

# Land South of Cambridge

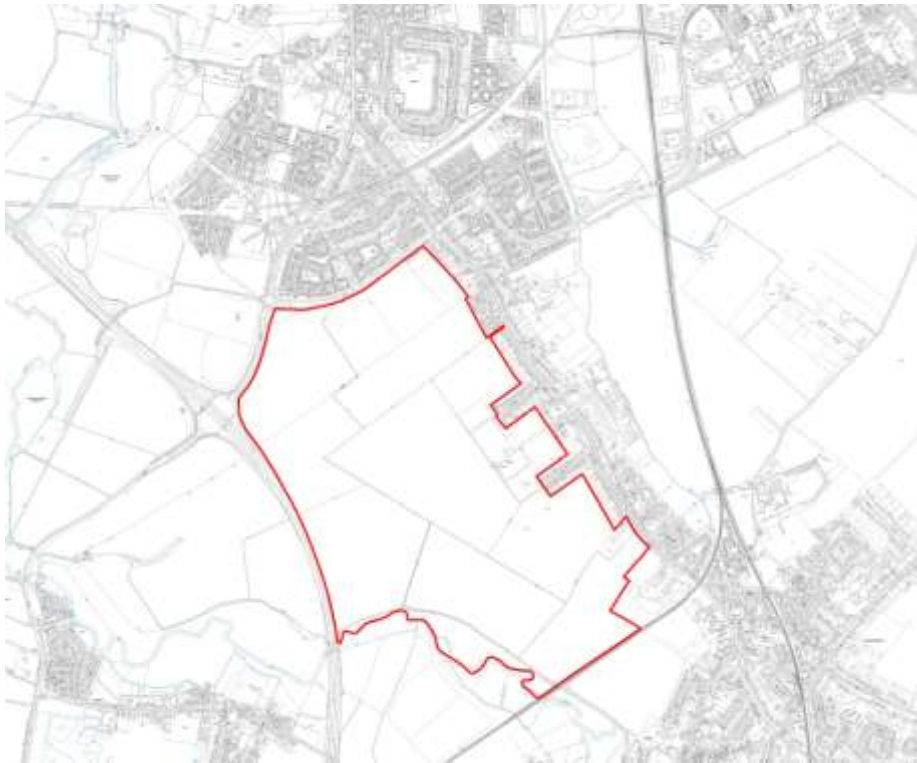
## Heritage Note on Green Belt

Date: 16/01/2026

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## Introduction

- 1.1. This note reviews heritage Green Belt matters relating to a proposed development site south of Cambridge (Plate 1).



*Plate 1 Site location plan*

- 1.2. This note considers whether the Site makes a strong contribution to Green Belt purpose D, as set out in paragraph 143 of the National Planning Policy Framework (2024) ('the NPPF'). That purpose relates to preserving the setting and special character of historic towns. This note also considers matters relating to Footnote 7 of the NPPF, as applied to the consideration of Green Belt.
- 1.3. This note has been informed by desk-based sources and a site visit on 3<sup>rd</sup> November 2025. It also makes reference to background information previously produced by the Local Planning Authorities and their advisors in relation to the Green Belt.

## 2. Green Belt – Purpose D

- 2.1. Paragraph 143 of the NPPF establishes that the Green Belt serves five purposes (a-e). Purpose D is to 'preserve the setting and special character of historic towns.'



- 2.2. Grey Belt is defined in the Annex 2 of the NPPF as: “For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”
- 2.3. Footnote 7 relates to designated heritage assets (and non-designated archaeological remains of significance equivalent to a Scheduled Monument, as per Footnote 75 of the NPPF).

### **Government Guidance**

- 2.4. The government’s Planning Practice Guidance provides information on what should constitute a ‘strong contribution’ to each of the three purposes. For Purpose D, the PPG states the following:

#### **Purpose D – to preserve the setting and special character of historic towns**

*This purpose relates to historic towns, **not villages**. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.*

### **Contribution      Illustrative Features**

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<b>Strong</b>	<i>Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: - form part of the setting of the historic town - make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town</i>
<b>Moderate</b>	<i>Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - being separated to some extent from historic aspects of the town by existing development or topography - containing existing development - not having an important visual, physical, or experiential relationship to historic aspects of the town</i>
<b>Weak or None</b>	<i>Assessment areas that make no or only a weak contribution are likely to include those that: - do not form part of the setting of a historic town</i>

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## Contribution *Illustrative Features*

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*- have no visual, physical, or experiential connection to the historic aspects of the town*

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Paragraph: 005 Reference ID: 64-005-20250225

2.5. The PPG also provides guidance on how the application of footnote 7 should be carried out:

***How should the application of footnote 7 be considered when identifying land as grey belt?***

*As defined in the NPPF, grey belt excludes land where the application of policies relating to the areas or assets in footnote 7 to the NPPF (other than Green Belt) would provide a strong reason for refusing or restricting development. In reaching this judgement, authorities should consider where areas of grey belt would be covered by or affect other designations in footnote 7. Where this is the case, it may only be possible to provisionally identify such land as grey belt in advance of more detailed specific proposals.*

*Paragraph: 006 Reference ID: 64-006-20250225*

### **Background**

- 2.6. A discussion is presented here of how the Cambridge Green Belt has previously been considered. **This is not necessarily in line with the current 2025 Green Belt Guidance**, which is discussed in a later section, but is presented here as background.
- 2.7. The site lies within Green Belt, as defined in the Local Plan of October 2018.
- 2.8. The Cambridge Green Belt originated from the Plan for Cambridge of 1950, which sought to prevent coalescence with Girton, Cherry Hinton and Grantchester, and to preserve green wedges along the river and keep the foothills of The Gogs free of development. This also had the objective of giving villages around Cambridge their own green belts – a concept that is now contrary to current government guidance.
- 2.9. More recently, work on the green belt by Local Planning Authorities and their advisors has focussed on the local context specific to Cambridge. The 2003 Cambridgeshire and Peterborough Structure Plan Panel Report identified two purposes as critical to Cambridge's Green Belt, the primary purpose being to preserve the special character of Cambridge and to maintain the quality of its setting; and the secondary purpose being to prevent further coalescence of settlements.
- 2.10. The 2003 Panel Report for the Structure Plan identified the vision for Cambridge was a *"compact, dynamic city with a thriving historic centre"* and *"apart from its unique historic character, of particular importance to the quality of the city are the green spaces within it, the green corridors which run from open countryside into the urban area, and the green separation which exists to protect the integrity of the necklace of villages. All of these features, together with views of the historic core, are key qualities which are important to be safeguarded in any review of Green Belt boundaries"*



- 2.11. As such, the Policy 9/2a of the 2003 Structure Plan defined the purposes of the Cambridgeshire Green Belt as being to:
- “Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre; Maintain and enhance the quality of its setting; prevent communities in the environs of Cambridge from merging into one another and with the city”*
- 2.12. These purposes were reiterated in the Cambridge Local Plan of 2018 and the South Cambridgeshire Local Plan of 2018. The latter document sets out that the Special Character of Cambridge are defined by a number of ‘factors’, comprising:
- *Key views of Cambridge from the surrounding countryside;*
  - *A soft green edge to the city;*
  - *A distinctive urban edge;*
  - *Green corridors penetrating into the city;*
  - *Designated sites and other features contributing positively to the character of the landscape setting;*
  - *The distribution, physical separation, setting, scale and character of Green Belt villages; and*
  - *A landscape that retains a strong rural character.*
- 2.13. An appraisal was made of the Cambridge Green Belt by LUC in a document dated August 2021 (henceforth referred to as the 2021 LUC Report). It should be noted that this assessment predates the 2025 Government Guidance on how to assess the contribution of land to the Green Belt. Nonetheless, the results of the 2021 LUC Report are discussed here as background to the consideration of the area against current policy and guidance.
- 2.14. In the methodology section, at Table 3.1 on pages 44 and 45, the 2021 LUC Report sets out how the Cambridge Purposes of the Green Belt relate to the purposes of the Green Belt set out in the NPPF. This sets out that Purpose 4 (now D) of the Green Belt as set out in the NPPF relates to Purpose 2 of the Cambridge Green Belt. It further sets out that Purpose 1 of the Cambridge Green belt relates to Purpose 1 of the NPPF Green Belt, and that Purpose 3 of the Cambridge Green Belt relates to Purpose 2 of the NPPF Green Belt.

**Table 3.1: Inter-relationship between Cambridge Purposes and NPPF Purposes**

Cambridge Purpose	NPPF Purpose	Comment
1. Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.	1. To check the unrestricted sprawl of large built-up areas.	Cambridge Purpose 1 deals with the compact nature of the city and as such is directly related to the issue of urban sprawl, meaning that this purpose captures the essence of NPPF purpose 1.
2. Maintain and enhance the quality of its setting.	3. To assist in the safeguarding of the countryside from encroachment. 4. To preserve the setting and special character of historic towns.	Cambridge Purpose 2 is clearly related to NPPF Purpose 4, as noted above, but is also closely related to NPPF Purpose 3, owing to the strong rural character of Cambridge's setting. Whilst both NPPF Purpose 4 and 3 will be covered under Cambridge Purpose 2, NPPF Purpose 4 is given relatively more weight. This allows more meaningful variations in contribution and harm to be drawn out in the

Cambridge Purpose	NPPF Purpose	Comment
		specific context of Cambridge.
3. Prevent communities in the environs of Cambridge from merging into one another and with the city.	2. To prevent neighbouring towns merging into one another.	Cambridge Purpose 3 is closely related to NPPF Purpose 2. However, the focus here is not on gaps between 'towns' specifically, but on the gaps between Cambridge and the surrounding necklace of villages and on the gaps between individual villages themselves - both those within the inner necklace and those more distant.

2.15. However, as Purpose 1 of the Cambridge Green belt specifically reference the 'unique character' of Cambridge with a 'historic centre', reference is also made here to the assessment of this Cambridge Green Belt Purpose.

2.16. Specific criteria for the contribution of areas to Cambridge Purposes 1 and 2 are set out in the 2021 LUC Report at Tables 3.2 and 3.3.

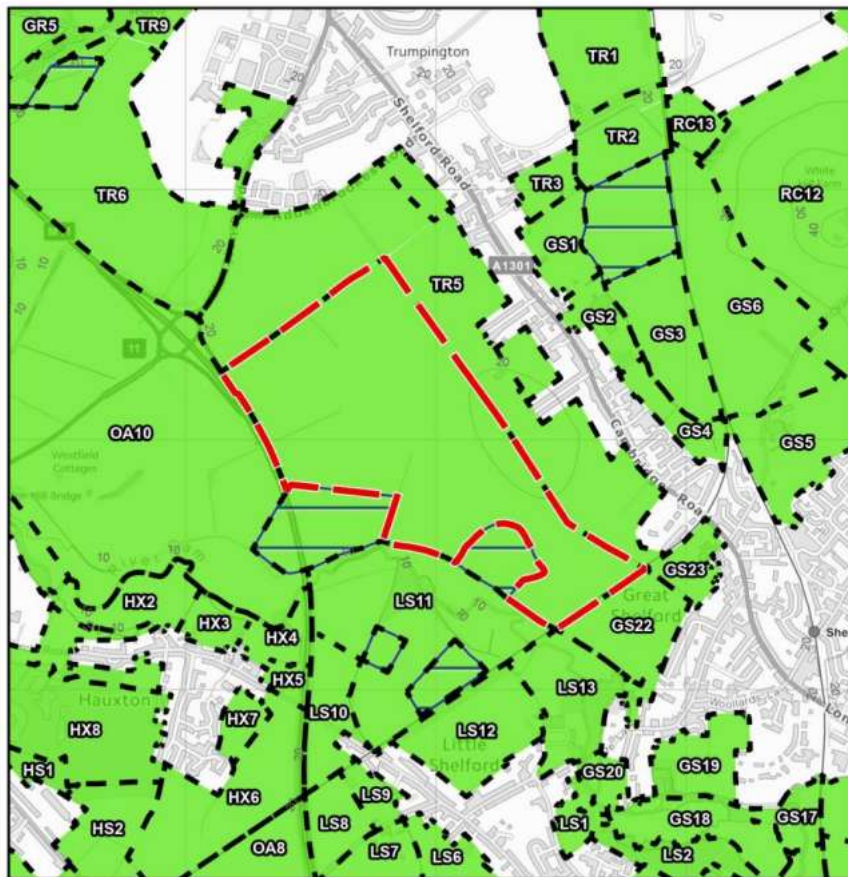


Plate 2 Site GS24

- 2.17. With regards to Purpose 1 of the Cambridge Green Belt, the 2021 LUC Report found that the main area of the site (GS24) makes a significant contribution, as:

*Land is open and is close to the main urban area of Cambridge. The parcel has strong distinction from the urban area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a significant contribution to Cambridge Purpose 1.*

- 2.18. It is clear that this takes Trumpington to be part of the main urban area, rather than considering the contribution of the site to the historic town area.

- 2.19. The 2021 LUC Report found that that the same area made a moderate contribution to Cambridge Purpose 2 (NPPF Purpose D), as:

*Land comprises open farmland that has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Land also forms part of the immediate setting of Scheduled Monuments to the west (Settlement complex N of Hauxton) and south (Causewayed enclosure at Great Shelford) and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.*



*Land has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. It also forms part of an open agricultural landscape visible on the edge Cambridge in distant elevated views from the south and south-east (including from St Margaret's Mound and Chapel Hill). Overall the parcel makes a moderate contribution to Cambridge Purpose 2.*

2.20. It is clear from the above analysis that the perceived moderate contribution is generated from the role the site plays in the setting of Scheduled Monuments and Great Shelford/Stapleford, and the visibility of the site in views from Chapel Hill and St Margaret's Mound and from the railway. The edges of Cambridge visible in the views noted are those of the wider city, not the historic core.

2.21. With regards to GS 25, the contributions were assessed as follows:

*Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre: Contribution: Moderate. Land is open and is adjacent to the main urban area of Cambridge. The parcel has weak distinction from the urban area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a moderate contribution to Cambridge Purpose 1.*

*Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting: Contribution: Relatively limited Land has a weak distinction from the edge of Great Shelford, meaning it has a strong relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore has some rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.*



Plate 3 Location of GS25

2.22. This raises no issues in addition to those raised for parcel G24.

2.23. Parcel TR4 is assessed as follows:

*Cambridge Purpose 1 – to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre: Contribution: Moderate Land is open and adjacent to the main urban area of Cambridge. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge’s compact character. Overall, the parcel makes a moderate contribution to Cambridge Purpose 1.*

*Cambridge Purpose 2 – to maintain and enhance the quality of Cambridge’s setting: Contribution: Relatively limited Land as a weak distinction from the edge of Cambridge (Trumpington), meaning it has a strong relationship with the urban area. Whilst land is relatively distant from the historic core of Cambridge and has no direct visual inter-relationship with it (due to intervening built development), it forms part of an open agricultural landscape visible on the edge of the city in distant elevated views from the south and south-east (including from St Margaret’s Mound and Chapel Hill). Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 2.*

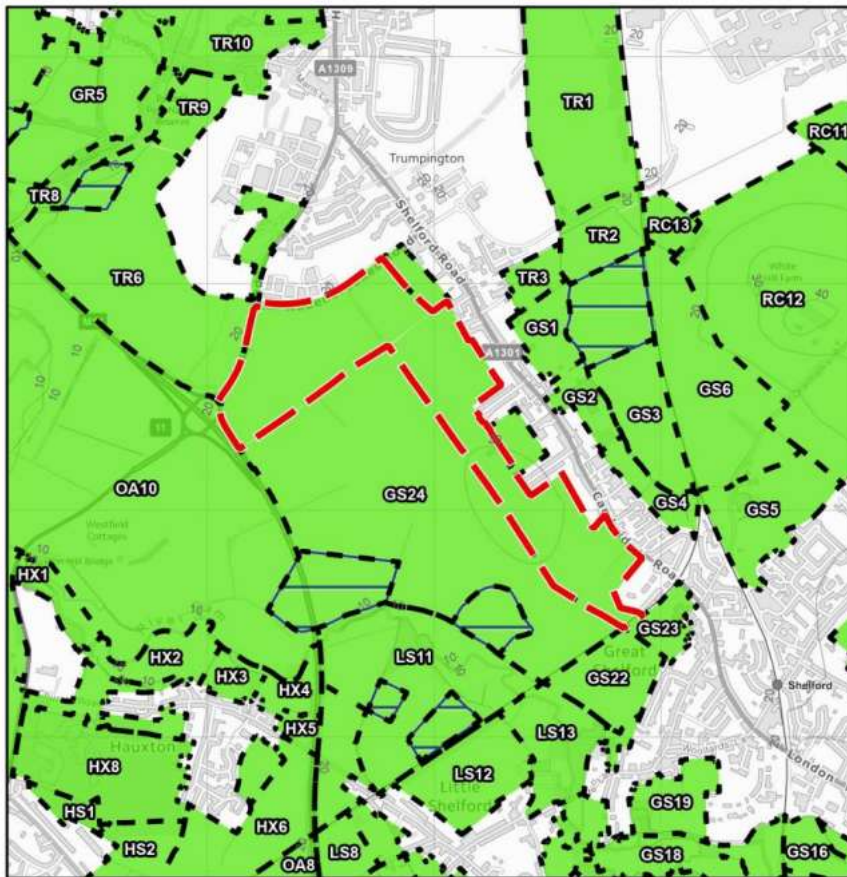


Plate 4 Location of Parcel TR4

- 2.24. Again, this raises similar issues to Parcel G24.
- 2.25. With regards to Parcel TR5, the assessment is as follows:

*Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre: Contribution: Relatively significant. Land is open and adjacent to the main urban area of Cambridge. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.*

*Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting: Contribution: Moderate Whilst land is relatively distant from the historic core of Cambridge and has no direct visual inter-relationship with it (due to intervening built development), it forms part of an open agricultural landscape visible on the edge of the city in distant elevated views from the south and south-east (including from St Margaret's Mound and Chapel Hill) and experienced for a short distance on approach to Cambridge along Cambridge Road (A1301). Overall, the parcel makes a moderate contribution to Cambridge Purpose 2.*



*Plate 5 Location of TR5*

- 2.26. As stated above, the methodology used does not align with the guidance issued by the government in 2025 for the assessment of whether the Site makes a strong contribution towards Purpose D. It is significant to note that the government methodology requires that an assessment of the Site's contribution to those green belt purposes is based on the site as a whole rather than a collection of parcels. The 2021 LUC Report is on those grounds out of date for the purpose of considering the Site as being grey belt.

### 3. Purpose D

- 3.1. The 2025 Green Belt Guidance on Purpose D provides criteria for the categorization of sites as making a strong, moderate or weak/no contribution, as set out above, with the division between strong and moderate being of particular relevance to the consideration of Grey Belt.
- 3.2. The guidance first clarifies that Purpose D of the Green Belt relates only to Historic Towns, explicitly stating that it does not relate to villages. As such, it is the setting of the historic town of Cambridge which is the consideration here, not the setting of Great Shelford, Stapleford or Trumpington, which are villages.
- 3.3. Historic mapping shows the relationship of the historic town of Cambridge with the surrounding villages, with clear separation between them (Plate 6).



*Plate 6 Location of site in relation to historic town of Cambridge and surrounding villages*

- 3.4. With regards to the ways in which a strong contribution is defined in the 2025 guidance, a site will be within the setting of a historic town and make a considerable contribution to its special character, which could be (though is not limited to) through being within, adjacent to, or of significant visual importance to the historic aspects of the town.
- 3.5. The criteria for a moderate contribution also provides an indication of what a strong contribution would be, suggesting a strong (rather than moderate) contribution might be through important visual, physical, or experiential relationship to historic aspects of the town
- 3.6. The site is clearly not adjacent to the historic aspects of the historic town of Cambridge, which lies approximately 3.8km to the north.

- 3.7. The 2021 LUC Report found a contribution to Cambridge Purpose 2/NPPF Purpose D through being part of the setting of Great Shelford and Stapleford. This approach is now not considered to be correct in light of the 2025 guidance explicitly excluding the setting of villages. Even if the wider area of Cambridge is considered to include the villages, the site is not adjacent to historic aspects of Great Shelford or Stapleford. The only part of Great Shelford which lies north of the railway is separated from the site by encircling modern development.



*Plate 7 Location of historic area of Great Shelford*

- 3.8. With regards to visual connections, the site is not considered to have a significant visual connection with historic aspects of the town. The historic aspects of the historic town of Cambridge are not visible in views from and across the site (Plate 8 to Plate 11).



*Plate 8 Looking north across the central area of the site*



*Plate 9 Looking north across the central area of the site*



*Plate 10 Looking north across the northern area of the site, with the built form of Trumpington visible*



*Plate 11 Looking north from the northern area of the site towards the historic core of Cambridge (not visible)*

- 3.9. The 2021 LUC Report identified co-visibility of the site with Cambridge from St Margaret's Mound and Chapel Hill to the south and south-east of the site, but significantly it was co-visibility with the modern urban edge of the city that LUC identified. The site is distantly co-visible with very distant views to the historic aspects of the town of Cambridge in these views, but this is not considered to be a 'significant' or 'important' visual connection (see the 2025 Purpose D Guidance above) as in this view the site does not provide any illustrative value as to the immediate historic context of the town in terms of landuse or topographic situation.
- 3.10. The 2021 LUC Report also notes contributions of the site to Cambridge Purpose 1, the definition of which makes reference to the special character of the town. Contributions are alleged through land being open in character and so the development of it would affect the perception of the compact nature of the town. Taking into account the distance that is present between the historic aspects of the town of Cambridge, this is not considered to be of relevance to the assessment of the site as grey belt.
- 3.11. Overall, in accordance with the NPPF definition of grey belt and the PPG on the matter, and having had regard to the background provided by the 2021 LUC Report, the site is considered to make at the very most a moderate contribution to Purpose D of the green belt, if it is considered that the approach by railway is part of the experience of the historic aspects of Cambridge and that the co-visibility of the site and the historic core in elevated views from the south and south-east are a visual connection, albeit not a strong one. It is not considered that the site makes a strong contribution to purpose D. This would be the case even if the 'historic town' of Cambridge were considered to include all land up to and including Trumpington. This is corroborated by the 2021 LUC Report assessing the contribution of the



site to Cambridge Green Belt Purpose 2 as moderate at most, even taking into account the setting of the wider area and taking a parcel rather than site-based approach to assessment.

## 4. Footnote 7

- 4.1. As set out above, consideration of the heritage assets noted in Footnote 7 of the NPPF<sup>1</sup> is a consideration for grey belt, as where they would provide a strong reason for restricting or refusing development, such areas are excluded from grey belt in the 2025 guidance.
- 4.2. However, the presence of such assets within or in the vicinity of a site does not mean that areas are necessarily excluded from grey belt. Rather, a recent Secretary of State decision confirms that where a development is proposed, the test is effectively the same as the public benefits test set out in paragraph 215 of the NPPF.
- 4.3. In his decision for Land Adjacent to A4155 Marlow Road and Westhorpe Farm Road, Marlow (Marlow Film Studios – APP/KO425/W/24/3351904), the Secretary of State concluded at paragraph 45 that:  
  
*'Given the Secretary of State's conclusions on the CNL at paragraphs 22–29 above, heritage impacts at paragraph 37 above, and the heritage test at paragraph 54 below, he considers that the application of policies in footnote 7 of the Framework would not provide a strong reason for refusing or restricting development.'*
- 4.4. Looking at the Design and Access Statement (pages 116 and 117 – PDF attached) for the Marlow Film Studios Appeal Scheme, the setting of the Grade II Listed Westhorpe Hall clearly influenced the layout of the scheme, and this was explicitly articulated, including through the placement of development, scale of development, and landuse strategy respecting the character of areas and minimising the visibility, light influence and audibility of development.
- 4.5. There was nevertheless harm which went into the planning balance, comprising less than substantial harm at the upper end of the spectrum for Westhorpe House, less than substantial harm of moderate nature for Corner Cottage and less than substantial harm at the low end of the spectrum for a Conservation Area (SoS para 37). This was weighed in the planning balance and found to be outweighed by the public benefits of the proposed scheme (SoS para 54).
- 4.6. As such, even where Footnote 7 Heritage Assets have influenced design, yet the development proposed passes the paragraph 215 public benefits test, this is not to be considered a strong reason for restricting or refusing development. In such a circumstance, a site can be considered to be grey belt as per the NPPF definition.

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<sup>1</sup> Comprising designated heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas) and other heritage assets of archaeological interest referred to in footnote 75 of the NPPF.



- 4.7. With regards to the Footnote 7 considerations, initial assessments have been made of the significance and setting of designated heritage assets in the vicinity of the site, comprising:
- The Scheduled Causewayed Enclosure at Great Shelford;
  - The Scheduled Settlement Complex north of Hauxton;
  - The two elements of the Scheduled Settlement north-west of Little Shelford;
  - The Grade II Listed Milestone about half a mile south of the junction with Shelford Road;
  - The Grade II Listed Four Mile House;
  - The three Grade II Listed buildings at De Freville Farm; and
  - The Great Shelford Conservation Area.
- 4.8. The initial assessment of these assets, and whether they would potentially provide a strong reason for refusing or restricting development of the site, is set out in the table below. Relevant plates follow the table.
- 4.9. With regards to below ground archaeological remains, if currently unknown archaeological remains are present within the site which are of a significance commensurate with a Scheduled Monument, then they would also be covered by Footnote 7. Due to the presence of elements of Scheduled below ground archaeology within and in the vicinity of the site, a risk is present. The risk of such remains cannot currently be quantified, and would need further assessment through archaeological desk-based assessment and geophysical survey.

Table



Asset	Significance	Setting	Contribution of site	Likely level of harm	Strong reason for refusing or restricting development?
<p>The Scheduled Causewayed Enclosure at Great Shelford</p> <p>Plate 12</p>	<p>The Asset is a Scheduled Monument, which is a designated heritage asset of the highest level of significance, as defined by the NPPF.</p> <p>The asset comprises the below ground remains of a Neolithic causewayed enclosure, a type of monument which can have had a number of uses, including ceremonial, disposal of the dead and trade.</p> <p>This example comprises three arcs of interrupted ditches, located on a south-facing slope on a terrace of the River Cam.</p> <p>The Scheduling description notes that the enclosure is part of a complex of cropmarks including ring ditches and Romano-British remains</p> <p>The significance of the monument is very largely derived from its archaeological interest.</p>	<p>Setting contributes to the significance of the asset, but to a lesser degree than the physical remains.</p> <p>No upstanding remains of the monument are now present, with it located within arable fields.</p> <p>Those elements of the setting of the asset which contribute to its significance comprise the River Cam and its valley to the south-west of the asset, as it appears to have been sited at the edge of the river terrace, with the slope possibly defining the south-western side of the monument.</p>	<p>The asset lies within the site.</p> <p>Beyond the footprint of the monument, the river valley slope to the south-west of the asset contributes through historic illustrative value as to the siting of the monument.</p> <p>There is also potential for contemporary remains within the site to contribute to the significance of the asset through setting. This would need further exploration through desk-based assessment and potentially geophysical survey.</p>	<p>The monument will lie within an area of Country Park, which will allow the archaeological remains to be preserved in situ, with the benefit of the cessation of potentially damaging ploughing from arable cultivation. With a sensitive design, this could physically benefit the archaeological remains of the monument.</p> <p>With regards to setting, an appropriate set back of built form from the monument is proposed to ensure it is appreciated in an open context. Furthermore, public access will be provided to the monument which is currently in private land, as well as the provision of on-site interpretation.</p> <p>The topographic situation of the monument will remain legible.</p> <p>Any contemporary archaeological remains present within the site would be appropriately recorded or preserved in situ.</p>	<p>No. Any harm would be minimal, and it the scheme is likely to deliver benefits.</p>
<p>The Scheduled Settlement Complex north of Hauxton</p> <p>Plate 13</p>	<p>The Asset is a Scheduled Monument, which is a designated heritage asset of the highest level of significance, as defined by the NPPF.</p> <p>A complex of enclosures and pits dating from the Neolithic period to Romano-British period, identified from cropmarks. The complex was partially excavated during works for the bypass, and found to include a late Neolithic/Early Bronze Age ditch, and later prehistoric/Romano-British ditches. Mesolithic flints were also recovered.</p> <p>Its significance is very largely derived from the archaeological interest of the below ground remains.</p>	<p>Setting contributes to the significance of the asset, but to a lesser degree than the physical remains.</p> <p>No upstanding remains of the monument are now present, with it located within arable fields.</p> <p>Those elements of the setting of the asset which contribute to its significance comprise the River Cam and its valley to the south of the asset, as it appears to have been sited at the edge of the river terrace.</p>	<p>The asset lies partially within the site.</p> <p>Beyond the footprint of the monument, the river valley slope to the south of the asset contributes through historic illustrative value as to the siting of the monument.</p> <p>There is also potential for contemporary remains within the site to contribute to the significance of the asset through setting. This would need further exploration through desk-based assessment and potentially geophysical survey.</p>	<p>The part of the monument which lies within the site will lie within an area of Country Park, which will allow the archaeological remains to be preserved in situ, with the benefit of the cessation of potentially damaging ploughing from arable cultivation. With a sensitive design, this could physically benefit the archaeological remains of the monument.</p> <p>With regards to setting, an appropriate set back of built form from the monument is proposed to ensure it is appreciated in an open context. Furthermore, public access will be provided to the monument which is currently in private land, as well as the provision of on-site interpretation.</p>	<p>No. Any harm would be minimal, and it the scheme is likely to deliver benefits.</p>

				<p>The topographic situation of the monument will remain legible.</p> <p>Any contemporary archaeological remains present within the site would be appropriately recorded or preserved in situ..</p>	
<p>The two elements of the Scheduled Settlement north-west of Little Shelford</p>	<p>The Asset is a Scheduled Monument, which is a designated heritage asset of the highest level of significance, as defined by the NPPF.</p> <p>The sites cover parts of a large complex of cropmarks including a D-shaped enclosure, six circular enclosures which potentially represent barrow locations, linear ditches and pits. As such, the remains are likely to represent activity of prehistoric and Romano-British date.</p> <p>The asset lies close to the River Cam, south of the watercourse, on river terrace gravels.</p> <p>Its significance is very largely derived from the archaeological interest of the below ground remains.</p>	<p>Setting contributes to the significance of the asset, but to a lesser degree than the physical remains.</p> <p>No upstanding remains of the monument are now present, with it located within arable fields.</p> <p>Those elements of the setting of the asset which contribute to its significance comprise the River Cam and its valley to the north of the asset, as it appears to have been sited on the river terrace close to the watercourse.</p>	<p>The site lies on the other side of the river from the asset. No clear intervisibility exists between the site and the asset (Plate 14).</p> <p>It is possible that contemporary remains are present within the site, although the intervening river suggests that directly associated remains are unlikely.</p>	<p>On the basis of current information, the site is not anticipated to contribute to the significance of the asset through setting.</p> <p>Further investigation of the site through full desk-based assessment and potentially geophysical survey would determine if any contribution is present. Any associated archaeological remains would be recorded or preserved in situ.</p>	No.
<p>The Grade II Listed Milestone about half a mile south of the junction with Shelford Road</p> <p>Plate 15</p>	<p>As a Grade II Listed structure, this is a designated heritage asset of less than the highest level of significance, as defined by the NPPF.</p> <p>Milestone of 1729. The third stone in the series of sixteen stones set up on the old London Road under the will of Dr Mowse of Trinity Hall. Bears the coat of arms of Trinity Hall.</p> <p>The significance of the asset is largely derived from its physical form, which has architectural, artistic and historic illustrative and associative interests.</p>	<p>The setting of the asset contributes to a lesser degree than its physical form. The elements of the setting of the asset which contribute comprise:</p> <ul style="list-style-type: none"> <li>• The old London Road it is sited upon (historic illustrative interest).</li> <li>• The city of Cambridge, which it marks the distance to (historic illustrative interest).</li> <li>• The other surviving associated milestones set up under the will of Dr Mowse (historic illustrative interest).</li> </ul>	<p>The site is not considered to contribute to the significance of the asset through setting, as it encompasses none of the elements identified as contributing to the significance of the asset through setting.</p>	No harm is anticipated.	No.
<p>The Grade II Listed Four Mile House</p>	<p>As a Grade II Listed building, this is a designated heritage asset of less than the highest level of significance, as defined by the NPPF.</p> <p>Four Mile House is a timber-framed L-shaped structure which largely dates to approximately 1700, but which is thought to incorporate part of a 15<sup>th</sup>-century house in its rear wing.</p>	<p>The setting of the asset appears to be largely contained to its current curtilage plot.</p> <p>No land ownership data is available from the Tithe Map.</p>	<p>On the basis of current evidence, the site is not considered to contribute to the heritage significance of the asset through setting.</p> <p>No intervisibility has been identified, and no historic association has been identified.</p>	No harm is anticipated.	No.

	The significance of the asset is largely derived from its physical form, which has architectural, artistic and historic illustrative interests.		As part of a full heritage statement, the historic land ownership associations of the asset should be identified.		
The three Grade II Listed buildings at De Freville Farm	<p>As Grade II Listed buildings, these buildings are designated heritage assets of less than the highest level of significance, as defined by the NPPF.</p> <p>The farm buildings comprise:</p> <ul style="list-style-type: none"> <li>• The Grade II Listed timber framed farmhouse of 15<sup>th</sup>-century origin.</li> <li>• The Grade II Listed 17<sup>th</sup>-and 18<sup>th</sup>-century farm building range</li> <li>• The Grade II Listed 18<sup>th</sup>-century timber framed barn</li> </ul> <p>The significance of the assets is largely derived from their physical form, which has architectural and historic illustrative interests.</p>	<p>The setting of the assets appears to be largely contained to their current curtilage plots (the farm buildings having been converted), and the field to the south-west, south of the railway.</p> <p>No land ownership data is available from the Tithe Map.</p>	<p>The site is separated from the assets by the railway, and flanking vegetation, as well as a large pasture field and intervening built form.</p> <p>On the basis of current evidence, the site is not considered to contribute to the heritage significance of the assets through setting.</p> <p>No intervisibility has been identified, and no historic association has been identified.</p> <p>As part of a full heritage statement, the historic land ownership associations of the asset should be identified.</p>	No harm is anticipated.	No.
The Great Shelford Conservation Area.	<p>The Conservation Area covers the historic core of the village, and as such, its significance is very largely embodied in the buildings and spaces within the designated area.</p> <p>This historic core of the village contains the parish church and primary school, the Kings Mill and three historic farms (Rectory Farm, De Freville Farm and The Grange), along with a number of historic pubs and shops, a chapel, former blacksmith's forge and several timber-framed and thatched dwellings. It also contains an area of 19<sup>th</sup>-century housing.</p>	<p>The setting of the asset contributes to a lesser degree. The appraisal notes that the asset is largely screened by trees in longer views.</p> <p>Those elements of the setting of the asset which contribute comprise the London Road and immediately adjacent and intervisible agricultural land.</p>	<p>The Conservation Area Appraisal does not identify any key views which appear to include the site.</p> <p>The site is separated from the area by agricultural or later built form, and the railway.</p> <p>There are distant and partially screened views to the church from within the site (Plate 16). No reciprocal views are anticipated.</p>	<p>The proposed development as set out in the vision document is pulled back from the southern boundary which lies closest to the Conservation Area.</p> <p>No harm is currently anticipated, and any harm identified on detailed further analysis could only be minor at most.</p>	No.



*Plate 12 Looking south-west across the Scheduled Causewayed Enclosure, towards the River Cam*



*Plate 13 Looking south across the Scheduled cropmark site within the site, towards the Ricer Cam*



*Plate 14 Looking south-west towards the two areas of Scheduled Monument from within the site (Scheduled areas not visible)*



*Plate 15 The Grade II Listed milestone*



*Plate 16 Looking south towards the Church at Great Shelford from the southern area of the site*

## **5. Conclusions**

- 5.1. With regards to Purpose D, considering the government guidance, the site is considered to make at most a moderate contribution to this purpose of the Green Belt. It is not considered to make a strong contribution.
- 5.2. With regards to Footnote 7 considerations, subject to a sensitive detailed design, development can be delivered without Footnote 7 assets representing a strong reason for refusing or restricting development. Indeed some benefits may be delivered, such as through the cessation of ploughing in the areas of the Scheduled Monuments.
- 5.3. With regards to below ground archaeological remains, if currently unknown archaeological remains are present within the site which are of a significance commensurate with a Scheduled Monument, then they would also be covered by Footnote 7. This risk would need further assessment through archaeological desk-based assessment and geophysical survey.

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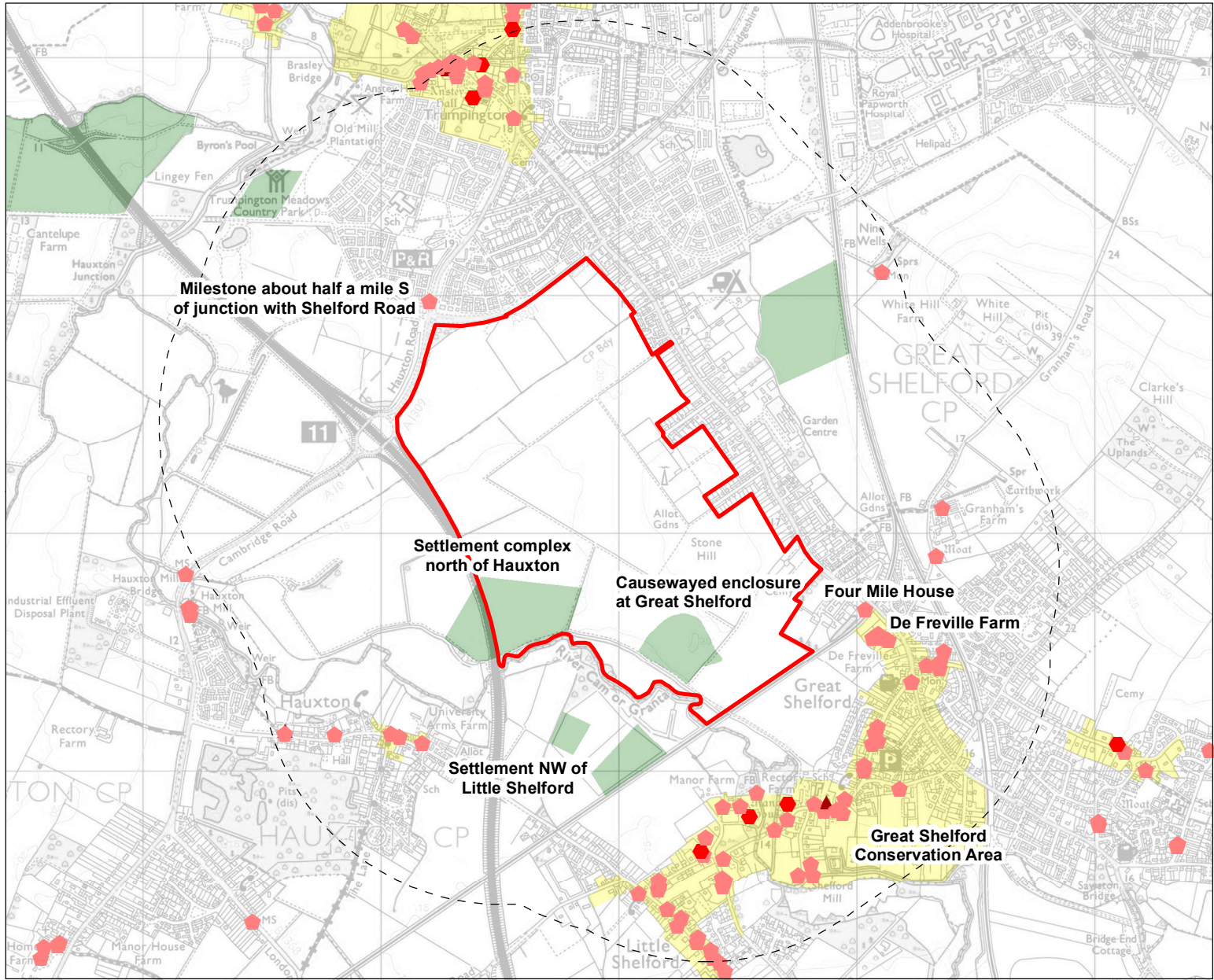


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**KEY**

- Site
- 1km
- Scheduled Monuments
- Conservation Areas

Listed Buildings

Grade

- ▲ I
- ◆ II
- II\*

Contains National Heritage List for England data.

Selected assets discussed in the Heritage Note are labelled by name.

**Figure 1: Designated Heritage Assets**

**Land South of Cambridge**

Client: Lands Improvement Holdings  
 DRWG No: P25-2786  
 Drawn by: EP  
 Date: 16/01/2026  
 Scale: 1:25,000 @ A4  
 Approved by: GS

