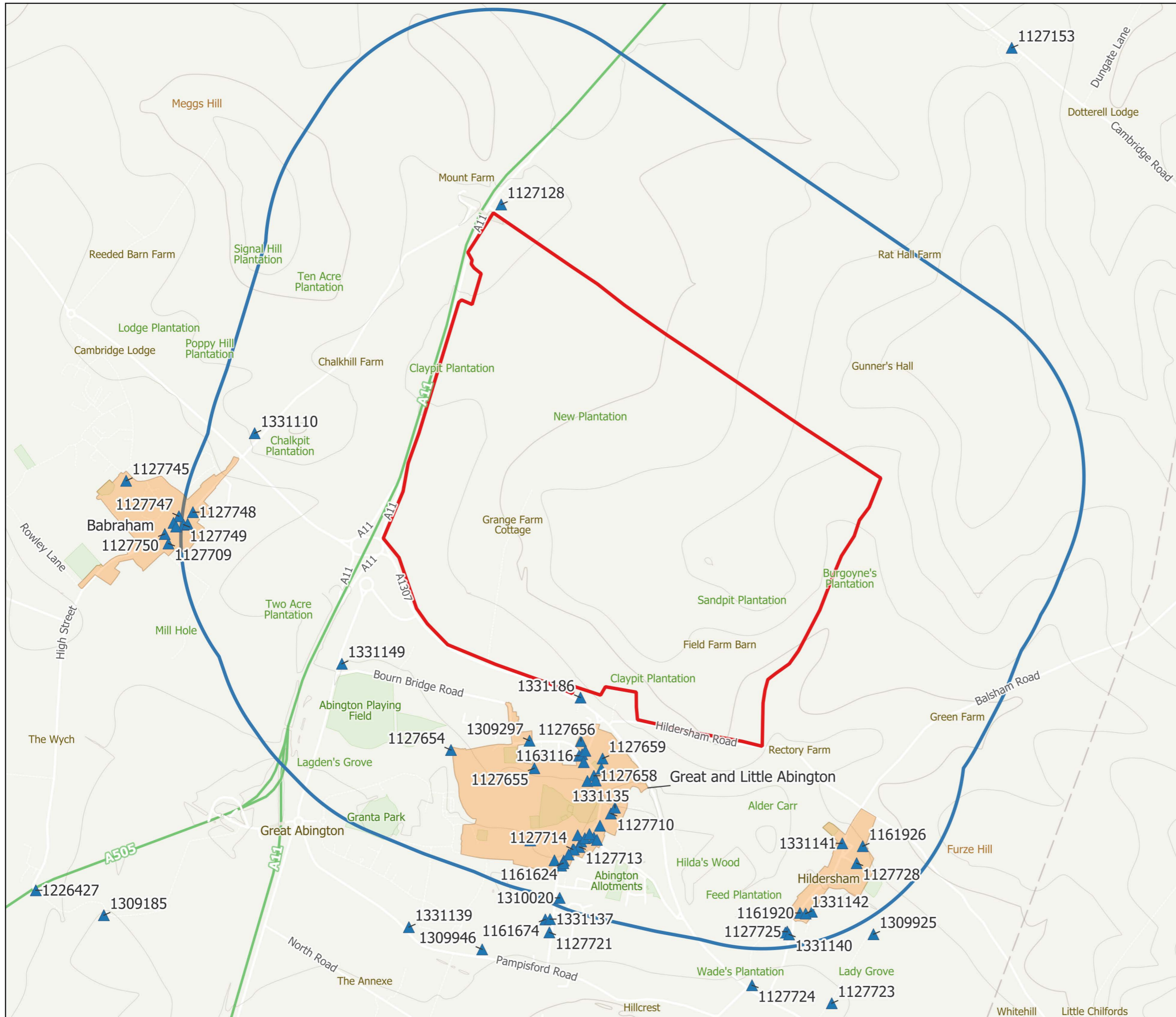
Land at Grange Farm, Little Abington, Cambridgeshire

**Title:**

Figure 1: Site Location Plan

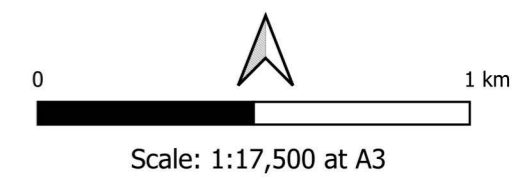
Project Number: PR0369 Date: 27 MAR 2026  
 Drawing Number: PR0369-1





**Legend**

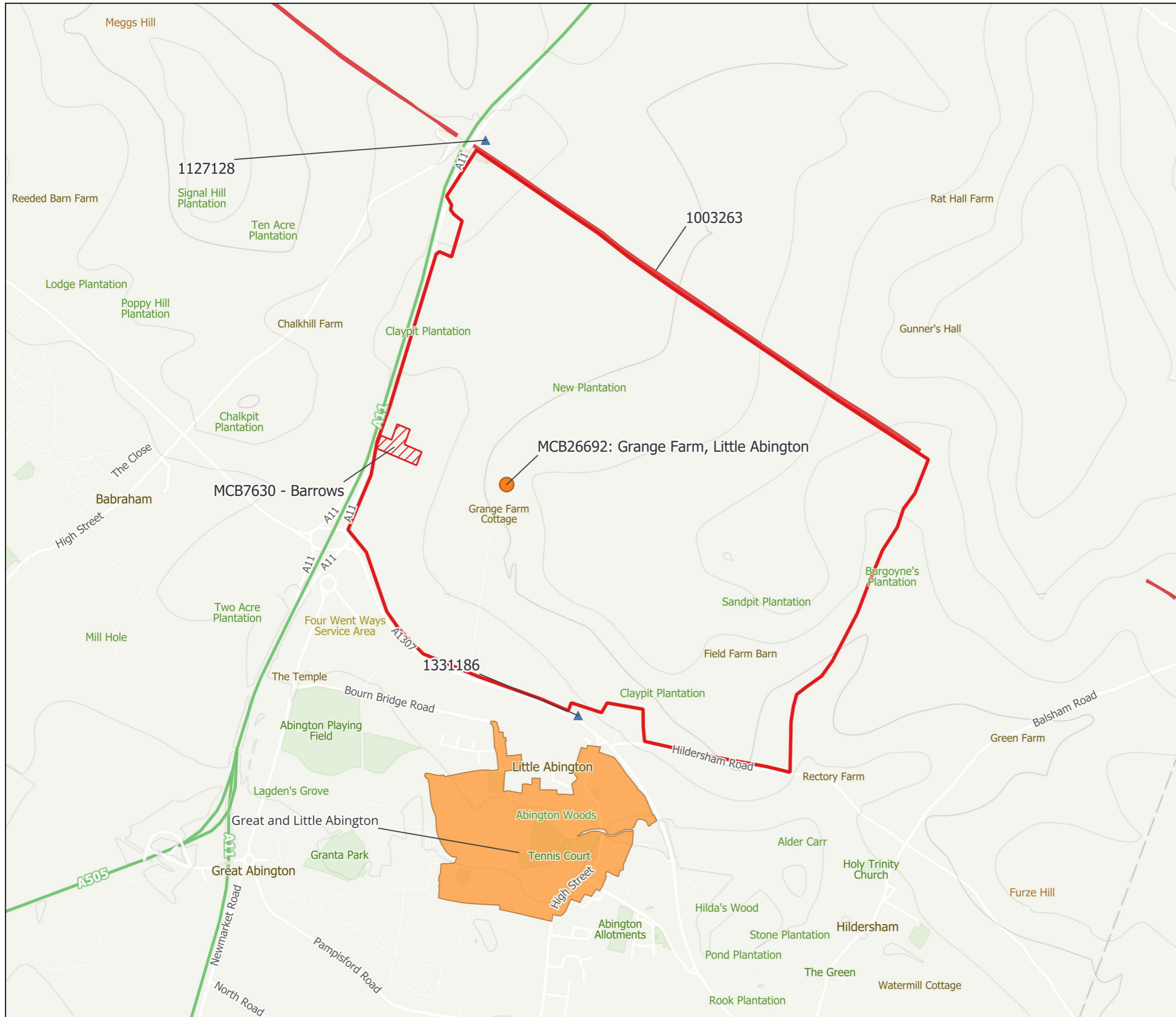
- Study Site
- 1km search area
- Conservation Areas
- ▲ Grade II Listed Buildings



Project Number: PR0369 Date: 27 MAR 2026  
 Drawing Number: PR0369-3

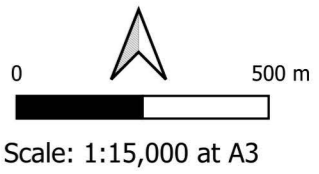
Address:  
 Land at Grange Farm, Little  
 Abington, Cambridgeshire

Title:  
 Figure 3: Designated heritage assets at  
 Grade II and conservation areas within 1km  
 of the study site



**Legend**

- Study Site
- Key Scheduled Monuments
- Key Conservation Areas
- ▲ Key Listed Buildings
- Key non-designated built heritage
- Barrow Exclusion Zone



Project Number: PR0369 Date: 27 MAR 2026  
 Drawing Number: PR0369-4

Address:  
 Land at Grange Farm, Little  
 Abington, Cambridgeshire

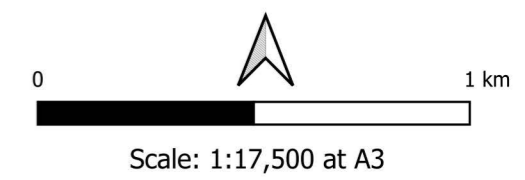
Title:  
 Figure 4: Key designated and  
 non-designated heritage assets





### Legend

- Study Site
- 1km search area
- Cambridge County Council HER**
- Monument Point
- Monument Area



Project Number: PR0369 Date: 27 MAR 2026  
 Drawing Number: PR0369-6

Address:  
 Land at Grange Farm, Little  
 Abington, Cambridgeshire

Title:  
 Figure 6: HER Monument Data within 1km of  
 the study site



**Legend**

 Study Site



Scale at A4: 1:15,000

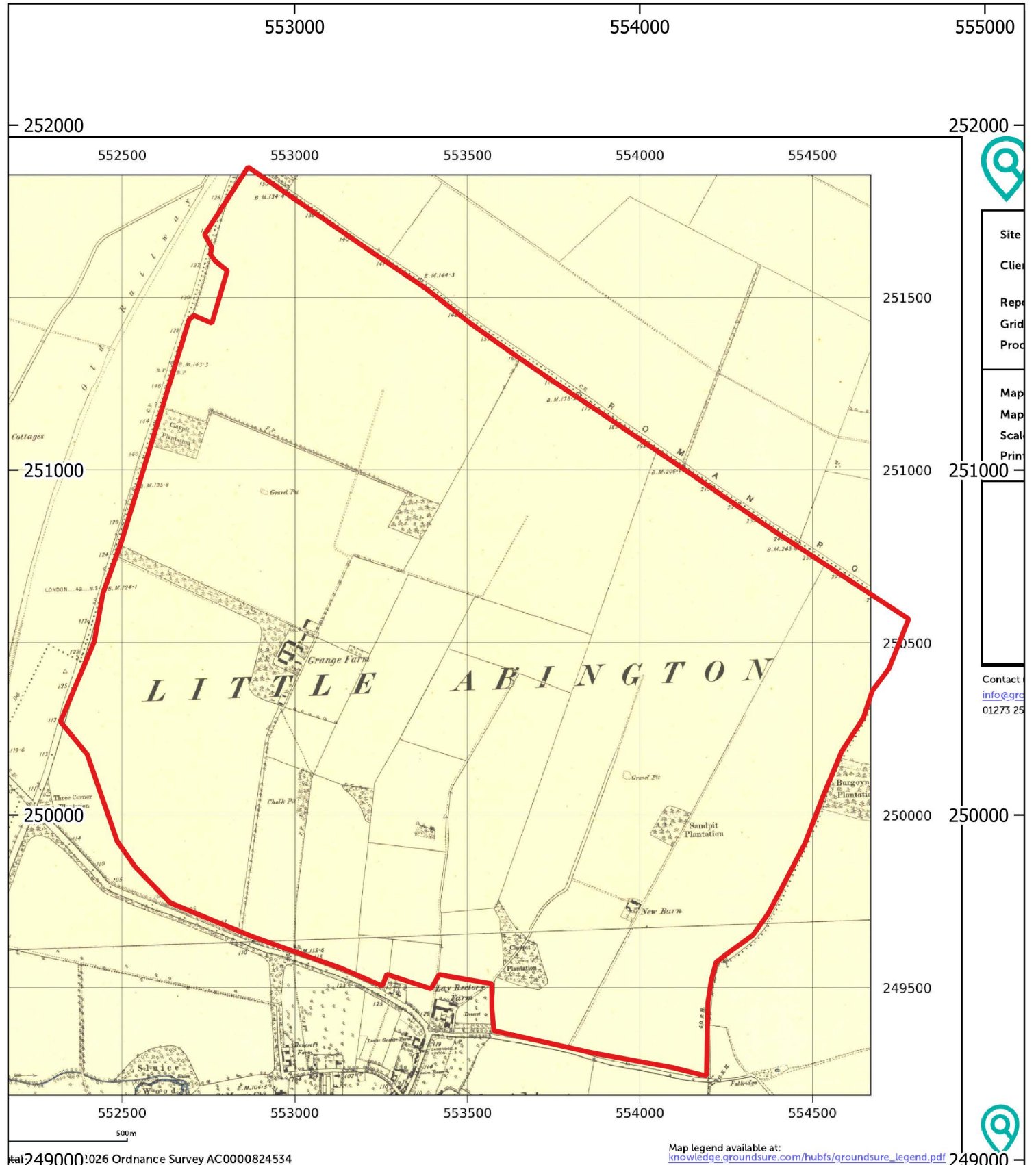
**Address:**

The Forty, Cricklade, Wiltshire

**Title:**

Figure 7: 1808-13 [printed 1853] OS  
Old Series Sheet LI SW

Project Number: PR0369 Date: 27 MAR 2026  
Drawing Number: PR0369-7



Site  
Client  
Report  
Grid  
Product  
Map  
Map  
Scale  
Print  
Contact  
[info@gr...](mailto:info@gr...)  
01273 25



Legend

 Study Site



Scale at A4: 1:15,000

Address:  
Land at Grange Farm, Little Abington,  
Cambridgeshire

Title:  
Figure 8: 1885 OS County Series Scale  
1:10,560

Project Number: PR0369 Date: 27 MAR 2026  
Drawing Number: PR0369-8



Site  
 Client  
 Report  
 Grid  
 Project

Map  
 Map  
 Scale  
 Print

Contact  
[info@grange-heritage.com](mailto:info@grange-heritage.com)  
 01273 251111



Map legend available at: [knowledge.ordnancesurvey.com/hubs/groundsure\\_legend.pdf](https://knowledge.ordnancesurvey.com/hubs/groundsure_legend.pdf)



**Legend**

 Study Site

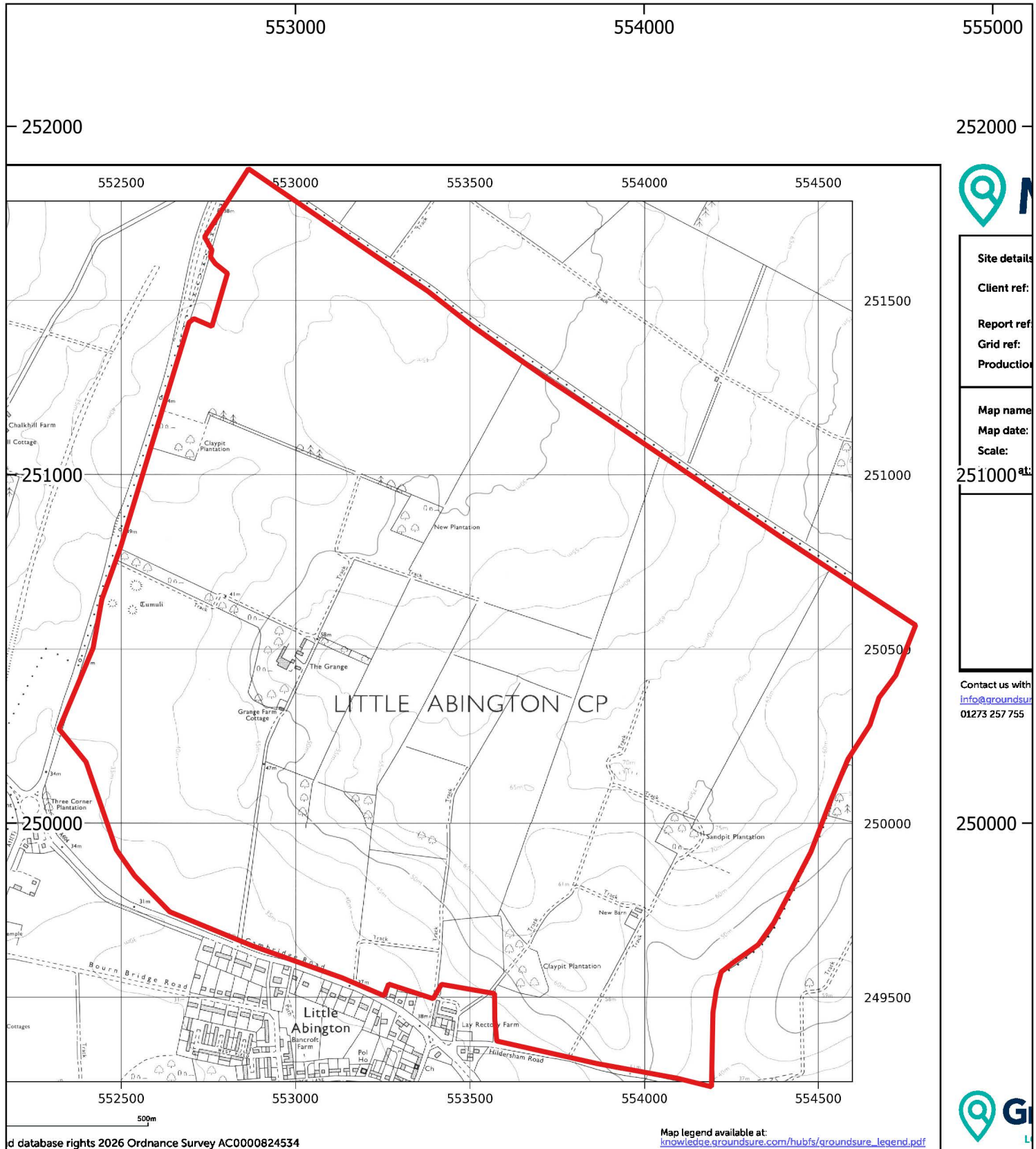


Scale at A4: 1:15,000

**Address:**  
 Land at Grange Farm, Little Abington,  
 Cambridgeshire

**Title:**  
 Figure 9: 1901 OS County Series Scale  
 1:10,560

Project Number: PR0369 Date: 27 MAR 2026  
 Drawing Number: PR0369-9



Site details  
 Client ref:  
 Report ref:  
 Grid ref:  
 Production:

Map name:  
 Map date:  
 Scale:  
 251000

Contact us with  
[info@groundsure.com](mailto:info@groundsure.com)  
 01273 257 755



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Map legend available at:  
[knowledge.groundsure.com/hubfs/groundsure\\_legend.pdf](https://knowledge.groundsure.com/hubfs/groundsure_legend.pdf)

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Legend

 Study Site



Scale at A4: 1:15,000

Address:

Land at Grange Farm, Little Abington,  
 Cambridgeshire

Title:

Figure 10: 1980-1982 OS National Grid  
 Series Scale 1:10,000

Project Number: PR0369 Date: 27 MAR 2026  
 Drawing Number: PR0369-10

