

Land Surrounding Hinxton Grange

Heritage Appraisal

SmithsonHill Ltd

30 January 2026

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Executive Summary

This Heritage Appraisal has been prepared by Lichfields on behalf of SmithsonHill Ltd ('SmithsonHill'). It accompanies SmithsonHill's response to the Regulation 18 consultation on the Draft Greater Cambridge Local Plan (GCLP) in relation to their interests in land surrounding the Grade II listed Hinxtton Grange. Appendix 1 shows the Site boundary as submitted as part of the representations. The Site is located to the immediate north of the Wellcome Genome Campus extant planning permission and extends to the A505 roundabout at its northwestern corner, with a parcel of land on the northwestern side of the roundabout close to Whittlesford Parkway Station also forming part of the Site, which totals some 242.17 hectares. Whilst Hinxtton Grange and land immediately around it are currently shown outside the submitted Site boundary, SmithsonHill has an option to acquire this as part of any scheme. For the ease of the reader, references to the "Site" in this Appraisal refers to all the land within the outer extent of the Site boundary including Hinxtton Grange and surrounding land. The focus of this Heritage Appraisal is on the land surrounding Hinxtton Grange as its development has the greatest potential to affect heritage assets.

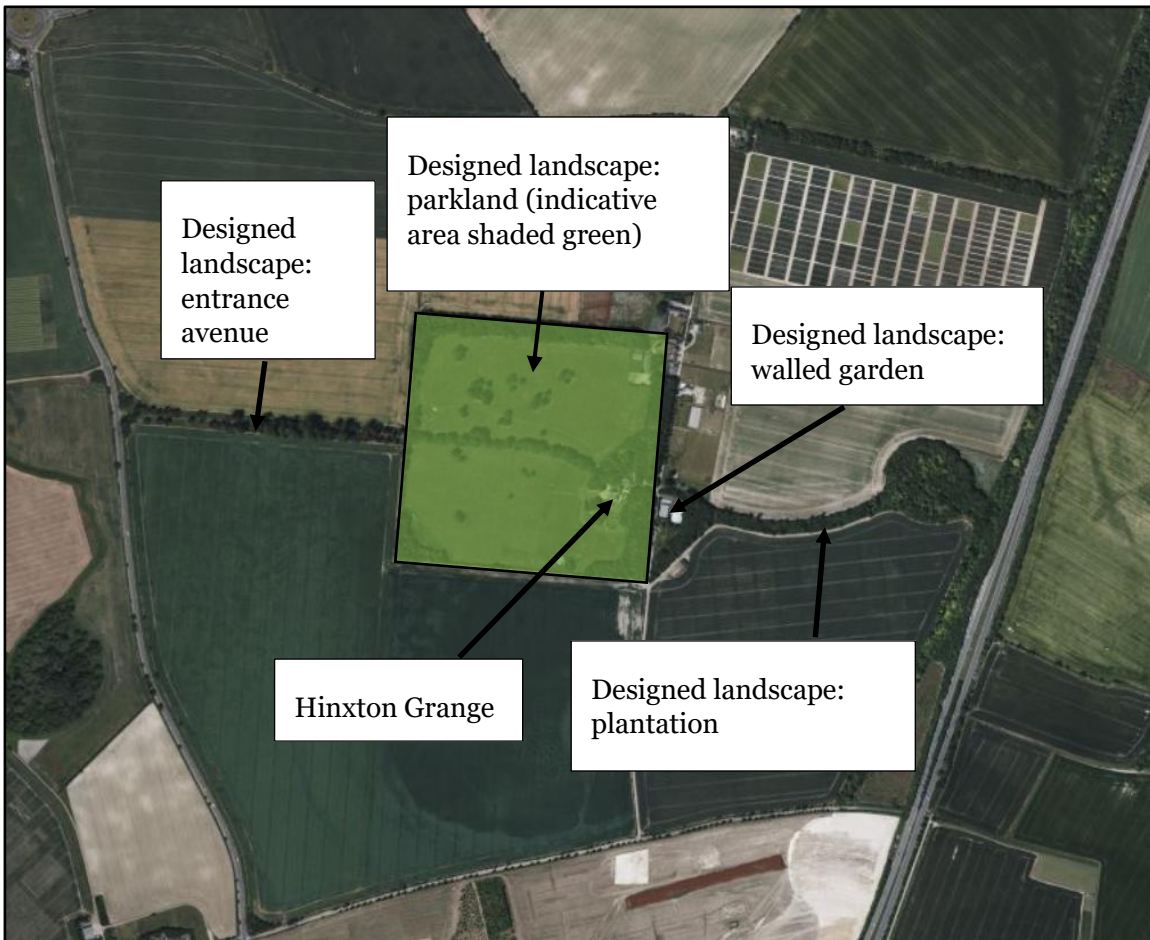
Hinxtton Grange dates from c.1835 and its designed historic landscape features (not designated in their own right) are still in place (as shown in the image below); these are the key features of its setting.

The Regulation 18 consultation for the Draft GCLP did not identify the Site as a proposed allocation. The Housing and Employment Land Availability Assessment (HELAA, October 2025¹) RAG rating for the historic environment was red; this Heritage Appraisal has been prepared to address this and demonstrate that development can be achieved in this location which responds to the existing heritage context.

This report establishes the significance of key heritage assets that may be affected by development at the Site (their locations are shown at Appendix 1). This has informed the establishment of key principles for development and informed the emerging concept masterplan which accompanies SmithsonHill's representation (Appendix 6), and which directly responds to the heritage considerations.

The emerging concept masterplan illustrates one potential approach to development of the Site which would respond to the key heritage considerations and development principles. In particular, it would retain the historic designed landscape features, with no development proposed within the parkland. It would also retain a sense of Hinxtton Grange's wider rural/agricultural setting. In response to the HELAA, this Appraisal has found that the heritage considerations do not preclude the Site's allocation or the principle of development on the Site.

¹ Which refers to the Site as "Land to the east of the A1301, south of the A505 near Hinxtton and west of A1301, north of the A505 near Whittlesford".



Source: Bing Maps (annotated by the author)

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1.0 Introduction

- 1.1 This Heritage Appraisal has been prepared by Lichfields on behalf of SmithsonHill. It accompanies SmithsonHill's response to the Regulation 18 consultation on the Draft Greater Cambridge Local Plan (GCLP) in relation to their interests in land surrounding Hinxtton Grange. Appendix 1 shows the Site boundary as submitted as part of the representations. The Site is located to the immediate north of the Wellcome Genome Campus extant planning permission and extends to the A505 roundabout at its northwestern corner, with a parcel of land on the northwestern side of the roundabout close to Whittlesford Parkway Station also forming part of the Site, which totals some 242.17 hectares. Whilst Hinxtton Grange and land immediately around it are currently shown outside the submitted Site boundary, SmithsonHill has an option to acquire this as part of any scheme. For the ease of the reader, references to the "Site" in this Appraisal refers to all the land within the outer extent of the Site boundary including Hinxtton Grange and surrounding land. However, the focus of this Heritage Appraisal is on the land surrounding Hinxtton Grange as its development has the greatest potential to affect heritage assets.
- 1.2 The Site contains designated and non-designated heritage assets and there are numerous heritage assets in the wider surroundings (see Appendix 1). The heritage assets in the Site are the Grade II listed Hinxtton Grange and separately listed Grade II listed stable and coach house to the north east of Hinxtton Grange; the non-designated Hinxtton Grange landscape; and the non-designated pillbox. Key heritage assets outside of the Site are the Hinxtton Conservation Area nearby to the south-west (approx. 300m at the shortest distance from the south-west corner of the Site) including the Grade II* listed Parish Church of St Mary and St John the Evangelist, and the Grade II* listed Parish Church of St John the Baptist located to the north of the Site in Pampisford (approx. 1km at the shortest distance from the northern boundary of the Site).
- 1.3 The Regulation 18 consultation for the Draft GCLP did not identify the Site as a proposed allocation. In relation to the HELAA, the RAG rating for the historic environment was red. The specific comments were: *"Development of the site as shown in the masterplan would cause a high level of harm to the setting of the listed buildings at Hinxtton Grange, and their associated landscape. It is unlikely this harm could be mitigated without seriously restricting development of the site."* It should be noted that the masterplan that this HELAA response is based on illustrated extensive development on the Site around Hinxtton Grange and was not informed by the heritage sensitivities. Since that masterplan was submitted with the Call for Sites, SmithsonHill has continued to develop its understanding of the Site and its opportunities and constraints, and to inform a revised concept masterplan (Appendix 6) which demonstrates how development might come forward in that context.
- 1.4 This Heritage Appraisal establishes the significance of key heritage assets on the Site and surroundings, including any contribution made by their setting, to inform both Greater Cambridge Shared Planning's (GCSP) consideration of the Site's potential for allocation as part of the Draft GCLP Regulation 18 consultation, as well as to inform the approach to future development at the Site so that it appropriately responds to the heritage context, minimises harm and seeks opportunities for heritage enhancement. Supporting

information regarding methodology and scope, relevant policy, description of the Site and surroundings and historic development are included at Appendices 2-5.

- 1.5 This Appraisal has contributed to the identification of constraints and opportunities at the Site and the emerging concept masterplan which accompanies these representations; this is revised from the masterplan which accompanied the original submission for the Site as part of the GCLP and directly responds to the heritage considerations identified in this report. This Appraisal considers above ground heritage assets; archaeology is considered in the accompanying Archaeology Appraisal, also prepared by Lichfields.
- 1.6 This Heritage Appraisal has been prepared and reviewed by Full Members of the Institute of Historic Building Conservation (IHBC).

2.0 **Significance of Heritage Assets**

2.1 This section identifies the significance of the key heritage assets relevant to development on the Site. It includes an assessment of any contribution of setting to their significance.

Hinxton Grange (Grade II listed)

2.2 Hinxton Grange dates from c.1835 and was listed in 1986 (List Entry Number: 1318208, see Figure 2.1). The list description describes it as a farmhouse but it appears to have originally been more akin to a manor house (or mansion house as described in historic sources in the Cambridgeshire Archives); this is because it was built for the lord of the manor (Wedd William Nash) and due to the designed landscape features in its surroundings. Based on its scale and external design, it is a humble example of a country house/manor house of this period. It is understood that Hinxton Grange is currently not associated with the agricultural use of the surrounding fields.

2.3 The building is predominantly of architectural and historic significance and is of illustrative value. Its significance primarily lies in its association with and construction for the lord of the manor and then notable landowners in the area (for example, the de Frevilles family) in the Victorian period. This significance and status are now reduced as it no longer fulfils the original role of housing the lord of the manor.

2.4 There may be heritage assets in the surroundings of Hinxton Grange in the former location of New Farm (broadly where Churchfield House currently is) and the walled garden. They have the potential to make a small contribution to the significance of the Grange, in particular in the location of the walled garden as it contributes to an understanding of the historic layout and status of the building; this contribution has been reduced as the area of the walled garden no longer reflects its historic use or character (see Figure 2.4, this area is now used for car parking and modern warehouses and offices or is heavily overgrown, so its original form/use can no longer be readily appreciated). The walls around this area (date as yet unknown) make some contribution to an appreciation of the historic use of this space. The former stables also make a small contribution to understanding Hinxton Grange's original status and use (Figure 2.3). More recent buildings do not contribute to its significance.

2.5 In general terms, the part of the setting of Hinxton Grange comprising the surrounding agricultural fields within the Site boundary, makes a contribution to its significance and the appreciation of this, albeit Hinxton Grange is not associated with the agricultural use of the fields. Despite some changes, such as the entrance lodge no longer exists, its immediate setting is largely intact which therefore contributes to an appreciation of the original layout and status of the building. The most important part of its setting are the designed landscape features (entrance avenue, parkland, walled garden and plantation; see below). The status of the original owner is most clearly displayed by the designed landscape and elevated position of the Grange.

2.6 The fields outside of the designed landscape areas are the Grange's immediate rural and agricultural setting (historically and currently, although it is understood Hinxton Grange is not associated with this agricultural use). They enable an appreciation of the landscape features and status of the house historically as they enable views to these. Both within and

outside the Site the original design intent/form of the landscape features is better appreciated in some locations than others and, conversely, in a number of views the form of the designed landscape is not readily appreciable.

- 2.7 Hinxton Grange has an historic association with the wider surroundings, and the village of Hinxton in particular, as Nash was lord of the manor and owned a substantial part of the immediate surroundings. There is limited inter-visibility between the Site and the Conservation Area (further details below). This historic association and relationship now make only a small contribution to the significance of the building. It is also noted that the character within and around Hinxton has changed, and is continuing to change, due to the Wellcome Genome Campus and its expansion, with permission for significant mixed-use development immediately south of the Site.
- 2.8 Due to the elevated position of Hinxton Grange and its surrounding fields, there are views to the wider surroundings to the north, south and west. These views, which include views to churches and the wider rural surroundings, make a small contribution to significance as part of appreciating the historic rural context of the building. There are, however, more modern and detracting features visible in these views such as the nearby petrol station and McDonald's by the A1301/A505 roundabout. Overall, the views from the southern half of the Site feature fewer detracting features. The view from the west front of Hinxton Grange (Figure 2.2) appears to have been a designed view and so contributes to its significance. The original layout appears more focused on views out rather than clear views to Hinxton Grange but localised nearby glimpses to the building and views to its designed landscape features, from both within the Site and primarily from the A1301 (albeit this is now a busy road), also contribute to its significance. There is additional views commentary in Appendix 4. The Site is perceived as part of the wider rural context in longer distance views, so these views do not materially contribute to its significance.
- 2.9 The busy surrounding road network (including the audible road noise within the Site) affects the appreciation of its rural context in some locations and features such as the petrol station/McDonald's by the roundabout within the north-western part of the Site have also affected this, including in views from the northern half of the Site. It is also noted that in the 19th century there was a railway line running through the Site itself, but this is not readily perceptible on the Site except for the change in topography visible within the woodland at the east of the Site.
- 2.10 Its World War II role as the Anti-Aircraft Brigade Headquarters (see historic development section at Appendix 5) is of limited interest in its overall significance. Its significance is focused on its original role as the home of the lord of the manor.
- 2.11 As a Grade II listed building it is of medium heritage importance.

Figure 2.1 Hinxtion Grange west elevation (left), south elevation viewed from its garden (right) and east elevation (bottom)



Source: Lichfields, 24 October 2025

Figure 2.2 View west from Hinxtion Grange; the parkland is in the foreground/midground



Source: Lichfields, 24 October 2025

Figure 2.3 Stable and coach house (left), more modern structures near Hinxtion Grange (right) and other structures in the complex (bottom)



Source: Lichfields, 24 October 2025

Stable and Coach House to North East of Hinxtion Grange (Grade II listed)

- 2.12 The Stable and Coach House dates from c.1835 and was listed in 1986 (List Entry Number: 1128074, see Figure 2.3). It is primarily of architectural and historic significance and illustrative value due to the functional and ancillary relationship it originally had with Hinxtion Grange. Its significance primarily lies in its association with Hinxtion Grange and the list description notes it was included for group value. During the site visit it appeared under renovation/in need of repair.
- 2.13 Its wider setting makes some contribution to its significance. Its visual setting is contained within its immediate surroundings due to the extensive tree coverage but its wider setting within the historic grounds of Hinxtion Grange makes some contribution to understanding its original role within the historic grounds.
- 2.14 It is of medium heritage importance.

Hinxtion Grange Landscape (Non-designated Heritage Asset)

- 2.15 Based on the HER record (record number 12121) the non-designated landscape features are the entrance drive, the parkland, and walled garden (the record also refers to the gardens around the house. See Appendix 1 for indicative boundaries and Figure 2.4 for their appearance). Based on historic mapping these features appear contemporary with Hinxtion Grange and so have been in place since c.1835 with the walled garden being installed by 1884. The plantation to the east is also shown on mapping from the 1830s but does not appear to be specifically included in the HER record.

- 2.16 The landscape is primarily of historic significance and illustrative value. Its significance is entirely linked to its role as the designed landscape setting for Hinxtton Grange and it enables an appreciation of the status of the building at that time. There have been some changes to its design, such as the entrance lodge is no longer present, there are fewer trees within the parkland and the entrance drive has trees along it within the parkland when it originally did not, but overall, its original design is intact and appreciable.
- 2.17 Hinxtton Grange makes the greatest contribution to its significance and in general its setting, and particularly its immediate setting of agricultural fields, contributes to its significance. The designed landscape is the most visible part of the Grange's original design and the open fields allow views to it, albeit as noted above, the form is not always readily perceptible in views. The wider rural context makes a limited contribution to its significance but as noted above there are some detracting features.
- 2.18 The Hinxtton Grange landscape is of low heritage importance.

Figure 2.4 View to the entrance avenue, parkland and plantation from the south-west part of the Site (top); view along the entrance avenue (middle); and the northern part of the former walled garden showing recent warehouse units and car parking



Source: Lichfields, 24 October 2025

Pillbox (Non-Designated Heritage Asset)

- 2.19 The HER record (CB15107) states that the pillbox dates from World War II and that it is a standard type 22 pillbox (see Figure 2.5).
- 2.20 As with all pillboxes, it was never required for its intended purpose, and it is now redundant. It is primarily of historic and architectural significance, and in particular, is of illustrative value. It may also have limited communal value. Its significance is as a relic from World War II which illustrates the defences put in place in the event of invasion. It appears there have been some changes to it as the HER record mentions wood shuttering on the outside, but this was not visible when it was visited (the interior was not accessed).
- 2.21 The pillbox has a small entrance on its western side and has openings in all directions. This suggests it was likely intended to focus on defence to the east, where an invasion was most likely to come from, but it had the ability to defend in all directions.
- 2.22 In general, its setting (see Figure 2.5) contributes to its significance as it would have been placed in its location with an open setting for a specific defensive purpose. The most expansive views are to its west and this enables an appreciation of its open setting. Views to the east are not as open or expansive due to the tree belt along the A11 (which appears to have been in place in aerial photography from April 1948). The pillbox is not readily visible from the surroundings, with limited views to the top of it from localised positions along the A1301, so views to it from the wider surroundings do not contribute to its significance.
- 2.23 It is of low heritage importance.

Figure 2.5 The pillbox (left) and viewed in part of its setting (right)



Source: Lichfields, 24 October 2025

Hinxtton Conservation Area (including all listed buildings, in particular the Parish Church of St Mary and St John the Evangelist (Grade II* listed))

- 2.24 The Conservation Area is primarily of historic and architectural significance and it is of illustrative value. Its significance is as a historic settlement dating back to at least Domesday and which features a range of historic buildings primarily in a linear route along the High Street and surrounded by fields. The Conservation Area is primarily inward-facing with outward views not forming an important part of its character or significance. The grounds of the Grade II* listed Hinxtton Hall are not publicly accessible but the historic

character in this area has been significantly affected by the Wellcome Genome Campus both within and outside the Conservation Area (which were historically fields); some of the modern large-scale buildings are visible from the surroundings. The Church was listed in 1967 and the list description (List Entry Number: 1163553) states it originally dates from c. 1200. It is primarily of historic and architectural significance and illustrative and communal value. Its setting within Hinxtton makes some contribution to its significance. The Church is generally not visible from within the Conservation Area but there are some views to it in the surroundings including from the A1301 to the north, so it has minor visual landmark qualities.

- 2.25 In general, the historic rural context makes a small contribution to the significance of the Conservation Area and the Church as it enables an appreciation of their historic character and context. Views to the Church also make some contribution to its significance. There is notable change to the immediate setting through the Wellcome Genome Campus extension to the east side of the A1301. The character of this area is already changing as a construction site with early works appearing to have commenced and there is planning permission for significant mixed-use development. Moving further south along the A1301 the road network becomes more dominant.
- 2.26 The Site is located nearby to the north-east. There is limited inter-visibility between the Site and the Conservation Area as the northern part of the Conservation Area boundary is set back along North End Road. There are views to the Site from the eastern boundary of the Conservation Area along the A1301, but this is not a sensitive viewing location. There also appears to be views to the trees on the Site from a small part of the High Street looking beyond the low flint wall. There are views from the Site to the Conservation Area but primarily to St Mary and John Church and there are views along the A1301 opposite the Site to the tower and spire of the Church, including some views across the south-western part of the Site. There is a historic association between the Site and the Conservation Area as it was built for the lord of the manor at the time who appears to have owned properties and land in and around the village, and Hinxtton Grange was subsequently owned by notable landowners, the de Frevilles, who also owned Hinxtton Hall. The Site makes a negligible contribution to the significance of the Conservation Area through this historic association; however, the contribution can only be negligible as the village was in existence centuries before the construction of Hinxtton Grange.
- 2.27 The Conservation Area is of medium heritage importance and the Church is of high heritage importance.

Figure 2.6 Parish Church of St Mary and St John the Evangelist (top) and example view to the Church from the Site looking south-west (bottom)



Source: Lichfields, 14 January 2026

Figure 2.7 Example historic building in the Conservation Area



Source: Lichfields, 14 January 2026

Figure 2.8 Example view from the edge of the Conservation Area looking across the A1301 to the Site in the distance



Source: Lichfields, 14 January 2026

Figure 2.9 Existing (left) and emerging (right) Genome Campus in the setting of the Conservation Area



Source: Lichfields, 14 January 2026

Parish Church of St John the Baptist (Pampisford, Grade II* listed)

- 2.28 The Church was listed in 1967 and based on the list description (List Entry Number: 1163297) it originally dates from the 12th century (see Figure 2.10). It is primarily of architectural and historic significance and it is also of illustrative and communal value.
- 2.29 The Church is located to the north of the Site within the Pampisford Conservation Area but it is not a visual landmark within the Conservation Area itself. Its setting within the Conservation Area, within the community it was intended to serve as a place of worship, makes a small contribution to its significance. There have been more modern additions within and adjacent to the Conservation Area (see Figure 2.10). Its wider rural setting makes a limited contribution to appreciating its significance as a historic rural church. There are some views to it from within the Site (see Figure 2.10) and across the Site from the A1301. These views make a limited contribution to its significance as it is not a dominant landmark.
- 2.30 It is of high heritage importance.

Figure 2.10 The Church seen from the High Street (left) and from the Site (right) featuring more recent development at the edge of the Conservation Area and cranes in the distance



Source: Lichfields, 14 January 2026

Parish Church of St John (Duxford, Grade I listed)

- 2.31 The Church was listed in 1967 and the list description (List Entry Number: 1330953) states that it originally dates from the late 12th century (Figure 2.11). The Church is now owned by the Churches Conservation Trust² It is primarily of architectural and historic significance and illustrative and communal value, but its significance has been affected.
- 2.32 Its setting within Duxford, the community it would have historically served, makes a contribution to its significance although there has been more recent development to its west in particular. It is not a visual landmark within the Conservation Area/village. There are localised views to the Church in the wider surroundings including from Duxford Airfield. These views overall make a small contribution to its significance. The Site is located approx.

² <https://www.visitchurches.org.uk/visit/our-churches/st-johns-church-duxford-cambridgeshire> [accessed 20/01/26]

3km to the east and appears to be in the background or to the side of the spire in views from Duxford Airfield and the Church is not readily perceptible in views from the Site; it does not materially contribute to its significance.

2.33 It is of high heritage importance.

Figure 2.11 St John's Church



Source: Lichfields, 14 January 2026

3.0 **Key Heritage Principles and the Potential for Development**

3.1 The understanding of the significance of heritage assets provided in Section 2.0, which was established following detailed site visits and archival research (see Appendices 2-5), has enabled a set of heritage principles to be established to guide future acceptable development surrounding Hinxton Grange.

Key Heritage Principles for Development

3.2 The following are key heritage principles to inform future development at the Site to ensure it responds sensitively to the key aspects of heritage significance identified above.

- 1 Development to respond positively to the history of the Site and historic buildings and features on it.
- 2 Avoid development in the most sensitive locations: within Hinxton Grange's parkland and in the view west from Hinxton Grange's frontage.
- 3 Retain the designed and historic landscape features (entrance avenue, parkland, walled garden and plantation).
- 4 Retain a sense of the prominence and status of Hinxton Grange, including views to the designed landscape. Hinxton Grange was once a manor house, albeit a humble example.
- 5 Retain a sense of Hinxton Grange's immediate rural and agricultural setting.
- 6 Incorporate views to churches located to the north and south.
- 7 Density to reflect the rural and historic context.
- 8 Retain a sense of the pillbox's open setting.
- 9 Re-use existing routes within the Site where possible.
- 10 Incorporate heritage benefits into development. These could include restoration/replacement of the estate railings along the entrance avenue; improving the appreciation of the historic use of the former walled garden and its relationship to Hinxton Grange; removing the trees along the entrance drive within the parkland to reinstate views across this space. Hinxton Grange should be incorporated at the heart of the development; this could be alternative uses to support the community or retained as a house.

The Potential for Development

3.3 The above principles could be implemented on the Site in various ways. The emerging concept masterplan accompanying SmithsonHill's representation (Appendix 6) illustrates one approach to development of the Site. Incorporating the heritage assets and features on the Site as part of its development offers an exciting opportunity for placemaking.

3.4 The emerging concept masterplan has been designed directly in response to the heritage constraints, opportunities and above principles; the heritage considerations have been a

key factor in shaping the approach to development shown in the emerging concept masterplan. It responds positively to the above principles in the following ways:

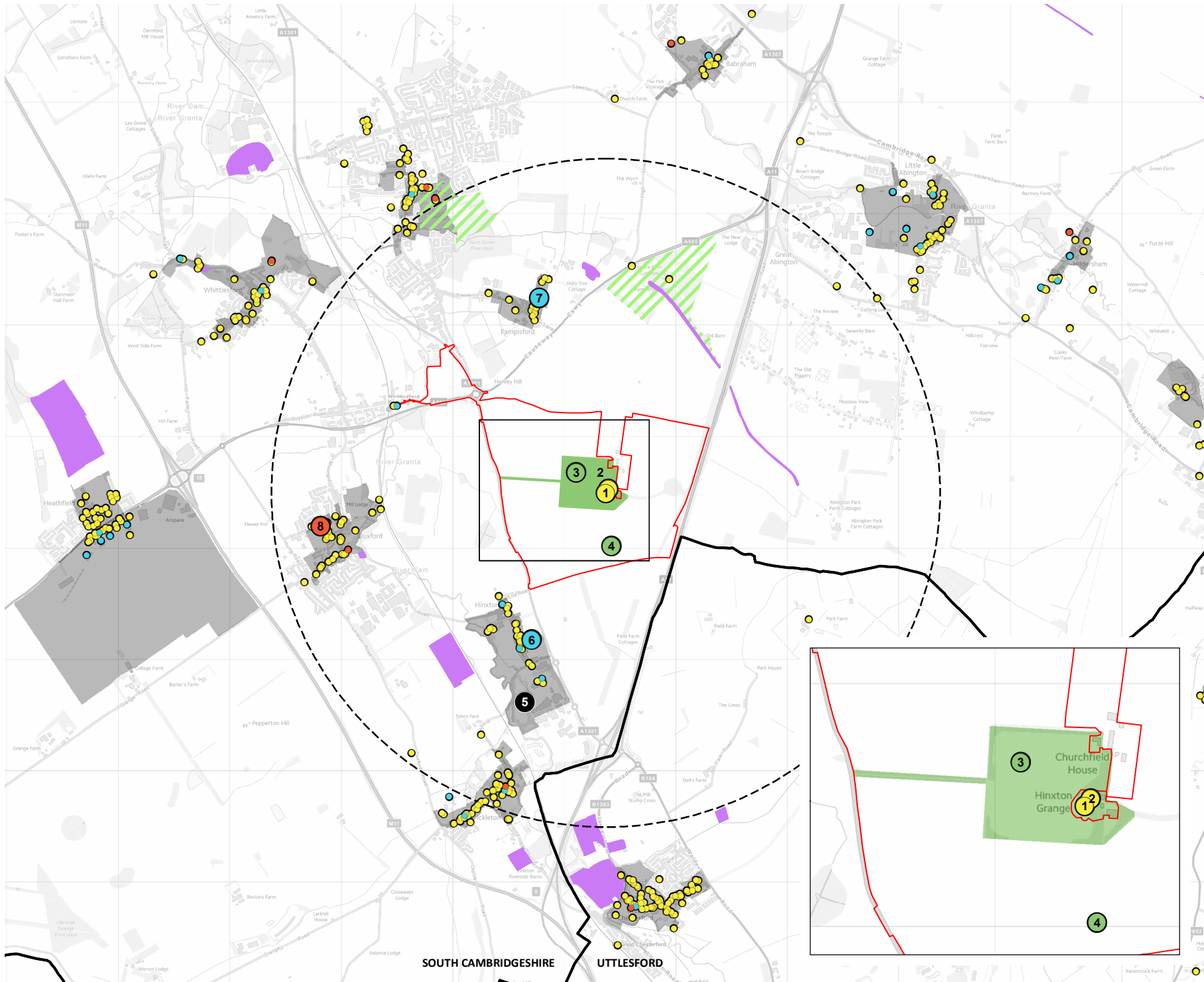
- 1 The designed landscape features would be retained, and no development would be located within the parkland.
- 2 No buildings would be located within the view corridor looking from the west frontage of Hinxton Grange; this key view would be maintained.
- 3 Substantial areas of undeveloped land and green spaces within development areas would be provided to retain a sense of the rural/agricultural setting, in particular the retention of the agricultural landscape at the south-west of the Site.
- 4 It is anticipated that green spaces would be publicly accessible (which they are not currently), enabling the public to engage with and appreciate the heritage context on the Site.
- 5 Views would be retained to Hinxton Grange and the overall landscape features from the A1301.
- 6 View corridors would be incorporated from the entrance avenue to the churches of St John the Baptist in Pampisford and St Mary and John the Evangelist in Hinxton.
- 7 Development would be limited in the south-west field, retaining the agricultural landscape as well as responding to the setting of the pillbox and views to and from the Site.
- 8 It is anticipated there would be views incorporated within the development to the wider surroundings, linking it to its wider rural setting.
- 9 Existing routes in the Site have been used where possible, and the location of new routes sensitively respond to the heritage context (recognising the technical requirements).
- 10 Development would be set-back from the pillbox.
- 11 Hinxton Grange, the stables and the walled garden would be retained and incorporated at the heart of the development.

3.5 Development of the Site will be subject to consultation with relevant stakeholders during pre-application engagement to inform the design and a detailed assessment of the effects of the proposals on heritage assets. Based on the above principles and the emerging concept masterplan, it is anticipated that there would be, at most, limited effects on the significance of surrounding heritage assets. The greatest effects would be on heritage assets within the Site, two of which are non-designated heritage assets of low heritage importance and two are Grade II listed buildings of medium heritage importance. These effects would need to be considered against the policy and legislative considerations at that time and as part of an application as a whole. However, based on this Appraisal and the design work to date, it is considered that the heritage considerations should not preclude the Site's allocation or the principle of development on the Site.

4.0 **Conclusion**

- 4.1 GCSP previously concluded that the Site was not acceptable for allocation; the HELAA stated that the previously submitted masterplan would cause a high level of harm to the setting of the listed buildings at Hinxtton Grange, and their associated landscape.
- 4.2 Extensive work has been carried out, as captured within this Appraisal, to demonstrate that with a careful understanding of heritage significance, constraints and opportunities, there would be a good opportunity to develop areas within the Site which minimises heritage harm and, subject to the public benefits delivered, would be compliant with planning policy and statutory requirements. The HELAA RAG rating should therefore be reconsidered.
- 4.3 We respectfully request that GCSP considers this detailed Heritage Appraisal to inform the acceptability of the Site for allocation.

Appendix 1 Heritage Assets Map



- Key**
- Approx. Site Boundary
 - 3km Distance
 - Local Authority Boundary
- Heritage Assets**
- Conservation Area
 - Registered Park and Garden
 - Scheduled Monument
 - Statutorily Listed Building: Grade I
 - Statutorily Listed Building: Grade II*
 - Statutorily Listed Building: Grade II
 - Non-Designated Heritage Asset

Note: Only non-designated heritage assets within the Site are included

1. Hinxton Grange (Grade II listed)
2. Stable and Coach House to North East of Hinxton Grange (Grade II listed)
3. Hinxton Grange Landscape (Non-Designated Heritage Asset)
4. Pillbox (Non-Designated Heritage Asset)
5. Hinxton Conservation Area (including all listed buildings)
6. Parish Church of St Mary and St John the Evangelist (Grade II* listed)
7. Parish Church of St John the Baptist (Grade II* listed)
8. Parish Church of St John (Grade I listed)



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Project	Land Surrounding Hinxton Grange
Title	Heritage Assets
Client	SmithsonHill Ltd
Date	21.01.2026
Scale	1 : 45,000 @ A4
Drawn by	MAR
Dwg. No	GIS\LF\70133\02-03

GIS Reference: S:\LF Jobs\LF70000 - LF70999\LF70133 - Land at Hinxton Grange\LF70133-02 - Land Surrounding Hinxton Grange - Heritage Assets - 21.01.2026.mxd



SOUTH CAMBRIDGESHIRE **UTTLESFORD**

Appendix 2 Methodology and Scope

- A2.1 This section sets out the approach to assessing the significance of heritage assets, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CiFA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change³.
- A2.2 The National Planning Policy Framework defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- A2.3 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, archival research at the Cambridgeshire Archives and fieldwork undertaken on 24 October 2025 and 14 January 2026. As fieldwork was undertaken in autumn and winter, there is likely to be greater screening from trees and vegetation in summer than the visibility described in this report.
- A2.4 Desk-based references consulted include historic and current mapping; the National Heritage List for England; the Cambridgeshire Historic Environment Record (HER) via the Heritage Gateway⁴; the Victoria County History for Cambridgeshire⁵; The Buildings of England: Cambridgeshire (2015); Duxford Airfield conservation area appraisal (Draft council policy, 2007) (Hinxton, Ickleton and Pampisford Conservation Areas do not have conservation area appraisals); the Parks and Gardens UK website⁶; and previous heritage assessments on the Site and surroundings. These methods are common practice when assessing the significance of a heritage asset and have been carried out in accordance with Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12), 2019; and Historic England's Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2, 2015.
- A2.5 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A Classification of Importance of Heritage Assets table prepared by Lichfields is included below at Table 1. This assigns levels of importance to the various types of designated and non-designated heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category, although it has not been deviated from on this occasion.

³ Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CiFA).

⁴ Only records relating to extant buildings have been considered in this report; potential archaeology is considered in the Archaeology Appraisal.

⁵ <https://www.british-history.ac.uk/vch/cambs/vol6/pp220-230>

⁶ <https://www.parksandgardens.org/places/hinxton-grange>

Table 1

Importance	Designation types
Very High	World Heritage Sites
High	Listed buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally listed heritage assets Non-designated heritage assets
Negligible or nil	Heritage assets with little or no surviving heritage significance

A2.6 The approach to considering the effect of setting upon significance has been carried out in accordance with Historic England’s The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017 (GPAPN3).

Scope

A2.7 The scope of this Heritage Appraisal has been established in accordance with best practice set out within GPAPN3 which encourages due regard to the need for proportionality. GPAPN3 supports the use of an ‘area of search’ around the Site within which it is reasonable to consider setting effects and for the use of a ‘Zone of Visual Influence’ or ‘Zone of Theoretical Visibility’ (ZTV) in relation to the proposed development in order to better identify heritage assets and settings that may be affected.

A2.8 A ZTV was not used to inform the scope as an initial site visit was undertaken to the Site in October 2025 which enabled an understanding of heritage assets on the Site and potential inter-visibility with heritage assets in the surroundings. The Site covers a large area, and so various parts of the Site were visited to understand its character, the significance of heritage assets within the Site, its relationship to its surroundings and views to surrounding heritage assets.

A2.9 The land generally rises to the east of the Site but there are localised variations. The topography enables long-distance views from the Site to the north, south and west where there is undulating topography. Views east are generally terminated by the tree line along the A11.

A2.10 This fieldwork was supplemented by detailed desk-based and archival research into the heritage assets in the surroundings and the potential for historic association. This established an ‘area of search’ extending to Duxford Airfield to the west, Pampisford to the north, the Site boundary to the east and Ickleton to the south. This area allows for potential inter-visibility between the Site and heritage assets in these areas (facilitated by the elevated location of the Site and undulating topography of the surroundings) and also historic association.

- A2.11 Fieldwork within this area of search in January 2026 confirmed those heritage assets in the surroundings which have the potential for change to their significance as a result of changes to their setting from development on the Site.
- A2.12 The part of the Site which lies to the north of the A505 roundabout, known as “Ricketts Field”, was viewed from the station approach and the A505 in January 2026. Only publicly accessible locations were visited during fieldwork (except on the Site), and the interiors of buildings were not visited.
- A2.13 The scope and level of detail in this Heritage Appraisal is sufficient to understand the heritage considerations related to development on the Site. It is based on the assumption that development of the Site will primarily be for low-rise residential-led development.
- A2.14 South Cambridgeshire District Council does not currently have a local list and there are no locally listed buildings near the Site in Uttlesford District⁷, so only non-designated heritage assets on the Site (as identified on the HER) have been considered.
- A2.15 Based on fieldwork and research, the following heritage assets are considered to have the potential for their significance to be materially affected by development on the Site:
- 1 Hinxtton Grange (Grade II listed)
 - 2 Stable and Coach House to North East of Hinxtton Grange (Grade II listed)
 - 3 Hinxtton Grange Landscape (Non-Designated Heritage Asset)
 - 4 Pillbox (Non-Designated Heritage Asset)
 - 5 Hinxtton Conservation Area (including all listed buildings, in particular the Parish Church of St Mary and St John the Evangelist (Grade II* listed))
 - 6 Parish Church of St John the Baptist (Pampisford, Grade II* listed)
 - 7 Parish Church of St John (Duxford, Grade I listed)
- A2.16 This scope is sufficient to establish the key potential heritage considerations at this stage; should a planning application come forward on the Site in the future, this scope can be reviewed with GCSP including whether any additional heritage assets need to be scoped into assessment. There is a group of buildings on the Site around the historic location of New Farm, north of Hinxtton Grange. As noted below, there have been buildings here since at least the 1880s. Based on historic mapping and the buildings seen during fieldwork, it is likely that there are historic buildings remaining (access to this group was not possible). Their heritage status should be confirmed at an appropriate stage, and it is likely there are at least non-designated heritage assets in this location as they are identified on the HER (record number MCB24400). For the purposes of this report, they are considered in the significance section above under Hinxtton Grange.
- A2.17 Based on fieldwork and research, it is not anticipated that development on the Site has the potential to materially affect the significance of any other heritage assets in the surroundings.

⁷ Based on the Regulation 19 (Publication Version) Uttlesford Draft Local Plan 2021-2041 Policies Map (July 2024)
https://www.uttlesford.gov.uk/media/13182/Local-Plan-Policies-Map/pdf/Local_Plan_Policies_Map.pdf?m=1722872903590
[accessed 20/01/26]

Appendix 3 Heritage Statute and Policy

- A3.1 Development on the Site has the potential to directly (physically) affect Grade II listed buildings and non-designated heritage assets on the Site and affect the settings and significance of these heritage assets and designated heritage assets in the surroundings.
- A3.2 The current relevant statutory development plan for the Site is the South Cambridgeshire Local Plan (September 2018) and the heritage statutory considerations for development on the Site are s.16(2) and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework (NPPF, December 2024) is the key material consideration; other material considerations include relevant Historic England guidance. The South Cambridgeshire Local Plan is due to be replaced by the Greater Cambridge Local Plan, which is currently under Regulation 18 consultation. The NPPF is also currently under review.
- A3.3 The effects of any future development on the Site will be assessed against relevant policy and legislative considerations at that time as part of an application submission. At this stage, the overarching heritage policy and legislative considerations have informed this Heritage Appraisal. These are primarily:
- 1 To conserve or enhance the significance of heritage assets and preserve the setting and special interest of listed buildings.
 - 2 Great weight to be given to the conservation of designated heritage assets, commensurate with their importance.
 - 3 Clear and convincing justification will be required for any harm to the significance of designated heritage assets and in cases of less than substantial harm to the significance of a designated heritage asset, the harm is to be weighed against the public benefits of the proposal.
 - 4 The effect of an application on non-designated heritage assets is to be taken into account and a balanced judgement required in weighing applications that affect them, having regard to the scale of any harm or loss and the significance of the heritage asset.
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Appendix 4 Site and Surroundings

- A4.1 The Site is located to the south-east of Cambridge. It is located to the immediate north of the Wellcome Genome Campus extant planning permission and extends to the A505 roundabout at its northwestern corner, with a parcel of land on the northwestern side of the roundabout close to Whittlesford Parkway Station (known as “Ricketts Field”) also forming part of the Site, which totals some 242.17 hectares (see Appendix 1). Based on fieldwork and aerial photography, Ricketts Field appears primarily as undeveloped fields and bordered by trees and main roads (Figure 4.1).

Figure 4.1 View to Ricketts Field from the A505 (left) and station infrastructure adjacent to it and the busy A505 (right)



Source: Lichfields, 14 January 2026

- A4.2 The character around the station and this parcel of land has been urbanised by the road network (A505 and A1301), the station infrastructure and car park, National Highways Depot and commercial properties. The petrol station and McDonald’s on the opposite side of the A505 contribute to this character (Figure 4.2). To the immediate north of this part of the Site larger scale/massing buildings are visible and there are views across this part of the Site to the buildings at the National Highways Depot (Figure 4.1).

Figure 4.2 The petrol station and McDonald’s on the A505



Source: Lichfields, 14 January 2026

A4.3 The Site extends across the A505/A1301 roundabout (see Figure 4.3) and then encompasses Hinxtion Grange and the fields surroundings it (see Figure 4.4). It is understood that Hinxtion Grange is currently not associated with the agricultural use of the surrounding fields. Whilst the Site is located between the A1301 and A11, it is of a rural character. There are hedgerows along the western Site boundary along the A1301 and there are access gates (which appear a modern replacement) to the tree-lined avenue to Hinxtion Grange from the A1301.

Figure 4.3 Context of the Site (field in the centre) approached from the A505 to the west (left) and view to the entrance gates and avenue from the A1301 (right)



Source: Lichfields, 14 January 2026

Figure 4.4 Aerial view of the Site and immediate context



Source: Bing Maps [accessed 20/01/26]

A4.4 The part of the Site around Hinxtion Grange is typified by large open fields in agricultural use, separated by hedgerows and Hinxtion Grange's designed landscape in the centre. There is also a triangular area surrounded by trees at the south-east corner, where a railway line was located in the 19th century.

A4.5 At the centre of the Site is the Grade II listed Hinxtion Grange (Figure 2.1), a historic country/farmhouse dating from the 1830s. Hinxtion Grange is two storeys and in a

restrained Neo-Classical style. It has gardens to the south and is surrounded by a large area of parkland (non-designated heritage asset) bordered by trees, and which features groups of trees within it (more so in the northern half). The northern parkland area features some large agricultural buildings and there are smaller structures in the southern part of the parkland. There is also dense woodland in the immediate surroundings of Hinxtton Grange. There is a complex of buildings to the immediate east of Hinxtton Grange including the Grade II listed stable and coach house (Figure 2.3). Other buildings and structures appear ancillary to Hinxtton Grange or in equestrian or agricultural use (see Figure 2.3). The buildings appear both historic and more recent. The listed coach house is two storeys with central pediment and faced in flint. During the site visit it appeared vacant or under renovation.

- A4.6 On the opposite (east) side of the road running to the rear of Hinxtton Grange is a broadly semi-circular area which appears to be the location of the historic walled garden (Figure 2.4). The full extent of this area was not accessible, but it appears enclosed by a brick wall which also runs along the road. The northern part features an area of hard standing with car parking and large industrial/commercial sheds. The southern part is overgrown with vegetation. Structures in generally poor condition were viewed on the northern external side of the wall and which may be historic.
- A4.7 North of Hinxtton Grange is a collection of buildings around the historic location of New Farm (see Figure 5.2 below), now in residential use. Based on historic mapping it appears that some of these are broadly contemporary to Hinxtton Grange whereas others are more recent additions. Further north of this, just outside of the Site, is a sub-station. On the opposite side of the road to the New Farm buildings and north of the former walled garden, are low scale modern buildings and land in equestrian use. South of Hinxtton Grange, along the road, is a World War II pillbox (Figure 2.5).
- A4.8 There is a network of inter-connected roads and tracks on the Site, many of which appear to correspond to historic road/track locations and field boundaries (see historic development section below). The Site also features telephone poles and wires.
- A4.9 One of the key defining features of the Site are what appear to be historic designed landscape features which are seen in mapping from the 1830s (see historic development section below and the significance section above).
- A4.10 The extensive tree coverage from the designed landscape means that there are limited views to Hinxtton Grange outside of its immediate surroundings. The main glimpses are: from the A1301 south of the entrance to the avenue; some glimpses from along the avenue; from outside the edge of the parkland; and from the south-west along the track from the A1301 (and therefore likely from the south-west field). It therefore appears that the original intention was for Hinxtton Grange to be largely screened and not a landmark building in the landscape, with greater focus on (limited) views from Hinxtton Grange, in particular the designed view from its western frontage (see Figure 2.2). The clearest views to the Site are in the immediate surroundings; the extent and nature of views along the A1301 vary depending on location and there is screening from hedgerows, but they are typified by views to the open fields and the tree belts which form the designed landscape. There are some views to buildings around the former location of New Farm/Churchfields House within and outside the northern half of the Site.
-

- A4.11 Aside from the main roads and infrastructure, the surroundings of the Site are generally rural, but the character is often mixed such as from the road network, with traffic audible in many of the historic settlements, and more modern development and housing developments within and adjoining historic settlements.
- A4.12 There are long-distance views from the Site to the north, west and south; views east are largely terminated by the tree belt along the A11. The extent and nature of views depend on the location, but they are primarily to the undulating countryside and feature views to churches; St Mary and John in Hinxton and St John in Pampisford, in particular. These views also feature buildings and rooftops, both historic and more modern and a large hangar (American Air Museum) at the Imperial War Museum (IWM) Duxford. Views from the northern half of the Site include more detracting features such as the road network and infrastructure around the A1301/A505 roundabout and the petrol station/McDonald's; views towards Pampisford feature cranes in the distance.
- A4.13 The character of the immediate and wider surroundings of the Site is likely to change over the medium term; most notably the Wellcome Genome Campus is consented to the immediate south of the Site and the Site is within the proposed rural southern cluster identified in the draft GCLP. The draft GCLP states that *“Our ambition is to support and grow this successful and nationally important business cluster by providing more business space where needed. In addition to the Grange Farm new settlement...some new housing is allocated in and around existing villages that are well-connected to jobs by public transport, cycling and walking facilities.”* Site clearance and set up and associated activity at the Genome Campus extension was visible during fieldwork and there is Heras fencing along the boundary with the Hinxton Grange site.
- A4.14 There are a number of heritage assets in the surroundings of the Site; their location is shown at Appendix 1. They are primarily concentrated in conservation areas in historic settlements. This includes the nearby Hinxton Conservation Area to the south-west and the churches identified above.
-

Appendix 5 Historic Development

A5.1 The following is a summary of the key parts of the historic development of the Site and surroundings. It is informed by archival research and desktop research/secondary sources. It has not been possible to obtain tithe mapping for the Site.

- 1 By 1086, Hinxtton was well established, with the Domesday Book recording 38 inhabitants.
- 2 The manor of Hinxtton passed from William Hollick following his death in 1817 to his daughter Anne and her husband Wedd William Nash⁸.
- 3 *“As both lord of the manor and farmer of the rectory, Wedd William Nash was able at inclosure in 1833, by exchanging parcels between the manorial and rectorial allotments, to consolidate his holding so that it covered almost all the northern half of the parish; c. 1835 he built a house, Hinxtton Grange, on his new estate...and also a lodge on the road from Cambridge to Saffron Walden, a farmstead later known as New Farm, and three cottages... The lodge had been pulled down by 1971. The Nash family lived at the Grange until c. 1875 when they left Hinxtton...Their whole estate of over 1,000 a., including Hinxtton Grange, New farm, Lordship farm, and 15 cottages in the village, was purchased in 1884 by the de Frevilles, and thereafter passed with the de Freville estate.”*⁹ The de Frevilles owned Hinxtton Hall when they bought Hinxtton Grange and the lordship and lands were sold again c.1899¹⁰.
- 4 The Cambridgeshire Archives has plans from the early-mid 1830s relating to Hinxtton Grange. Plans identified as from c.1833 (Figure 5.1) shows Hinxtton Grange, the stables and the entrance lodge adjacent to the (now) A1301. There are clear landscape features: a tree-lined entrance avenue, enclosed parkland surrounding the house with clumps of trees and the plantation to the rear, all surrounded by fields. The entrance drive does not appear to have been lined by trees after it enters the parkland and there was a turning circle in front of the house. The plan also includes field names. It does not show any buildings around the location of New Farm (although some land may be indicated for this outside the parkland), nor the walled garden; these are in place by the 1886 OS map (Figure 5.2) which also illustrates the location of the “old Railway” at the east of the Site. The 1886 OS map shows a number of routes still in place at the Site.
- 5 Sales particulars for auction of the Hinxtton Grange Estate in June 1884¹¹ refer to it as a manorial and sporting estate. The particulars state:
“The mansion or manor house Which is built of white brick and slated, has a good elevation in the Italian style, and occupies a high and healthy situation about one mile from Whittlesford Station. ... It is approached by a Long Shady Carriage Drive through an avenue of timber trees, protected by an entrance lodge. ... The outbuildings include a Knife-house, Wash-house, Mangle room with Force Pump, Wood Shed, Cinder House, and two w.c.’s for servants. The stabling Is conveniently placed in an enclosed yard, and comprises two Stables, each with two Stalls, Loose Box and Coach-house, with Groom’s Room and Loft over; also Laundry and Harness Room. The

⁸ <https://www.british-history.ac.uk/vch/cambs/vol6/pp220-230>

⁹ <https://www.british-history.ac.uk/vch/cambs/vol6/pp220-230>

¹⁰ Ibid.

¹¹ Held at Cambridge University Library (ref: GBR/3296/Maps/Maps.PSV.23.24)

pleasure grounds Are well Timbered and Shrubbed and tastefully arranged; there is a good lawn and an Italian Garden, Conservatory etc, a productive walled kitchen garden Fully stocked with choice Fruit Trees in full bearing, Two Vineries, Orchard House, Forcing House, Lean-to Fruit House, and Potting Shed. The park (Which is let with the Lordship Farm, subject to the Landlord's right to graze four head of stock, horses or cows) is belted and studded with Timber Trees, and presents a pretty view from the house. There are two modern cottages ... suitable for Keeper and Gardener..."
New Farm is described as a double tenement, farm buildings, yard etc.

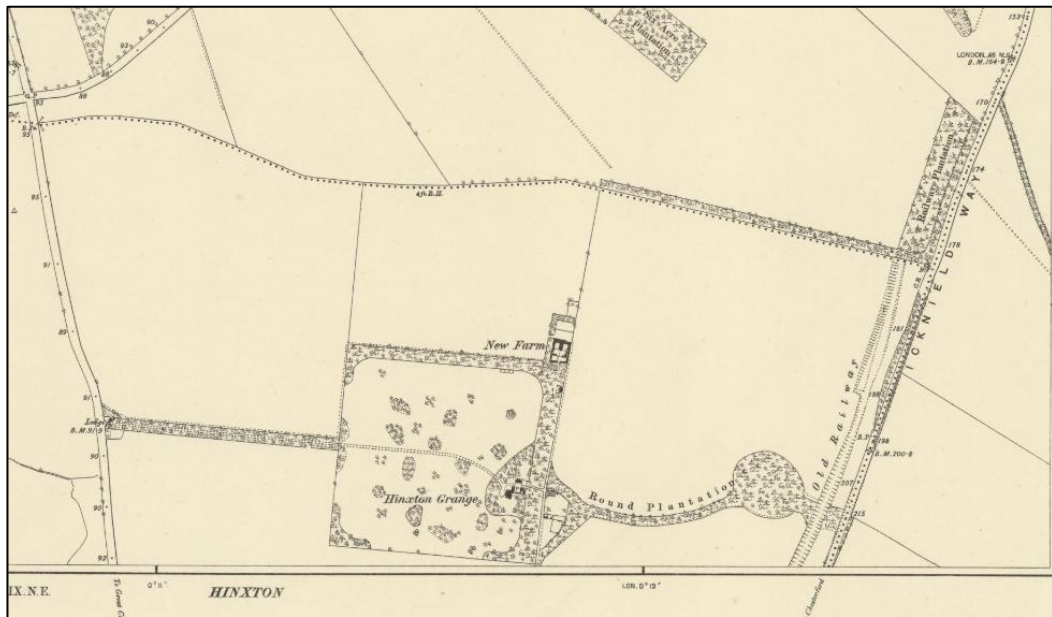
- 6 The 1886 OS map appears to show the part of the Site at Ricketts Field as a field at this time and Pampisford Mill (corn) is identified to the immediate north.

Figure 5.1 c.1833 plan of Hinxtton Grange



Source: Reproduced by permission of Cambridgeshire Archives (ref: 124/P58)

Figure 5.2 Extract from the 1886 OS map



Source: National Library of Scotland

- 7 According to HER (record number: CB1507), Hinxtion Grange was the headquarters for the 40th Anti-Aircraft Brigade during World War II and this record also notes a standard type 22 pillbox, which is still on the Site.
- 8 In 1953, Hinxtion Hall and grounds were sold to Tube Investments Plc for use as research laboratories¹² and now is the location for the Wellcome Genome Campus. There is planning permission for expansion of the campus to the land south of Hinxtion Grange.
- 9 A comparison between mapping of the Site around Hinxtion Grange in the 19th century and the current arrangement shows little substantive change. The key changes are: the entrance lodge is no longer extant; the entrance avenue is now lined with trees in the parkland; the walled garden has been converted to car parking and features large industrial/commercial sheds; there are fewer tree clumps within the parkland and particularly on the southern side; there are additional buildings around Hinxtion Grange and New Farm; and the World War II pillbox is in place.


























The key changes in the surroundings of the Site since the 1886 map are the points noted above regarding the petrol station/McDonald's at the roundabout and the emerging and consented development at the Wellcome Genome Campus extension. Duxford, Pampisford and Hinxtion are historic settlements which were in place at this time but have seen additional development within and around them, in particular the Wellcome Genome Campus within the grounds of Hinxtion Hall. Whilst there were roads surrounding the Site in the 1886 map where the A11, A505 and A1301 currently are, the nature of the vehicles and use of these roads will have changed and intensified.

¹² <https://www.british-history.ac.uk/vch/cambs/vol6/pp220-230>

Appendix 6 Concept Masterplan

Emerging Concept

KEY

-  Site Boundary
-  Existing Buildings
-  Existing woodlands and treebelts/historic landscape features
-  Grade II listed buildings and their settings
-  Historic centre preserved and sensitively re-purposed
-  Existing Vehicular lanes
-  Minor existing paths and tracks
-  30mt Contours
-  Future pedestrian and cycle connection to Genome Campus expansion
-  Existing cycle routes
-  Planned cycle routes
-  Primary route
-  Green corridors
-  Neighbourhoods Green parks
-  Potential CSET Extension (Short-term)
-  Potential CSET Extension (long-term)
-  Old lane maintaining access to existing buildings
-  Key heritage views
-  Development area proposed
-  Potential additional development parcel
-  Green nodes
-  Preserved farm land
-  Amenity Landscape
-  Community and school use
-  Green Belt



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