1. Introduction

1.1.1 This Technical Note has been prepared by Iceni Projects on behalf of Northwest Biotherapeutics Capital Limited.

1.1.2 The purpose of this Built Heritage Technical Note is to provide an understanding of the Site in relation to the baseline-built heritage context and potential effects of development as part of the Regulation 19 Call for Sites for the Greater Cambridgeshire Local Plan (2024 – 2045).

1.1.3 The Technical Note has been undertaken in accordance with national and local policy considerations. The methodology for assessing the Site has been heavily informed by the 5-step process as set out within Historic England's Historic Environment Good Practice Advice in Planning Note 3 (2nd ed), 2017 (hereafter 'GPA 3).

1.1.4 A study radius of 500m from the Site has been established as part of this Technical note.

1.2. Sources

1.2.1 The following sources were consulted in the production of this Technical Note:

- **Google Earth** - 2025 satellite imagery used as prospection tool for the Site and its surroundings.
- **Historic England** - Information on statutory designated assets data including the National Heritage List for England (NHLE), World Heritage Sites, Scheduled Monuments, Listed buildings, and any identified Heritage at Risk.
- **Greater Cambridge Local Plan 2024 – 2045 (Reg 19)**
- **Cambridge Conservation Area data**
- **Cambridgeshire's Local Heritage List**
- **Sawston Conservation Area Draft Appraisal & Management Plan (2022)**
- **Historic England Aerial Archaeology Mapping Explorer**
- **Historic Environment Record (HER)**

- **Host Authority planning policies** - Details within the South Cambridgeshire Local Plan 2018 and other information on historic environment policies, conservation areas and locally listed buildings where published online.

- **National Library of Scotland** - Ordnance Survey (OS) maps from their historic first edition through to modern OS mapping. Earlier historic maps were also consulted where available but not reproduced in this Technical Note.

1.3. Site Location and Land Use

1.3.1 The Site is located to the north of Mill Lane and east of the A1301. The Site is bounded by the A1301 to the west, Mill Lane to the south-southeast, and residential development to the east. Agricultural land is situated to the north of the Site.

1.3.2 The Site is comprised of agricultural fields, divided centrally by a north-south aligned field boundary. The fields are regular in shape and are bounded by field boundaries and surrounding land uses.

1.3.3 The Site slopes from northeast to southwest, with elevations ranging from approximately 27m above Ordnance Datum (OD) at the northeast to approximately 24m above OD at the southwest. The southeast of the Site is situated at approximately 30m above OD, while the northwest is situated at approximately 26m above OD.



Figure 1: View of the Site from New Road

2. Heritage Baseline

2.1. Historical Development

2.1.1 Historic map regression illustrates that the Site was enclosed in the 19th century and comprised a single parcel of land off Mill Road in 1885. During this period, a small collection of terraces stood to the east and a Mortuary Chapel positioned further afield.

2.1.2 The Site and its immediate surroundings remained in this context until the development of the Village College in 1930. The first cartographic evidence of the Village College is provided within the 1938 OS Map of the Area with 'Sawston College' shown to the east of the Site and contained within a defined plot comprising a playing field and sports ground.

2.1.3 By 1938, a series of semi-detached dwellings has been constructed to the south of New Road and east of Cambridge Road. The Site itself remained unchanged at this date.

2.1.4 Further residential development within the Site's immediate surroundings is shown on the OS Map published in 1960 (revised pre-1930 to 1959) with the development of housing at White Field Way. Notably the housing at White Field Way is not present on the revised OS Map of 1946 – 1949 (published 1951) and suggests housing being constructed within a 10-year period between 1949 – 1959. This is supported by review of the historic planning records with the 'erection of 8 houses and 8 bungalows (ref. SC/0059/49/) being approved on the 28th March 1949.

2.1.5 The 1973 OS Map of the Area shows the Sawston Bypass to the immediate west of the Site which was opened in 1968 and designated as the A130. The Site itself continued to remain unchanged during the late 20th century with the present tree-belt being the only alteration within the Site boundaries.

2.2. Scope of Assessment

2.2.1 As shown by Figure 6, the Site contains no heritage assets and the nearest statutory listed building being located over 250m to the southwest.

2.2.2 The following assets are located between 250m and 500m of the Site:

- 82 Mill Lane. Grade II (NHLE: 1165370)
- Sawston Village College. Grade II (NHLE: 1128038)
- College House to the West of Village College. Grade II (NHLE: 1128039)
- Fountain in Centre of Courtyard to East of Sawston Village College. Grade II (NHLE: 105812)
- Library to Sawston Village College. Grade II (NHLE: 1165392)
- Garden Ornament to Centre of Open Court East of Library of Sawston Village College. Grade II (NHLE: 1165403)

- Borough Hill: a Large Multivallate Hillfort. Scheduled Monument (NHLE: 1009396)

2.2.3 The Sawston Conservation Area and the Grade II listed assets within it are located beyond 500m to the south of the Site.

2.3. Assessment of Significance

82 Mill Lane. Grade II (NHLE: 1165370)

2.3.1 This asset is a purpose-built dwelling dating from the 17th century which is currently experienced in a setting informed by modern development. The special interest of the asset is informed by its architectural and historical interest as a 17th century cottage with the current setting not considered to inform its significance.

2.3.2 The Site stands 280m to the northwest and beyond the existing modern built form. There is no intervisibility with the Site from the immediate setting of the asset and the land within the Site is not considered to inform special interest.

Assets Associated with Sawston Village College

2.3.3 These 5 Grade II listed assets are focused on the development of the Village College in 1930. The assets date from a single phase of development in 1930 and associated with the architect, H.H. Dunn. It is also noted that the Marven Centre within the school complex was recognised as an NDHA within a recent planning application (ref. 24/04406/FUL).

2.3.4 The informative setting of the asset's is inwardly focused and found between the spatial relationships of the Grade II listed buildings. The historic playing fields to the east and west of the assets make a secondary contribution to significance but lessened by the extensive development which has expanded round the listed buildings, such as the Anglian Leisure Sawston. This includes more historic permissions dating from the early 21st century[1] and the recent approval for the demolition of the existing 8 school buildings and construction of a two-storey school building with associated landscaping (ref. 24/04406/FUL).

2.3.5 There is no ability to appreciate the setting of the asset from New Road when progressing towards the Site due to the extensive hedgerow which lines the school's boundary and the setback nature of the listed buildings within a plot that features an extensive modern carpark and larger built form behind.

2.3.6 The Site stands beyond the informative setting of the assets to the west and beyond an established hedgerow. It is appreciated as a distinctively separate area and at distance from the assets setting. The Site does not inform the special interest of the assets as a group of historic structures relating to early-to-mid 20th century school.

[1] See refs (S/1894/01/LB, S/1320/91/F, S/0951/94/F, S/0471/97/F, S/1628/01/F)

Sawston Conservation Area

2.3.7 The Sawston Conservation Area is first designated in 1974 and last appraised in 2022. The area is focused on the High Street which runs north to south and features a range of building typologies and periods of construction which contribute to the character and appearance. The special interest of the area is derived in the historic and architectural interest of the linear settlement which follows the High Street until branching west at the northern end along Mill Road and to the east from the war memorial along Church Lane.

2.3.8 The area is also informed by a good stock of modern buildings of both residential and commercial uses. These buildings generally lack reference in scale and materiality to the historic character of the area and create variance.

2.3.9 The Site stands beyond the informative setting of the Conservation Area and is not considered to make a notable contribution to setting. There is no intervisibility with the Site and extensive modern residential estates stand in-between.

Borough Hill: a Large Multivallate Hillfort. Scheduled Monument (NHLE: 1009396)

2.3.10 This Scheduled Monument is located c.220 west of the Site and features a large multivallate hillfort dating between the Early Neolithic and Roman periods. The listed description notes that “all existing buildings, fences and garden walls, the made surfaces of paths, roads, carparks, yards, and the tennis court to the southeast of Homewood House, although the ground beneath these features is included”.

2.3.11 As such, the significance of this asset is considered to be only contained in its below ground archaeological interest. The above ground landform of the asset does not make a contribution to significance and the assessment of the asset contained within the Archaeological Technical Note only.



Figure 2 A130 to the immediate west of the Site



Figure 3 No. 82 Mill Lane



Figure 4 Setting of Village College



Figure 5 Setting of Village College



Figure 6 Heritage Asset Map

3. Built Heritage Feasibility and Constraints Assessment

3.1. Overview

3.1.1 Development of the Site does not pose risk to heritage context relating to Sawston. The Site is well positioned and not within the informative setting of any statutory of locally listed buildings.

3.1.2 In a heritage context, the Site stands as unbuilt upon area of land which is characterised by the use of the A130 which was constructed in the late 20th century.

3.1.3 As shown on the Heritage Asset Map (Figure 6), the Site is positioned away from heritage assets and holds on intervisibility from their informative settings.

3.2. 82 Mill Lane. Grade II (NHLE: 1165370)

3.2.1 As set out within the assessment of significance, the setting of this asset is not considered to inform its special interest. The Site is positioned away from the asset with modern built form standing in between them. Development of the Site with residential housing would be reflective of the asset's wider positioning within an area of modern expansion of the historic settlement of Sawston and is likely to result in no effect to the baseline role of setting in the contribution to special interest.

3.3. Assets Relating to Sawston Village College

3.3.1 The assets associated with the Village College are experienced within a modern setting as a result of the approved planning applications relating to the expansion of the school and necessary sports facilities.

3.3.2 It is noted that the Officer Report relating to the recent application in in 2024 states that the Village College assets "were designed as a group [and] the main significance of Sawston Village College is as the starting point of Henry Morris's revolutionary approach to educational provisions" (ref. 24/04406/FUL).

3.3.3 The Site, as an unbuilt upon parcel of land positioned at a distance of c.370m holds no bearing on the appreciation of this historic interest as a purpose-built education facility. As such, any future proposition or allocation for the Site's development is unlikeely to be considered to result in harm to special interest. Under NPPF (2026) Policy HE5, development of the Site with residential housing would result in no effect to special interest of the assets associated with the Village College.

3.4. Sawston Conservation Area

3.4.1 The wider setting of the Conservation Area is not informed by the Site which is separated by the modern growth of Sawston to the west along areas such as Westmoor Ave and Evans Way.

3.4.2 As open land within the wider environment, the Site stands as an area which does not reflect its historic rurality due to the development of the A130 bypass and the aforementioned 20th century housing estates.

3.4.3 Any informative role played by rurality contributing aspect of setting is likely to be found in closer proximity to the south (including the Registered Park and Garden of Sawston Hall).

3.4.4 As such, the development of the Site with residential housing is considered to be reflective of the wider area to the west of the designation and result in no change to the baseline contribution of setting to significance. Residential development on the Site would likely result in no effect to special interest of the Sawston Conservation Area.

4. Conclusion

4.1.1 This report has established the baseline heritage context of the surroundings at search radius of 250m and 500m. The assessment of the baseline setting of the identified assets has been undertaken with reference to key guidance as set out within Historic England's Good Practice Advice in Planning Note 3 (2nd ed), The Setting of Heritage Assets.

4.1.2 In doing so, relevant part of the staged approach to understanding setting has been carried out. The assessment has completed step 1 (identification of assets) by reviewing the baseline heritage context at a 250m and 500m search radius. The scope of assessment also shown awareness of NPPF (2026) Policy HE5(1) and considered to be proportionate and no more than is necessary to understand any potential effects of the proposed allocation on significance.

4.1.3 The degree to which the setting and views of the scoped assets is informed by the baseline context of the Site (step 2) has been considered and informed by fieldwork.

4.1.4 This has enabled a robust feasibility assessment of the potential effects of developing the Site with residential housing in relation to the appreciation of significance (step 3).

4.1.5 In doing so, it has been established that the Site currently makes no contribution to the significance of identified heritage assets and the principle of residential development would likely result in no effect to the contribution of setting to significance for all identified assets.

4.1.6 As guided by Policy HE6 of the NPPF, "when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation". As such, residential development on the Site is likely to make efficient use of land and should not be considered inappropriate in principle on heritage matters under Policies HE5(7), and L3 (2a) of the NPPF (2026).

4.1.7 Equally, in the context of the Greater Cambridge Local Plan examination against the previous NPPF (2024), allocation of the Site for residential development would likely be "sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change (such as increased densities)" (NPPF 2024, paragraph 135 c).