



**Ambrose Way,
Impington**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
Martin Grant Homes

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Non-technical Summary

- S1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Martin Grant Homes to inform the promotion of land at Ambrose Way, Impington (hereafter referred to as 'the site') in the Greater Cambridge Local Plan for residential development.
- S2 The site does not include, nor does it form any part of, any designated heritage assets, as defined in Annex 2 of the National Planning Policy Framework (NPPF; MHCLG, 2021). The adoption of the site for residential development is unlikely to result in a change to the setting of any designated heritage assets outside of the site, such that would result in harm to their significance. Within the Council's assessment work (HELAA), it only identifies the potential for an effect on one designated heritage asset and that this effect could be mitigated.
- S3 Therefore, there is every reason to believe that the allocation and future delivery of the site would comply with the relevant legislation, and national and local planning policy regarding the treatment of designated heritage assets in the planning system.
- S4 In terms of non-designated heritage assets, the site is considered to have a low potential to contain archaeological remains of greater than 'local' interest. As such, whilst further work may be required in the future when the site becomes the subject of a planning application, there is no evidence to suggest that it contains remains of such significance as to warrant preservation *in situ* and that would affect the masterplan process.
- S5 Therefore, with regard to non-designated archaeological assets, the allocation of the site would comply with the relevant paragraphs of the NPPF and policies contained within the Local Plan.
- S6 In summary, there is no reason to believe that designated and non-designated heritage assets would form a constraint to the capacity of the site or its overall deliverability, and there is no reason in this regard as to why it should not be adopted in the Local Plan for the quantity of housing proposed.

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Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Martin Grant Homes and presents the results of an archaeological and heritage assessment of land at Ambrose Way, Impington (hereafter referred to as 'the site'). This document has been produced to support the promotion of the site for residential development in the Greater Cambridge Local Plan.
- 1.2 The first aim of this assessment is to identify and assess potential changes to designated heritage assets, either directly or through changes within their setting, as a result of the allocation of the site for residential development, and to determine whether, and to what extent, those changes will affect their heritage significance.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential in accordance with the requirements of the (NPPF) and local planning policy.
- 1.4 In addition, the site has been subject to assessment within the *Greater Cambridge Housing and Economic Land Availability Assessment (HELAA)* (GCSPS, 2021). The results of this assessment will be discussed where appropriate in this report, but also challenged where there is disagreement.
- 1.5 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in May 2019.

Location, Boundaries, Topography and Geology

- 1.6 The site is located on the north-eastern edge of Histon and is centred on National Grid Reference (NGR) 544539, 263686. It comprises three fields, which are currently either scrub or grassland, the total size of which is c. 8.73ha.
- 1.7 It is bounded to the west by Mill Lane and a mixture of modern and older properties marking the north-east edge of Histon. To the north, east and south is farmland, beyond which to the south and east are Impington and further areas of Histon.
- 1.8 The site is broadly flat and lies at c.10m above Ordnance Datum (aOD). It is located on mudstone of the Gault Formation, which is overlain at the northern end by River Terrace Deposits (3) of sand and gravel (www.bgs.ac.uk).

Proposed Allocation

- 1.9 The site is promoted in the Local Plan by Martin Grant Homes for up to 177 dwellings, open space, play space, landscaping and associated infrastructure.

Section 2 Legislation and Planning Guidance

- 2.1 This section summarises the key elements of the legislative and planning policy context, relevant to the promotion of the site, at both national and local levels.

Legislation

- 2.2 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPAs), in respect of the treatment of listed buildings and conservation areas through the planning process.
- 2.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 2.4 The “*special regard*” duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision-maker to the desirability of preserving a listed building along with its setting.
- 2.5 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:
- “In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 2.6 It must be recognised that: (1) there is **no** statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable; and (2) the statutory duty only covers development that is within a conservation area – the ‘setting’ of a conservation area is addressed by planning policy.
- 2.7 Paragraph 199 of the NPPF (see MHCLG 2021) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.
- 2.8 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in paragraphs 201 and 202 of the NPPF.

National Planning Policy Framework (NPPF)

- 2.9 The NPPF was revised in July 2021. Section 16 sets out the government’s approach to the conservation and management of the historic environment, including both listed buildings

and conservation areas, through the planning process. The opening paragraph, 189, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.10 Paragraph 194 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

2.11 Paragraph 199 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

2.12 Paragraph 200 considers the level of harmful effects on designated heritage assets and states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. 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.”*

2.13 With regard to the decision-making process, paragraphs 201 and 202 are of relevance. Paragraph 201 states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary

to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.14 Paragraph 202 states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

2.15 With regard to non-designated heritage assets, paragraph 203 states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

2.16 Additionally, paragraph 207 states that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”

Local Planning Policy

South Cambridgeshire Local Plan 2018

2.17 The *South Cambridgeshire Local Plan*, which was adopted in 2018, contains Policy NH/14: Heritage Assets, which is relevant to this proposed allocation:

“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 innovatory 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.”*

Emerging Greater Cambridge Local Plan

- 2.18 The site is promoted through the Greater Cambridge Local Plan. As such, it has been assessed under the Greater Cambridge HELAA. Within the ‘suitability’ section, two of the categories against which the site is scored are ‘heritage’ and ‘archaeology’.
- 2.19 Each category is scored according to the level of perceived harm that would result from the allocation/development of the site. The highest category of harm, ‘red’, is where (for instance) substantial harm would occur to a designated heritage asset, or where harm that could not be mitigated would occur to archaeology of known significance. The middle category, ‘amber’, is where (for instance) harm could occur to a designated or non-designated heritage asset but could be mitigated, or where harm would occur to archaeology and further information is needed, but the works could be secured by a planning condition. The lowest category, ‘green’, is where no harm would occur, or where positive benefits could result to heritage and/or archaeology.
- 2.20 For both the heritage and archaeology categories, the site was scored ‘amber’. The detail of these results will be discussed further below and considered alongside the results of baseline assessment work.

2.21 The plans, policies and assessments listed above have all been considered in the preparation of this assessment.

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Section 3

Methodology

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Cambridgeshire Historic Environment Record (HER) on known archaeological sites, monuments and findspots within the vicinity of the site;
 - Maps and documents held by the Cambridgeshire Archives and online data sources; and
 - The National Heritage List for England (NHLE) curated by Historic England (HE).
- 3.3 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its centre, hereafter known as the ‘study area’, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover, completed in May 2019. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential assets.
- 3.5 The report thereafter concludes with an assessment of the site’s likely archaeological potential, made with regard to current best practice guidelines.

Setting Assessment Methodology

- 3.6 When assessing the impact of proposals on designated heritage assets through changes within their ‘setting’, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within the ‘setting’ would lead to a loss of ‘significance’.
- 3.7 In simple terms, setting is defined as “*the surroundings in which a heritage asset is experienced*” (MHCLG 2021). It must be recognised from the outset that ‘setting’ is not a

heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.

- 3.8 HE guidance identifies that *“change to heritage assets is inevitable, but it is only harmful when significance is damaged.”* (HE 2015).
- 3.9 In that regard, ‘significance’ is defined in Annex 2 of the NPPF as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”*
- 3.10 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset’s ‘setting’ would lead to a loss of ‘significance’ based on the above ‘heritage interest’ as defined in the NPPF.
- 3.11 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its ‘setting’, in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset’s setting need not necessarily cause harm to that asset, it can be positive, negative, or neutral.
- 3.12 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by HE in 2017. This guidance (HE 2017) observes that:
- “The NPPF makes it clear that the extent of the setting of a heritage asset ‘is not fixed and may change as the asset and its surroundings evolve.”*
- 3.13 The guidance also observes that:
- “Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.”*
- 3.14 The guidance states that the importance of setting *“lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*
- 3.15 It goes on to note that:
- “All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.”*
- 3.16 Whilst identifying that elements of an asset’s setting can make an important contribution to its significance, the guidance states that *“Setting is not itself a heritage asset, nor a*

heritage designation, although land comprising a setting may itself be designated.” It continues by adding that “Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...”.

3.17 On a practical level, the HE guidance (2017) identifies an approach to assessing setting in relation to development management that is based on a 5-step procedure, i.e.:

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

3.18 As far as Step 2 is concerned, the guidance makes the following observations:

“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution... this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc to significance, and*
- *The way views allow the significance of the asset to be appreciated.”*

3.19 Thereafter, the guidance notes that *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below.”*

3.20 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:

“In general... the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*

- *Form and appearance;*
- *Wider effects;* and
- *Permanence.”*

3.21 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of site surveys, which were undertaken in May 2019 and concentrated on the following three main areas:

1. Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected;
2. Defining the contribution made to their *significance* by their setting; and
3. Assessing the likely impact upon their *significance* as a result of the form of development proposed being implemented.

3.22 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, considering (1) the site is located on the built edge of Histon/Impington, and (2) the relatively flat topography and built and planted environment, a study area of 1km was considered reasonable. The results of the HELAA (GCSPS, 2021), which only identified the possibility for an effect on St Andrew’s Conservation Area (which it also identified could be mitigated), are also considered in the production of the heritage setting assessment work.

3.23 In light of the above, the heritage setting assessment at **Section 4** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

Section 4 Existing Information

Introduction

- 4.1 The site does not contain, nor does it form part of, any designated heritage assets (as defined in Annex 2 of the NPPF).
- 4.2 In the site's 'wider zone of influence' (i.e. 1km radius, see paragraph 3.22), there is a single scheduled monument and 35 listed buildings, the majority of which are contained within two conservation areas (those of Histon and Impington, and St Andrew's). The locations of these assets are shown on **Plan EDP 1**. There are no world heritage, registered parks and gardens sites or registered battlefields.
- 4.3 Other than cropmarks indicating medieval or later furlongs within the site, there are no previously recorded non-designated heritage assets within the site, as contained on the Cambridgeshire HER. There are a number in the wider study area, relating to remains from the prehistoric to modern periods, the locations of which are identified on **Plan EDP 2**.

Designated Heritage Assets

- 4.4 In the first instance, a desk-based assessment of information contained within the National Heritage List for England, combined with observations during the site visit and data gathered as part of this assessment (e.g. cartographic sources), were utilised to identify which designated heritage assets were most likely to be affected by the development of the site (i.e. Step 1 of HE 2017). The results of the HELAA were also considered.

Scheduled Monuments

Moated Site 140m south-west of Histon Manor

- 4.5 The single scheduled monument within the study area comprises a moated site (**1019181**), located c.640m to the west of the site. The NHLE scheduling information describes the monument as a sub-rectangular island measuring 84m east-west by up to 44m north-south, which is enclosed by a water filled ditch. It is accessed by a modern bridge on the north side, which may be located in the position of an earlier bridge. Some brick and cement revetment is evident, as are some modern brick sluices within the moat. Two associated fish ponds are located east of the moat, but have been backfilled.
- 4.6 These remains are described in the NHLE as 'believed' to represent the manor of Histon Denny, which was replaced in the early post-medieval period by a second manor house nearby and its location included in 18th century parkland landscaping.

- 4.7 The NHLE describes the 'reasons for designation' that are specific to this monument as follows:

"The moated site 140m south-west of Histon Manor survives well. The island remains largely undisturbed and will retain buried evidence for structures and other features relating to the period of occupation.

The fishponds, adjacent to the moat, would have formed an integral part of the manorial site providing a valuable source of income and food all year-round, and will retain sealed deposits from the medieval and post-medieval period.

Comparison between this site, and others both locally and more widely, will provide valuable insights into the nature of settlement and society in the medieval period."

- 4.8 As such, this scheduled monument primarily derives its significance from its archaeological and historic interest, as a medieval and early post-medieval manor site. There is no known artistic interest and, as buried remains, there is no identified architectural interest.
- 4.9 It is located c. 640m distant from the site and is separated from it by a large intervening area of modern housing, interspersed with earlier buildings. As such, there is no visual link between the two and no opportunity to appreciate the significance of the monument from the site. There are no known historic or functional relationships, but – regardless – there is nothing in the form and appearance of the site today that would demonstrate any such links.
- 4.10 Therefore, it is not identified that the allocation of the site for residential development could result in a change to the setting of this asset, such that would result in harm to its significance. This scheduled monument will not be considered further.

Listed Buildings

- 4.11 The majority of listed buildings are contained within the two conservation areas within the study area, discussed below. Through site observations and a review of their character, the setting of these listed buildings is dominated by their location within these wider designated areas and, therefore, it is considered reasonable to include them within the assessment of the conservation areas.
- 4.12 The remaining listed buildings that lie outside of these conservation areas are discussed in this section below.

Grade I Listed Village College

- 4.13 This school (**1331296**) was built in 1938-9 by Walter Gropius and E Maxwell Fry and is located c. 370m to the south of the site. It comprises a brick cross-wall construction, with some steel roof trusses and a steel framed assembly hall. It is faced with rough-textured yellow bricks and dark brown brick plinths, with chimney stacks and piers carrying the steel girders.

- 4.14 It includes “a very early example” of “a simple building device”, comprising steel roof trusses supported on internal walls, so that the external walls can be mostly glazed. With Finsbury Health Centre, this building is noted in the NHLE description as popularising the ‘fan shaped’ plan of halls and entertainment buildings that became more common in the 1950s.
- 4.15 The NHLE description notes further architectural and stylistic touches, including its main entrance, formed by triple paired doors in blue tiled surrounds, and a rippling pattern of bay windows under deep timber eaves. The treatment of the facades is identified as anticipating “the architectural idiom of the 1950s.”
- 4.16 The college was part of a county council building programme between 1927 and 1940 to promote ideas of community education, which became popular after World War II. The NHLE describes that this college, which was the fourth built, “is the most significant... for suggesting a loose-knit, relaxed style of building, understated, modern yet user-friendly and incorporating traditional materials, that inspired the post-war school building boom that was England’s most significant architectural achievement internationally.”
- 4.17 It is also noted that the original building is little altered and “has been well maintained.” The NHLE includes a quote from an architectural book that also identifies the setting among the trees of Impington Hall Estate as an important aspect of the design.
- 4.18 Therefore, it is identified that this listed building primarily draws its significance from its architectural and historic interests, as a pioneering design and an early example of a community college, as well as being an example of a building by Walter Gropius, who only worked in Britain between 1934-7. It also has artistic interest, in its careful façade treatment and architectural embellishments. Given that it is little altered, there is no archaeological interest identified. The setting within the school grounds that previously formed part of Impington Hall Estate also contributes positively to its significance.
- 4.19 The site is fairly distant from this asset and has no known links with it, including no visual relationship due to the intervening built and vegetated environment. It is not identified that the allocation of the site for residential development would result in a change to the setting of this asset, or its significance, and it will not be discussed further.

Grade II Listed 2 Mill Lane

- 4.20 The Grade II listed 2 Mill Lane (**1178580**) is located c. 60m to the west of the site and comprises a two-storey 18th century house. It is built of three bays, with exposed timber frame, a plain tile roof, central ridge stack and casement windows. There is also a modern gabled porch and door.
- 4.21 The listed building predominantly derives its significance from its historic and, to a lesser extent, architectural interest as a post-medieval house built in the local vernacular. There is no identified artistic interest, given the simplistic style of architecture and minimal embellishment. There is also no archaeological interest, due to the relatively simple phasing suggested by the NHLE listing description.

- 4.22 Whilst it is described as being of 18th century date, no building in this location is noted on the Histon and Impington Inclosure Map of 1806 (see **Plan EDP 3a**), whilst the farm complex immediately to its south (which partly survives) is shown. The listed building is depicted on the First Edition Ordnance Survey (OS) map of 1886, where it is annotated as 'Laurel House' and shown as contained within private grounds with a second building to its south. Apart from the roadway to its west and the farm complex to its south, it was surrounded by farmland. It is unclear from the cartographic evidence whether or not it was associated with the farm (which appears to pre-date it, based on the inclosure map), and there is nothing in the NHLE information that suggests a connection.
- 4.23 This historic setting contrasts with its surroundings today. Whilst some of the farm complex to the south survives, the road to the west has been bypassed so that it now only forms a layby/driveway to the house. The size of the private grounds has been reduced and a dense development of modern houses is located immediately to the north and east, arranged along Ambrose Way. The building to the south, evident on the First Edition OS map, has been demolished.
- 4.24 The contribution of the setting of the asset to its significance is therefore identified as the stub road that reflects the alignment of the post-medieval precursor, which provided access to the house, and the reduced private gardens, both of which have historic and functional links with the building. These two elements also provide space in which to appreciate the significance of the listed building, as demonstrated in its outward form.
- 4.25 As mentioned above, it is unclear whether the listed building was associated or not with the farm complex to its south, which may pre-date it. Regardless, there is no tangible link between the two today, or indeed between the listed building and any farmland, from which it is all but entirely physically and visually separated by modern development.
- 4.26 Indeed, in this regard, the site is separated from the listed building by modern housing and has no visual links with it. There are also no known historic or functional links and, even if there were, there is nothing in its form today that would suggest any. As such, there is no identified potential for change to the setting of this listed building as a result of the allocation of the site for residential development, such that would affect its significance. It will not be considered further in this report.
- 4.27 The Council's HELAA identifies that the site is within 100m of a listed building, and it is assumed that it is therefore referring to 2 Mill Lane. No effect is identified in the HELAA on this asset and as discussed above, it is not considered in this report that any harm to the significance of the listed building would result from the site's allocation.
- Grade II Listed 11 Church Street, Grade II Listed Stone Corner Cottage and Grade II Listed 59 and 61 Cottenham Road*
- 4.28 This loose collection of houses and cottages (**1331269**, **1178497** and **1331270**), the earliest of which date to the 14th century, are located c. 730m to 750m to the west of the site.

- 4.29 Their character, as residential dwellings from the medieval and post-medieval periods, and locations on residential streets, separated from the site by a large amount of modern housing, do not suggest that they and their settings are capable of experiencing change as a result of the allocation of the site for residential development. Indeed, there are no known links between them and the site, including any visual relationship. As such, they will not be discussed further.

Conservation Areas

Histon Village Conservation Area

- 4.30 The Histon Village Conservation Area is located c. 100m to the south-west of the site, at its closest. There is no identified conservation area appraisal for this asset and therefore the following is based on observations made during the site visit.
- 4.31 Broadly speaking, the conservation area covers the historic core of Histon, from Histon Manor and its grounds in the north-west, to the more heavily developed Station Road to the south-east. As such, its character and appearance varies quite markedly. Examples of buildings within it range from two-storey white-washed and thatched cottages, as well as 19th century brick terraced houses, to cul-de-sacs of semi-detached yellow brick and pitched roof 20th century houses and flat-roofed shops.
- 4.32 The north-west end is verdant, with many mature trees and large areas of open grass, representing the grounds of Histon Manor. The Homefield Park off Water Lane and The Green also provide additional areas of publicly accessible and well-treed green space, but otherwise the conservation area is densely developed with mostly 19th and 20th century residential properties.
- 4.33 The part closest to the site reflects this variety of built style, being a group of post-medieval and 20th century houses on the corner of Glebe Lane, as well as the Grade II listed Rose and Crown public house (**1178509**), the earliest elements of which are 16th/17th century. The large, tarmacked car park of the public house, defined by low hedges, is also a notable feature of this part of the conservation area.
- 4.34 In terms of architectural style, the earliest building within this part of the conservation area, the Rose and Crown public house, is timber framed with a slate roof and end gable stack, and with an attached thatched and white-rendered building. The post-medieval buildings are brick, with sash windows and pitched roofs, also with end stacks, and one example of a first-floor projecting bay window. By contrast, the semi-detached 20th century houses within this part of the conservation area are also brick with concrete pantile roofs and a central shared stack.
- 4.35 These buildings face onto Glebe Way, beyond which, to the west is the well-treed Green, with a large duck pond as its central feature. The tightly developed frontage of Glebe Way allows all but no appreciation of the private gardens behind the buildings, or the landscape beyond (including the site).

- 4.36 As such, views in this area are inward focussed, along the street frontage arrangement of Glebe Way (see **Image EDP 1**) and the open space of The Green. Views east along Impington Lane take in the largely modern and densely developed residential street outside of the conservation area.
- 4.37 Therefore, the character and appearance of this part of the conservation area is identified as predominantly deriving from:
- The mix of architectural styles of the constituent buildings, including medieval, post-medieval and modern structures, and their arrangement along Glebe Way;
 - The open space formed by the Rose and Crown public house car park;
 - The public open space provided by The Green, as an undeveloped space with a duck pond, mature trees and paths;
 - The views channelled along Glebe Way, in which to appreciate the built form of this part of the conservation area, and The Green to the west; and
 - The enclosed and inwardly focussed nature of Glebe Way.
- 4.38 From the farmland to the east, including the site, there is all but no appreciation of the conservation area – other than glimpsed views of tree tops, etc - due to the built and vegetated environment. It is not considered therefore, that the site contributes to the significance of the conservation area. Indeed, it is notable that an area of farmland directly adjoining the conservation area was granted permission in the early 2010s for 31 dwellings (Ref: S/1847/10), the completed form of which contributes to the separation of this part of the conservation area from the farmland beyond.
- 4.39 Therefore, it is not considered that the allocation of the site for residential development would result in a change to the setting of this asset, such that would result in harm to its significance, and it will not be considered further.

Impington St Andrew's Conservation Area

- 4.40 This conservation area is located c. 160m to the south-east of the site. There is no known adopted conservation area appraisal for this asset and the following is based on observations made during the site walkover.
- 4.41 The conservation area is essentially sub-circular in plan, broadly following the loop made by Clay Close Lane and Burgoyne's Road. It also includes the off-shoot cul-de-sac of Percheron Close, which entirely comprises of modern houses and makes-up approximately a third of the conservation area. This is located in the former position of the now demolished Impington Hall.
- 4.42 In this regard, the southern end of the conservation area (formed by Percheron Close) is characterised by densely developed modern housing in a suburban style, and with

examples of gable end chimneys, pitched and hipped roofs. There are all but no gaps to the streetscenes and little appreciation of the landscape beyond. Whilst the plot sizes are quite constrained, they are notably larger for those houses around the 'outside' of the grouping.

- 4.43 The remainder of the conservation area, formed by the loop of Burgoynes Road and Clay Close Lane, is characterised by 'clumps' of houses interspersed with undeveloped gaps. Unlike Percheron Close, the houses along these roads have developed over time in an ad hoc manner, and the styles and material are more variable, with examples of brick and stone built, some with exposed brickwork and others painted, and bungalows and two-storey houses. Modern infill development is common, particularly in the centre and on the western edge.
- 4.44 The oldest element of the conservation area, and the only listed building within it, is the Grade I listed Church of St Andrew, the earlier parts of which date from the 13th century and can be clearly appreciated from the corner of Burgoynes Road to their south, where they are dominant features, but otherwise are largely obscured further away by the built and planted form of the landscape.
- 4.45 In terms of views, as mentioned above, the southern end of the conservation area, formed by Percheron Close, has views channelled tightly along the roadways, with all but no appreciation of the wider landscape. The northern end of the conservation area also has views channelled along the road by the built environment, or the tall and dense hedgerows that line the roads in places (see **Image EDP 2**). However, in this part of the asset there are more frequent gaps that afford views into the adjoining fields outside of the conservation area, or inwards, to the central green field the roads surround. Apart from some glimpsed views of distant tall trees, these views tend to terminate in the middle distance, constrained by the planted edges of fields and flat topography (see **Image EDP 3**).
- 4.46 The character and appearance of the conservation area is therefore identified as predominantly deriving from:
- The densely developed and overwhelmingly modern southern end of the conservation area, formed by Percheron Close;
 - The more dispersed nature of the buildings in the northern part of the conservation area, arranged along the distinct 'loop' formed by Burgoynes Road and Clay Close Lane;
 - The central Grade I listed church and its graveyard, albeit appreciation of this from the wider conservation area is limited;
 - The central green space defined by mature and dense hedgerows and trees, which Burgoynes Road and Clay Close Lane surround;
 - The varied built character, deriving from medieval, post-medieval and modern buildings; and

- The channelled views along roads, which in the northern half occasionally open out where there are undeveloped gaps in the streetfrontage, allowing moderately distant views into the farmed landscape and which contributes to a rural character.
- 4.47 The setting of this conservation area is defined as open fields to the north, north-west and south-east, the school grounds of the Grade I listed Village College to the south, and modern housing along Woodcock Close and Milton Road to the east.
- 4.48 As mentioned above, the rural character of the north end of the conservation area is identified as positive, and views into the farmland are key to the appreciation of this. The school grounds to the south are identified as having a limited positive contribution, given the association between this educational facility and the surrounding villages. The modern housing to the east has eroded the rural character in this direction, but are mostly obscured, and are therefore a limited negative contributor to the significance of the conservation area.
- 4.49 The view toward the site from the north-west edge of the conservation area is all but completely obscured by the intervening vegetated form of the landscape (see **Image EDP 4**). Views back from the site toward the conservation area allow all but no appreciation of the asset, apart from tree tops and roof ridges (see **Image EDP 5**). These views from the site are not considered to contribute to, or allow appreciation of the significance of, the conservation area.
- 4.50 Regardless, the illustrative masterplan demonstrates that the site could be delivered whilst retaining this corner as open space, thus preserving the views, such as they are, and further reducing potential effects.
- 4.51 The HELAA is broadly in agreement with this conclusion, where it states that:
- “Significant development on this site would start to merge Histon and Impington There is potential for harm to the setting of the Impington St Andrews conservation area. The impacts of development could be reasonably mitigated.”*
- 4.52 However, it should be noted that the modern settlements of Histon and Impington are already joined together, as demonstrated on **Plan EDP 1**. The allocation of the site would still maintain a 160m gap of farmland, and (as discussed above) the effect of the allocation could be further softened by the provision of open space in the south-east corner of the site, where there is some very limited visibility with the asset, and maintenance of landscape treatment along the eastern boundary. Indeed, as noted above, the HELAA clearly states that the *“impacts of development could be reasonably mitigated”*.
- 4.53 As such, there is no reason to believe that the allocation of the site for residential development would result in a change to this conservation area’s setting, such that would result in harm to its significance. It will not be considered further in this report.

Summary

- 4.54 In summary, none of the designated heritage assets in the study area are identified as presenting a constraint to the capacity or overall deliverability of the site. They are also not identified as having the potential to be affected by the allocation of the site for residential development – of the form demonstrated in the illustrative masterplan that accompanies the promotion - through changes to their setting, such that would result in harm to their significance.
- 4.55 As discussed above, the HELAA identifies that whilst harm could occur to Impington St Andrew’s Conservation Area (which is not a position supported by this assessment), nevertheless this affect could be reasonably mitigated. The HELAA does not identify the potential for harm to any other assets.
- 4.56 Although the site is categorised as ‘amber’ under the ‘heritage’ section of the HELAA, this should be understood in the context that this category is defined as “[d]evelopment of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.”
- 4.57 Therefore, in essence, the Council agrees that the site could be delivered without harming any designated or non-designated heritage asset, as demonstrated in this assessment and the accompanying illustrative masterplan. As such, there is every reason to believe that the allocation and future development of the site would comply with legislation, and national and local planning policy. There is therefore no reason on heritage grounds as to why the site could not be allocated.

Non-designated Heritage Assets

Palaeolithic to Iron Age (c.500,000 BC-AD 43)

- 4.58 There are no records for previously identified prehistoric archaeology within the site and there are 10 in the wider study area, as recorded on the Cambridgeshire HER. The SHLAA states that the site is “[l]ocated in a landscape of extensive prehistoric and Roman activity.”
- 4.59 A trial trench evaluation and excavation in 2008 (**ECB2864**), c.880m to the south-west of the site, located the earliest recorded archaeology in the study area. This comprised evidence of a sub-circular post-built structure, which was potentially indicative of seasonal Late Bronze Age activity. A Middle Iron Age curvilinear ditch was also located during this investigation.
- 4.60 An evaluation in 2009 (**ECB3186**), c.60m to the south of the site, located a number of Late Iron Age field ditches, which were ‘re-established’ in the mid-1st to mid-2nd century AD. It was noted during this later stage that there was a greater density of ditches at the south end of the investigation area (i.e. at the opposite end to the site), which contained pottery that was interpreted as suggesting an area of settlement was located nearby (**MCB18457**).

- 4.61 Subsequent to this trial trench evaluation, an excavation (**ECB19427**) identified Middle to Late Iron Age activity in the form of a pit containing 248 sherds of pottery and the southern end of a possible ring ditch, as well as two further ditches. Roman period features were also located.
- 4.62 Further fieldwork investigations in 2019 (**ECB5935**) to the north-east of these finds and immediately to the south of the site identified a single pit that may date to the Late Bronze Age and four intercutting ditches, one of which may be a ring ditch, from the Late Iron Age/Roman period, and a quarry pit (**MCB29165**). These were investigated ahead of construction for a new residential development.
- 4.63 A small complex of Iron Age or Roman period cropmarks, possibly indicating round houses and enclosures (**11453**), were identified c.210m to the north. Although the HER description notes that the cropmarks are 'not wholly convincing', a fieldwalking club noted a concentration of Roman period pottery in this location (**ECB2773**).
- 4.64 Otherwise, the remaining recorded archaeology comprises a series of cropmarks that may indicate buried remains, but which have not been 'tested':
- A complex of cropmarks that appear to indicate an Iron Age or Roman settlement and field system (**MCB22578**), c. 220m to the north east. A second cropmark that appears to indicate an enclosure (**08321**) is located nearby;
 - Cropmark 'enclosures' of possibly Iron Age or Roman date (**MCB24376**), c.900m to the north-east;
 - Cropmarks interpreted as an unenclosed settlement (**MCB28726**), including three ring ditches, c. 230m to the north;
 - Cropmarks of linear features that may represent Iron Age or Roman period enclosures (**MCB25690**), c. 790m to the north;
 - Possible Iron Age or Roman rectilinear enclosure and associated ditches, seen as cropmarks (**MCB25691**) c. 990m to the north-east; and
 - Possible Iron Age or Roman rectangular enclosure system, seen as cropmarks (**08321**), c. 710m to the north-east.
- 4.65 Given the low density of recorded archaeology that pre-dates the Iron Age, it is considered that the site has a low potential to contain remains from the early or mid-prehistoric.
- 4.66 The proximity of the southern edge of the site to recorded Middle and Late Iron Age archaeology (**MCB18457** and **MCB29165**) suggests that there is a moderate/high potential for further such archaeology to extend into it.
- 4.67 However, given that the identified remains represented a low density of features, indicative of a small farmstead, and given that their spread suggested a focus of activity to the south

(i.e. away from the site), it is most likely that any remains within the site would comprise field systems with some evidence for edge of settlement activity. There is no indication for widespread remains, such as through cropmark analysis. In addition, any remains present are likely to have been truncated by modern ploughing and the tree/orchard cultivation identified in the cartographic sources (see below).

- 4.68 Therefore, any prehistoric remains present are unlikely to be of sufficient significance to warrant preservation *in situ* and are unlikely to be of more than 'local' interest.

Romano-British (AD43-410)

- 4.69 There are no records for previously identified Roman archaeology within the site and seven in the wider study area, as recorded on the Cambridgeshire HER.
- 4.70 The aforementioned evaluation in 2009 (**ECB3186**), c. 60m to the south of the site, located Late Iron Age field ditches that were re-established in the early Roman period (**MCB18457**). The subsequent excavation (**ECB3232**) identified not only Middle to Late Iron Age activity, but also evidence for Roman settlement, small scale industry and farming.
- 4.71 During these investigations, a Roman period field system and an enclosure containing pits were identified, with a particular concentration identified in the south-west. A boundary ditch was located in the south-east of the site, which contained a concentration of Roman pottery that suggested the focus for a settlement lay nearby. Some Roman period pits were found containing hammerscale, which also suggested that low-level industrial activity had been undertaken in the vicinity. The northern end of the investigated area (i.e. toward the site) had "*much less evidence for settlement*" apart from a watering hole or oven/hearth. Late Roman activity was focussed to the east and comprised three ditches, one of which may have been associated with a beam slot (**MCB19427**).
- 4.72 A trial trench evaluation in 2019 (**ECB5935**) to the north-east of these finds identified four intercutting ditches, one of which may be a ring ditch, from the Late Iron Age/Roman period, and a quarry pit (**MCB29165**).
- 4.73 Therefore, there is some potential for the south end of the site in particular to contain remains associated with this activity, albeit – given the low density of features - most likely related to 'edge of settlement' and agricultural remains.
- 4.74 A watching brief (**ECB2064**) found residual Roman pottery, three stray coins and four undated linears that may date to that period (**MCB16770**) c.530m to the north of the site. The same watching brief also recorded a pit, shallow spread and nine linear features (**MCB16772**) c.660m to the north, some of which produced Roman period finds. Other features were tentatively interpreted as Roman due to their spatial arrangement to the dated features.
- 4.75 Otherwise, recorded archaeological remains from this period relate to cropmarks and unstratified finds:

- Two undated ring ditches, which could be barrows (**MCB22694**), were identified as cropmarks c.900m to the north-east - a spread of Roman pottery was also found nearby by a fieldwalking club (**ECB2773**);
 - Find of a stray coin (**05198**), c. 900m to the north;
 - Find of an additional stray coin (**MCB30166**), c. 130m to the east; and
 - Roman roof tiles (**05189**) collected from field surfaces c. 970m to the west.
- 4.76 Similar to the late prehistoric period, given the proximity to known Roman period archaeology to the south, the site has a moderate potential to contain remains from this period. However, given the lack of any indication for widespread activity within or near the site (e.g. through cropmarks) and the spread of known remains, any archaeology present is likely to be edge of settlement activity and agricultural features and deposits. These have probably been truncated by modern ploughing and tree/orchard cultivation and are unlikely to be of more than 'local' interest or warrant preservation *in situ*.
- 4.77 Otherwise, the HELAA states that “[t]he route of the Roman road runs through the site”. Which Roman road is not specified, and it is unclear on what basis this statement is made. Indeed, the HER data used for this assessment does not include records for a Roman road within the site and the closest such route identified is Mere Way (part of Akeman Street). This road, which today is a footpath, is located c. 1.6km to the east of the site and is not considered to influence the archaeological potential of the site.

Early Medieval (AD 410-1066)

- 4.78 There are no records for previously identified early medieval archaeology within the site and just two in the wider study area. The unstratified find of a Saxon loomweight (**05196**), which was recovered during the construction of a school, was found c. 180m to the west. Small scale excavations (**EB6500**) c. 330m to the south-east identified possible Anglo-Saxon or medieval features, such as a pit, ditch and a possible hearth (**MCB30123**). Given the low level of evidence in the wider area, the site is identified as having a low potential to contain remains from this period.

Medieval (AD 1066-1485)

- 4.79 Where recorded within the site, cropmarks interpreted as medieval or later furlongs are displayed on **Plan EDP 2** and indicate that it was farmland throughout this period. Numerous similar cropmarks for furlongs and ridge and furrow cultivation, as well as examples identified through intrusive investigation, are recorded in the wider study area, but are not annotated separately.
- 4.80 Apart from cropmarks related to medieval or later furlongs, there are no records for previously identified medieval archaeology within the site. There are 11 in the wider study area, as recorded on the HER.

4.81 The site is located outside of recorded areas of settlement and related activity, comprising:

- Six sherds of Saxo-Norman pottery recovered during an evaluation (**ECB638**), c.380m to the south-east in 1994, which may indicate an area of occupation;
- Earthworks that may relate to medieval or later settlement at Histon (**00649**), comprising house platforms, banks and enclosures, which are located c.850m to the west. The former site of St Etheldreda's Church (**05327**) is located close by, as are two possible depressions (**10843**) that are of uncertain origins but identified as possibly medieval in the HER;
- Earthworks of a possible field boundary, house platform and “*amorphous earthworks*” (**10307**), c.470m to the south-east. The HER notes that these are “*undecipherable and may even be natural*”;
- An evaluation in 2005 (**ECB2016**) recorded remains “*peripheral to the medieval settlement*”, comprising quarry pits and field systems and some post holes (**MCB16851**), c.90m to the south;
- The Histon Manor complex, which includes the aforementioned scheduled monument of a moat, as well as possible earthworks of gardens (**12290**), lies c.710m to the west. The earthworks of a possible grange (**05326**) are also located nearby;
- An earthwork that is thought to be the centre of the original village of Impington (**11246**), c. 400m to the south east;
- Pits and a ditch (**MCB30952**), found during a trial trench evaluation (**ECB6513**) c.620m to the south; and
- A village green and pond (**11247**), c.230 to the west.

4.82 Otherwise, a trial trench evaluation in 2011 (**ECB3657**) c.440m to the south-west, located a medieval pit, as well as some modern features (**MCB19577**) and medieval or later enclosure cropmarks (**MCB24375**) were recorded c.390m to the north.

4.83 Based on later cartographic sources (see below) and evidence for former furlongs within the site, it was most likely located within the farmed hinterland of surrounding settlements in this period. There is therefore a low potential for it to contain medieval archaeological remains, other than ‘negligible’ value deposits and features related to former farming practices.

Post-medieval to Modern (AD 1485-present)

4.84 There are no records for previously identified post-medieval to modern archaeology within the site, as recorded in the HER, but there are several in the wider study area.

4.85 These records relate to features that are well understood, in terms of their extent and location, and are not considered to contribute to the site's potential to contain hitherto unrecorded remains. They comprise:

- The former extent of Impington Hall non-designated park and garden (**12129**), c.330m to the south-east of the site. The former location of the post-medieval manor house is a separate entry in the HER (**05287**), as is a contemporary boundary ditch (**11243**);
- The former extent of the non-designated deer park at Histon Park (**MCB17528**) c.600m to the west;
- An evaluation in 2006 (**ECB2170**), found a brick floor, trackway, post holes, and quarry pit (**MCB17320**), c.810m to the north-west;
- World War II air raid shelters (**MCB25704**) are recorded c.610m to the south-west;
- The location of Mill Lane Farm (**MCB22579**) is recorded c.740m to the north;
- The location of a Victorian field barn (**MCB24370**) is recorded c.410m to the east;
- The former location of a brickworks (**MCB24371**) is recorded c.550m to the east;
- The location of Manor Farm (**12130**) is recorded c.330m to the south-east;
- An archaeological evaluation (**ECB4446**), c.330m to the south-east, located post-medieval ditches and a modern wall (**MCB20428**);
- A 16th century house (**MCB30164**), c. 460m to the south-east;
- The location of an early post-medieval manor house (**10308**) is recorded c.290m to the south-east;
- A series of undated pits, gullies and furrows (**MCB26802**), interpreted as a post-medieval field system, were recorded c. 340m to the north-west. These were found during a geophysical survey (**ECB5761**) and trial trench evaluation (**ECB5801**);
- Possible modern earthworks, which may be the result of landscaping (**05287**), are recorded c.350m to the south;
- A post-medieval ditch (**MCB29160**), located c.135m to the west by a trial trench evaluation (**ECB5186**);
- The location of a former fruit preserving factory (**MCB24360**) is recorded c.990m to the south;
- A dismantled railway line (**MCB19611**), c.840m to the south-west;

- A number of extant and demolished post-medieval and Victorian houses located in Histon and Impington (**MCB24365**, **MCB24372**, **MCB24364**, **MCB24373**, **MCB24362**, **MCB24363**, **MCB17426**, **MCB24366**, **MCB24374**, **MCB24367**, **MCB22582**, **MCB22580**, **MCB24374**, **MCB22581**, **MCB22583**, **MCB22584**, **MCB22585**, **MCB16983**, **MCB24368**, **MCB22588** and **MCB22587**);
 - The location of a pillbox (**CB15199**) is recorded c.980m to the south-west;
 - The location of a Victorian and modern burial ground (**MCB22586**) is recorded c.150m to the west; and
 - Quarry pits (**MCB25703**) are recorded c.860m to the west.
- 4.86 The site continued in agricultural use throughout these periods and has a low potential to contain post-medieval to modern remains, other than those of 'negligible' value related to former farming practices.

Undated

- 4.87 There are no records of previously identified undated archaeology within the site, but there are three in the wider study area, as recorded on the HER.
- 4.88 These undated assets comprise the following:
- Cropmarks of 'incomplete' enclosures, which are noted as "*not wholly convincing*" and possibly relating to geology (**MCB16216**), c.880m to the north-west;
 - Undated 'earthworks' (**11244**) c.400m to the south-east;
 - Undated 'irregular earthworks' (**11245**) that may be the result of modern landscaping, c.300m to the south;
 - Pits, a post hole and ditches (**MCB30952**), found during a trial trench evaluation (**ECB6513**) c.620m to the south; and
 - An evaluation in 2008 (**ECB3077**) found an undated pit and ditch, the latter containing a residual sherd of Roman pottery (**MCB18175**), c.710m to the north-west.
- 4.89 None of these remains are considered to influence the archaeological potential of the site, as identified in the period specific sections above.

Previous Archaeological Investigations

- 4.90 A section of the site has been previously investigated as part of a watching brief during the installation of a water main (**ECB1499**) in 1991. There is no indication from the records

included in the HER that any significant archaeological finds (if any at all) were located within the site.

4.91 Where relevant, the results of archaeological fieldwork in the study area are discussed above. Otherwise, with the exception of non-intrusive investigations (e.g. aerial photograph surveys, desk-based assessments etc), the following 'events' are also recorded:

- An archaeological evaluation (**ECB5069**), c.270m to the north, found no archaeological remains;
- An archaeological evaluation in 2006 (**ECB2356**), c.770m to the south-west, found no archaeological remains;
- An archaeological evaluation in 2012 (**ECB3794**), c.890m to the south-west, found no archaeological remains;
- A magnetometer and resistivity survey in 2016 (**ECB2706**) c.30m to the south of the site only identified ridge and furrow;
- A geophysical survey in 2018 (**ECB6762**) c. 590m to the south, which did not identify any significant archaeological features;
- A geophysical survey in 2018 (**ECB6762**) c. 840m to the west, which did not identify any significant archaeological features; and
- A geophysical survey in 2018 (**ECB6321**) c. 830m to the west, which appeared to only locate quarry pits.

4.92 These investigations are not considered to influence the archaeological potential of the site, as identified in the period specific sections above.

Cartographic Sources

4.93 The earliest cartographic source assessed was the Histon and Impington Inclosure Map of 1806 (see **Plan EDP 3a**). This depicts the site as divided into ten fields, with an access track leading to them from Mill Lane to the west. The names of the fields suggest agricultural uses, apart from 'Charcoal Close' (Plot 94), which may suggest woodland and/or charcoal processing.

4.94 The First Edition OS map of 1886 (see **Plan EDP 3b**) shows the site divided into only four fields, with an area of woodland in the north-west corner. By 1902, the entire northern half of the site was used as woodland or orchards, with the further areas in the south turned over to this use by 1927. By 1969, all of the trees had been cleared and the site was arranged in the layout evident today.

- 4.95 This review of historic cartographic evidence therefore demonstrates the use of the site as agricultural land and woodland/orchards in the late 19th to early 20th centuries, and the impact that the cultivation and later removal these are likely to have had. This further underlines that the site has a low potential to contain archaeological remains of more than 'local' interest.

Site Walkover

- 4.96 The site was visited in May 2019 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains, and to identify any hitherto unknown remains of significance.
- 4.97 No features of archaeological and heritage interest were identified, and the previously recorded furlongs within the site were not evident as above ground features.

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Section 5 Conclusions

- 5.1 This Archaeological and Heritage Assessment was produced by EDP Ltd on behalf of Martin Grant Homes, to inform the promotion of land at Ambrose Way, Impington (i.e. 'the site') for residential development in the Greater Cambridge Local Plan.
- 5.2 The site does not include, nor does it form part of, any designated heritage assets, as defined in Annex 2 of the NPPF. In the wider study area, there is one scheduled monument, five listed buildings (not including those within the conservation areas) and two conservation areas.
- 5.3 These designated heritage assets in the study area were assessed in-line with national guidance (HE 2017) and none were identified as capable of experiencing change to their setting – as a result of the allocation of the site for residential development, in the form demonstrated in the illustrative masterplan accompanying the promotion - such that would result in harm to their setting.
- 5.4 Whilst the Council's HELAA identified the potential for harm to one designated heritage asset, that being the Impington St Andrew's Conservation Area, they also identify that this could reasonably be mitigated. Therefore, the Council's position is also that the site could be delivered without resulting in harm to any designated heritage assets.
- 5.5 Therefore, the allocation would align with legislation, and national and local policy regarding the treatment of designated heritage assets in the planning system.
- 5.6 In terms of non-designated heritage assets, the site is considered to have a moderate potential to include Iron Age and Roman period remains related to edge of settlement activity and cultivation, none of which is likely to be greater than 'local' value. Indeed, similar remains to the south of the site did not require retention but instead were mitigated through archaeological investigation ahead of construction. The Council's HELAA refers to a Roman road as passing through the site, but based on current evidence, the closest such routeway is c.1.6km to the east.
- 5.7 The site is otherwise considered to have a low potential to contain remains from any other period, apart from 'negligible' value remains related to medieval and later cultivation practices. This position is broadly in agreement with the position of the Council, as presented in the HELAA.
- 5.8 As such, whilst further work may be required in future when the site becomes the subject of a planning application, this should be appreciated in the context that there is no evidence to suggest that it contains remains of such significance as to warrant preservation *in situ* and that would affect the masterplan process.

- 5.9 Therefore, with regard to non-designated archaeological assets, the allocation of the site would comply with the relevant paragraphs of the NPPF and policies contained within the Local Plan.
- 5.10 In summary, there is no reason to believe that designated and non-designated heritage assets would form a constraint to the capacity of the site or its overall deliverability, and there is no reason in this regard as to why it should not be adopted in the Local Plan for the quantity of housing proposed.

Section 6

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List of Consulted Maps

Histon and Impington Inclosure Map, 1806

Ordnance Survey map 1886 Edition

Ordnance Survey map 1902 Edition

Ordnance Survey map 1927 Edition

Ordnance Survey map 1969-1970 Edition

Ordnance Survey map 1973 Edition

Ordnance Survey map 1982 Edition

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Images



Image EDP 1: View east along Glebe Way.



Image EDP 2: View northwards along Burgoynes Road on the eastern edge of St Andrew's Conservation Area.



Image EDP 3: Example view northwards from the north edge of the conservation area, constrained by the planted boundaries of the fields and the flat topography.



Image EDP 4: View from the north-west corner of St Andrew's Conservation Area toward the site, which, apart from some tree tops along the eastern boundary of the site, is not appreciable.

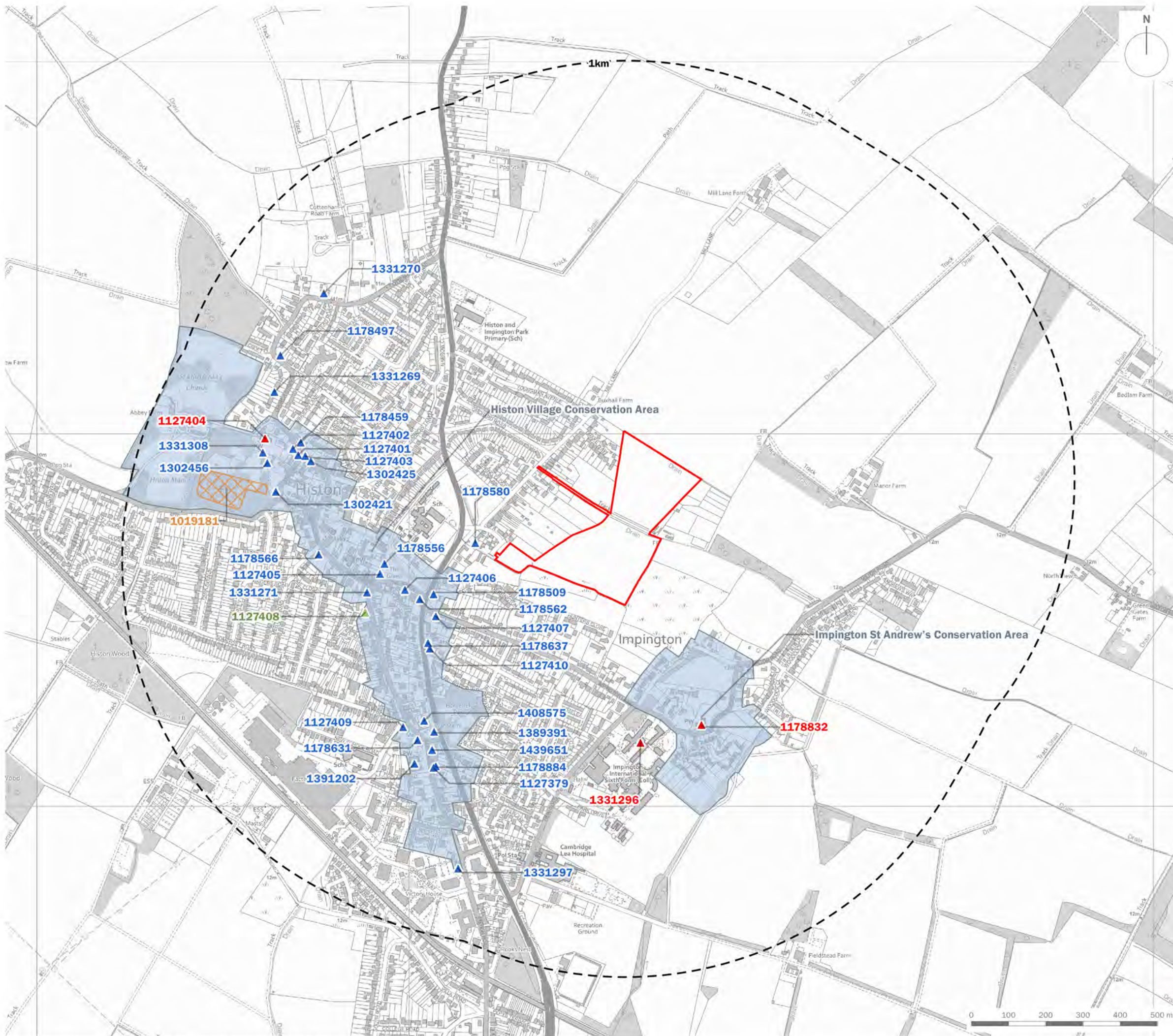


Image EDP 5: View from site toward St Andrew's Conservation Area, looking south-east. The asset is all but obscured, except from some tree tops and a roof ridge.

Plans

- Plan EDP 1** Designated Heritage Assets
(edp5518_d018b 29 November 2021 SW/MM)
- Plan EDP 2** Known Non-designated Heritage Assets
(edp5518_d019b 29 November 2021 SW/MM)
- Plan EDP 3** Extract from (a) Histon and Impington Inclosure Map (1806); and (b) First Edition Ordnance Survey map (1886)
(edp5518_d020b 29 November 2021 SW/MM)

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- Site Boundary
- 1km Study Area
- Scheduled Monument
- Listed Building**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II
- Conservation Area

client
Martin Grant Homes

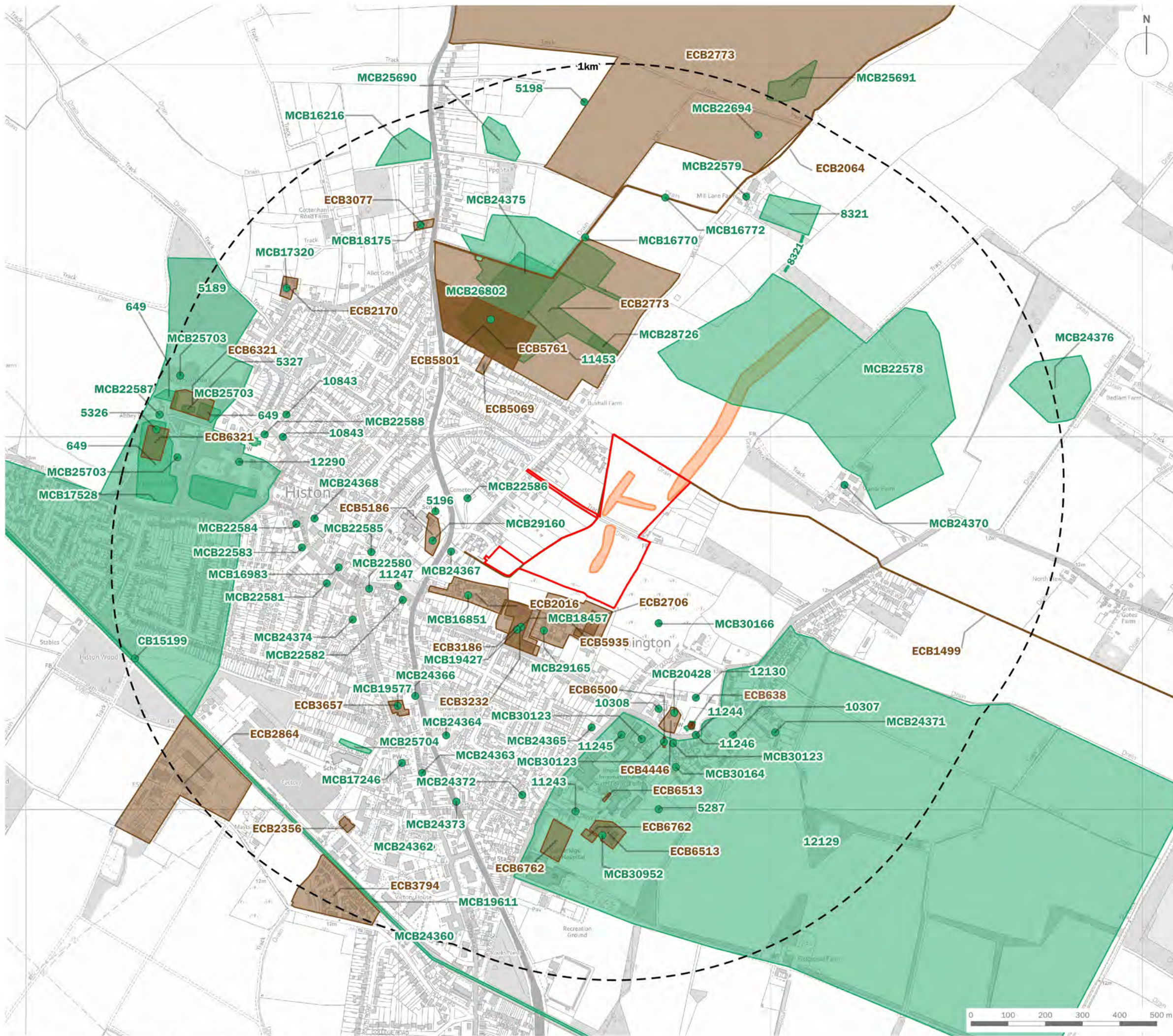
project title
Ambrose Way, Impington

drawing title
Plan EDP 1: Designated Heritage Assets

date **29 NOVEMBER 2021** drawn by **RB**
drawing number **edp5518_d018b** checked **MM**
scale **1:10,000 @ A3** QA **CR**



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- Site Boundary
- 1km Study Area
- HER Monument
- HER Event
- Furlong Identified on HER

client
Martin Grant Homes

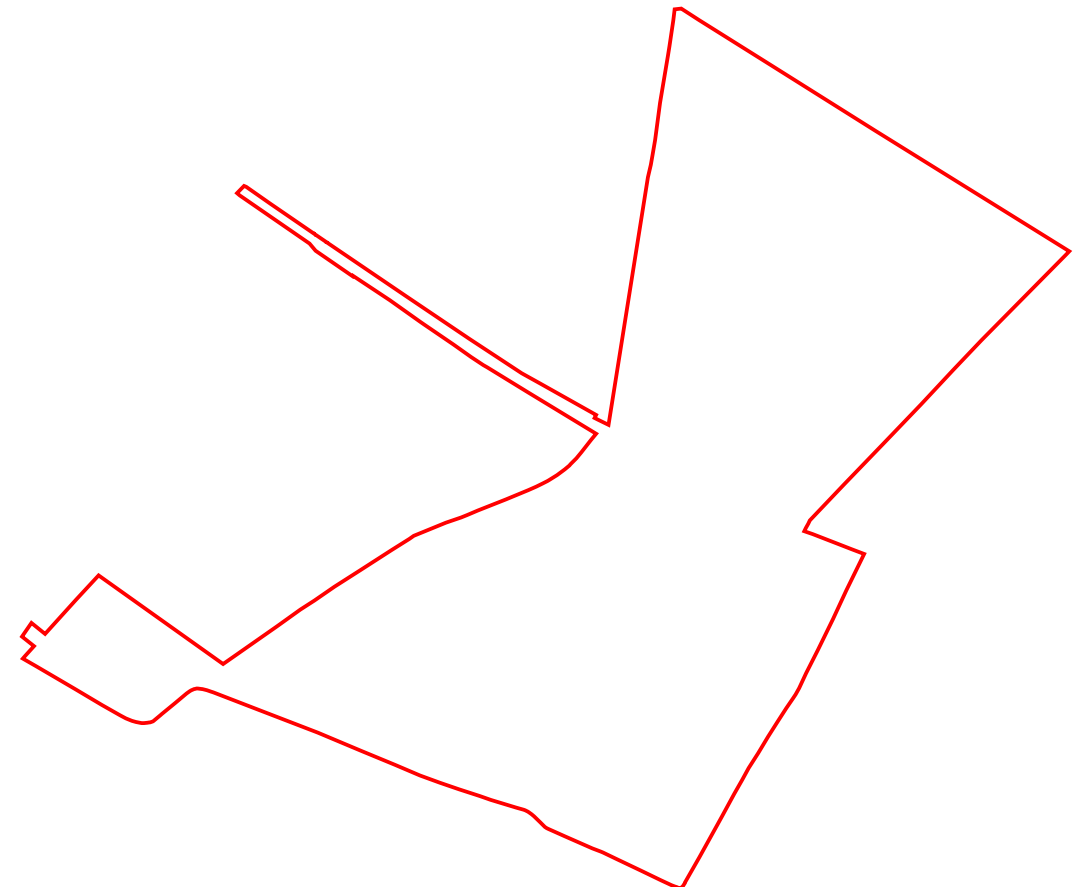
project title
Ambrose Way, Impington


drawing title
Plan EDP 2: Known Non-designated Heritage Assets

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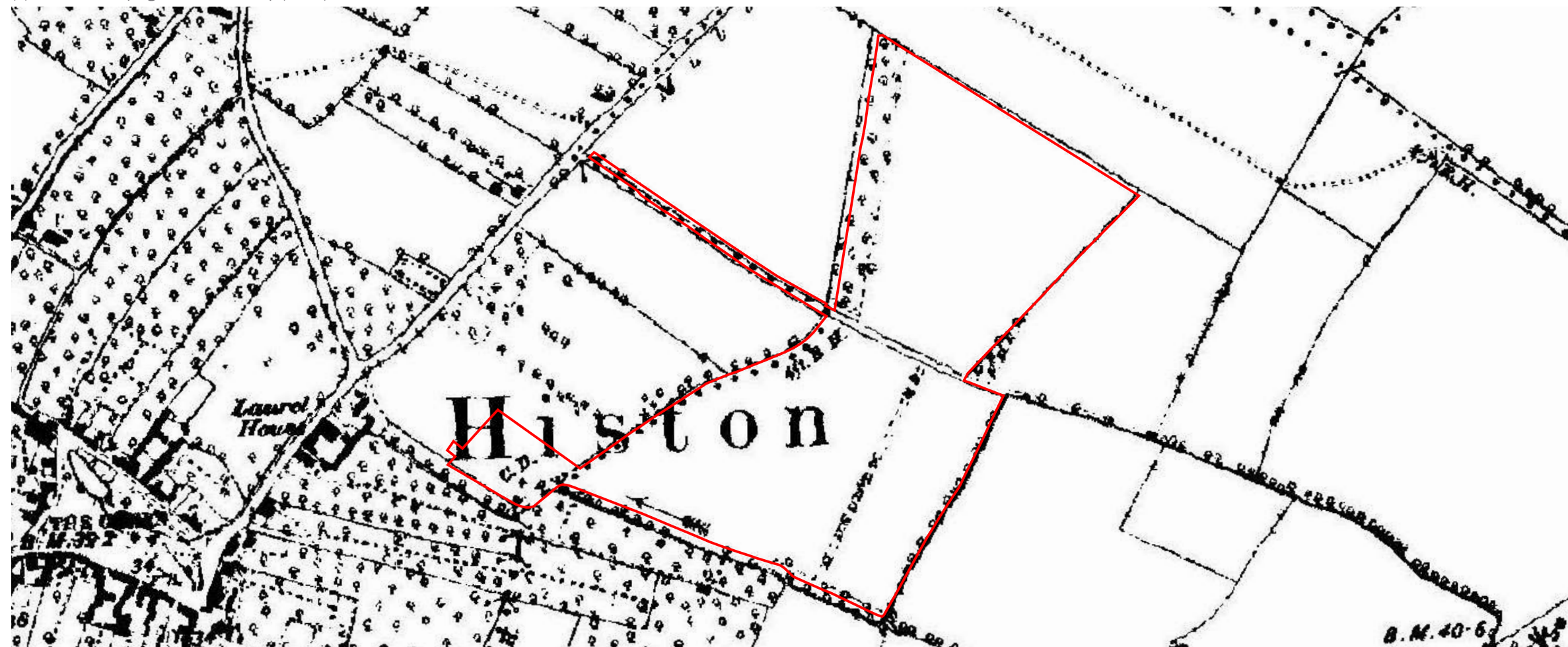


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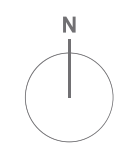


 Approximate Site Boundary

(a) Histon and Impington Inclosure Map (1806)



(b) First Edition Ordnance Survey Map (1886)



client
Martin Grant Homes

project title
Ambrose Way, Impington

drawing title **Plan EDP 3: Extract from (a) Histon and Impington Inclosure Map (1806); and (b) First Edition Ordnance Survey map (1886)**

date	29 NOVEMBER 2021	drawn by	SW
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Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk





the environmental
dimension partnership

CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

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