

Archaeology and Heritage Constraints (Due Diligence)

Land at Crows Nest Farm, Papworth Everard



Introduction

This Heritage and Archaeological Constraints and Opportunities Assessment has been prepared by Heritage Potential on behalf of Mactaggart & Mickel. It provides an assessment of the potential heritage impact and archaeological potential as well as an overview of the constraints and opportunities associated with the proposed development of a parcel of land at Crows Nest Farm, Papworth Everard, South Cambridgeshire CB23 3PB (NGR: TL 29348 61932). The Site totals approximately c.55 ha of previously undeveloped agricultural land. A summary of the heritage and archaeological sensitivities of the Site is provided below.

The land parcel is located to the south-eastern suburban edge of Papworth Everard. It comprises a large agricultural plot to the east of the A1198 or Ermine Street South. Directly north of the proposed Site is a small, concentrated area of industrial settlement which now embraces the residential limits of Papworth Everard itself which spreads to the north and northwest of the Site. To the northeast of the Site are a series of fields which comprise the Papworth Everard Green Belt—the Site will therefore need to be assessed from a Landscape perspective (LVIA/wirelines) as well as/in conjunction with heritage and archaeological constraints.

This report is based on a review of the National Heritage List for England (NHLE), Cambridgeshire Historic Environment Record (HER) and surrounding area, conservation area appraisals, and the application of professional judgement (see **Asset Plan Figure**).

Archaeological & Built Heritage Appraisal

Designated Heritage Assets

A search of the National Heritage List for England and Local Authority datasets show that there are 7 Listed Buildings (1x Grade II* and 6x Grade II) within a 1km search area of the Site. There are also 2 Scheduled Monuments within the same study area. There are no designated heritage assets within the Site proper.

To the northeast of the Site, within c.620m, is situated the Moated site of 140m east of Papworth Hall (NHLE: 1019548). To the south of the Site, within c.1km, is then the Moated site of Pastures Farm (NHLE: 1019177).

Associated with the former is then the Grade II* Listed Papworth Hall (which was incorporated into the Cambridgeshire Tuberculosis Colony in 1927 and thus greatly expanded the village proper—an excavation of the village centre in 2000 confirmed this and that the surrounding infrastructure grew around the Hall as a result, though no finds or remains were found during the excavation, Birmingham University Field Archaeology Unit 2000) and Grade II Listed Lodge to the West of the Hall (NHLE: 1226279 and 1226366), which lie 650m and 700m north of the Site respectively. South of this, c.600m north of the Site, is the Grade II Listed 28 and 30 Ermine Street (NHLE: 1265943). To the southeast of the Site, c.1km, is a Grade II Listed Mile Post South of Pembroke Farm and Grade II Listed West of Caxton Gibbet Inn (NHLE: 1162760), c.830m from the Site. There is then, within the same area of the Scheduled Pastures Farm Monument, a Grade II Listed Dovecote to the North East of Caxton Pastures Farmhouse (c.1km southwest of the Site, NHLE: 1163004), and to the east of this, southeast of the Site by c.2km, is a Grade II Listed Milestone to the South of Caxton Gibbet Inn (NHLE: 1127202).

In addition, the Papworth Everard Conservation Area lies almost immediately adjacent to the Site, 320m to its northwest. Separating the Site from the Conservation Area's southernmost edge is two rows of industrial facilities collectively known as the Papworth Business Park.

Whilst the proposed development will have no physical or material effects on the designated assets, there is the potential for impact through a change to setting. There is seemingly no inter-visibility between the Scheduled Monuments, Conservation Area, and Listed Buildings given the presence

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of the Express Inn hotel, roundabout and A1198 itself to the south of the Site therefore interrupting visibility between the southerly assets and the Site, and then the same road and Papworth Business Park obscuring visibility between the northeastern area of the Site and assets within this region.

However, there is evidence of an historical functional association between the Site and the assets to the northeast—largely the fact that the Site land was owned by members of the Cheere family who also owned Papworth Hall in 1841. The Site thus forms a larger landholding of the family belonging and associated with the Hall known collectively as ‘Hall Farm’ (according to the Tithe Map and Apportionment: Rf. IR/29/4/58).

The Site therefore could be argued to contribute to these assets’ significance as part of their setting, notably the Grade II* Listed Papworth Hall and Scheduled Monument known as the Moated site of 140m east of Papworth Hall. This will need to be fully assessed as part of the Historic Environment Desk-Based Assessment (HEDBA) which is an essential requirement for planning permission. Nonetheless, the contribution that the Site makes to the significance of Papworth Hall and Scheduled Monument is limited, and this is merely an amenity issue as the surroundings allow for an appreciation of the assets within their historic rural setting – perhaps at most allowing for views from the Scheduled Moated site within the landscape. The same may be said regarding the Conservation Area as the Site forms part of its setting. However, the proposed Site makes no real contribution to its significance. The Site is not a major component of the Conservation Area’s setting nor the assets aforementioned, and views to them from the Site are predominantly incidental.

The 4 further Listed Buildings and Scheduled Monument are located within around c.1km to the south of the Site. The Site is separated from these heritage assets by the A428 / Cambridge Road and Ermine Street. This, in conjunction with the intervening topography and screening from vegetation and buildings which block views between them, means there is likely some inter-visibility between the Site and the designated heritage assets; however, these are likely very limited, and views will be no doubt be glimpsed/oblique in nature. There is also evidence of an historical functional association between the aforementioned assets and the Site, again owing to the land upon which they are situated once being owned and occupied by the Cheere family. Nonetheless, the Site is not considered to form any real part of the setting of these designated heritage assets and does not contribute to their respective significance, primarily due to their distance apart and the historical associated connection since being severed.

Non-Designated Heritage Assets

There are no archaeological investigations, and only 1 non-designated assets (this includes Locally Listed Buildings), recorded on the HER (or Cambridgeshire’s Local Heritage List), within the proposed Site proper.

This non-designated asset is identified as cropmarks of unknown date of rectangular enclosures immediately south of Papworth Business Park. The enclosures are roughly rectangular in shape and cover an area measuring 180m north to south and 250m east to west. The enclosures are visible on aerial photography dated to 2013 and may extend further to the south and west. Belowground remains directly associated with the evolution of the landscape have the potential to be considered of significance. Pre-determination trenching of this part of the Site particularly is recommended at an early stage to inform the evolution of the masterplan and pre-app discussions.

In 2006, a series of archaeological investigations were conducted to assess the area proposed for the expansion of Papworth Business Park, situated to the south-east of the village of Papworth Everard (i.e., its easternmost area), directly to the north of the Site. A number of ditches and shallow gullies, sealed by topsoil, were found in six of the trenches. Pottery recovered from four of the trenches dated from the Late Pre-Roman Iron Age and extending through the 1st century AD to the early 2nd century AD. Medieval ridge and furrow cultivation was also identified together with a number of modern disturbances, the result of dumping on the site (Northamptonshire Archaeology 2007).

The Site also lies adjacent to the Roman village of Papworth Everard (though it flourished later, during the Anglo-Saxon era). As Ermine Street runs straight through its centre, the Roman highway that served as a major artery from London to York, and thus immediately west of the Site itself, this proximity suggests that there could have been activity from the Roman period in the area and thus possible remains within the Site.

The Site thus holds potential for medieval agricultural activity and post medieval agricultural activity as well as possible Roman activity. At this stage, the significance of such remains would be contingent upon their nature, date, and state of preservation. Still, the Site contains no known archaeological remains at present. Based upon the HER data, the Site is considered to have a low/medium potential for remains of archaeological interest.

The significance of any archaeological remains within the Site would be contingent upon their nature, date, and state of preservation. It is unlikely that any archaeological remains within the Site would be of such significance as to preclude development.

Constraints and Opportunities

The following mitigation measures should be considered in the masterplanning of the Site to minimise/avoid heritage and archaeological impacts as far as possible:

- Geophysical Survey undertaken *prior* to planning submission to determine archaeological potential of Site;
- Trial trenching (as early as possible – suggestion is pre-submission so that the Site design can be influenced by any findings and planned accordingly) to clarify the presence or absence of any potential nationally significant archaeological remains to inform the evolution of the masterplan;
- Planting/screening along northern and southern (perhaps even the western) boundaries of the proposed Site, inclusive of sensitive landscaping and planting strategies to soften/filter the proposed built form (to minimise/avoid harm to setting of assets); and
- Potential for heritage benefits should be explored, public outreach or management plans in the event of remains within the Site.

Conclusion

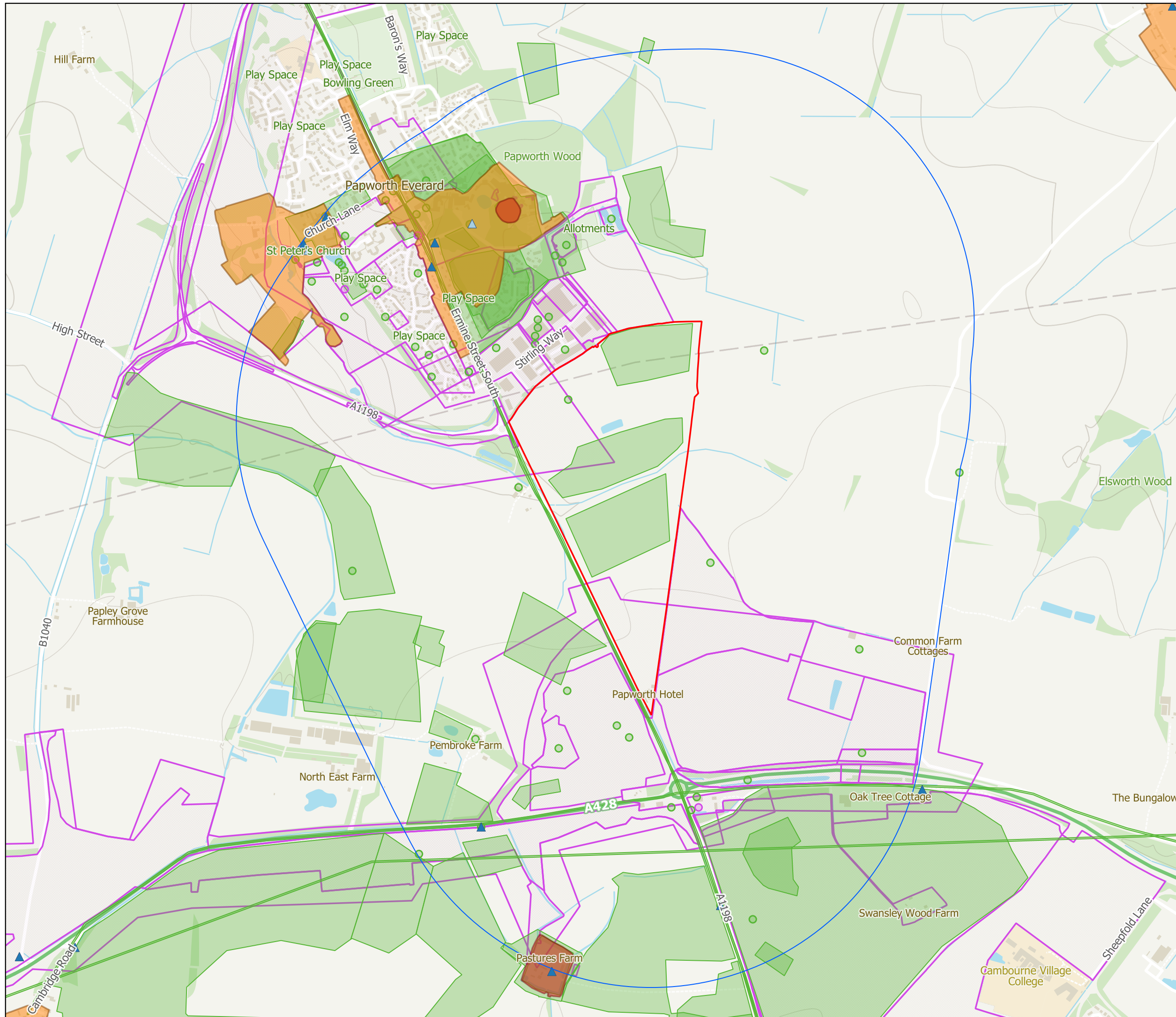
Heritage Potential have undertaken an initial appraisal of the extent and nature of known heritage assets and the archaeological potential within the Site and surrounding area, providing relevant and up-to-date evidence.

This assessment has found no built heritage or archaeological constraints that would preclude development of the Site, though it is recommended that the archaeological potential is considered in advance of the development. It is likely that the LPA will require further archaeological assessment by way of geophysical survey in advance of determination of the planning application. Depending on the results of the geophysics, it is extremely likely that a programme of trial trenching will also be required.

There are no designated heritage assets within the Site though it could be perceived to form part of the setting of Papworth Hall and Lodge and Moated Schedule Monument here in the northwestern area. Consideration should be given in the masterplanning to screening the views from this Site, even more than it already is. There is one non-designated heritage asset within the Site – possible enclosures—and a few others to the east.

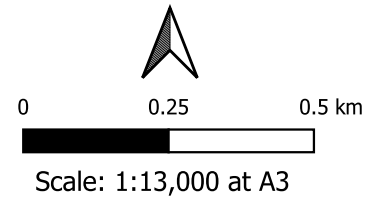
Regardless, any forthcoming planning application for the Site would be required to demonstrate an understanding of any known or potential heritage assets which may be affected by the developments. Whilst further assessment on setting would be required to inform any planning application in the form of an Historic Environment Desk-Based Assessment (or, if the pre-application process is undertaken, then a heritage appraisal can also be submitted to inform that), based on this rapid review, it is anticipated that should harm, occurring through a change to setting be identified, this is likely to be less than substantial. In any case, less than substantial harm should be weighed against the public benefits of the proposals in the planning balance consistent with NPPF (2024) paragraph 215.

From a heritage and archaeological perspective, we would consider this Site a ‘Go’, and therefore viable, though subject to constraints as outlined above.



Legend

- Study Site
 - 1km search area
 - HER Monument
 - HER Monument (point)
 - HER Event
 - HER Event (point)
 - Scheduled Monuments
- Listed Buildings
- △ I
 - △ II*
 - △ II
 - Conservation Areas



Address:
Papworth, Cambridge

Title:
Figure 1: Asset Map