

Land at Hinxton Grange Archaeology Appraisal

SmithsonHill

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1.0 Introduction

Origins and scope of report

- 1.1 SmithsonHill Ltd (SmithsonHill) has commissioned Lichfields to produce a supplementary update to the archaeological reports and assessments previously prepared for land at Hinxtton Grange, Hinxtton (NGR TL 49958 46742), hereafter referred to as the “site” – refer to Figure 3.1 for full site extent. This supplementary update forms an initial Archaeology Appraisal as part of representations for the draft Greater Cambridge Local Plan Regulation 18 consultation stage.
- 1.2 The purpose of this appraisal is to provide an understanding of the archaeological potential of the site, synthesizing previous evaluations, desk-based assessments, Environmental Statements and advice issued by the County Archaeologist at the site; and to conclude whether the known archaeological remains, and potential of the site would be of a sufficient sensitivity to be necessarily prohibitive to the site being allocated for residential-led development as part of the new Local Plan. This appraisal also provides an update on the current policy position, and the content of the Historic Environment Record. Previous archaeological analysis of the site is summarised in Section 4 of this report.
- 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.”* This point is dealt with by the Heritage Appraisal prepared by Lichfields (January 2026).
- 1.4 In terms of archaeology, the RAG rating was red, but comments were not provided on this. This appraisal has found that there are no necessarily insurmountable issues relating to archaeology that would preclude development at this site at this stage.
- 1.5 Relevant previous assessments produced for the site include:
- Terence O’Rourke, 2016, Land at Hinxtton Desk-based Heritage Assessment;
 - Air Photo Services Ltd, 2016, Hinxtton Grange, Cambridgeshire, Assessment of Aerial Imagery for Archaeology;
 - Pre-Construct Archaeology, 2016, Archaeological Monitoring at Land East of A1301 and South of the A505, Hinxtton, Cambridgeshire;
 - WYAS Archaeological Services, 2016, Land at Hinxtton Grange, Hinxtton, Cambridgeshire, Geophysical Survey; and
 - Pre-Construct Archaeology, 2017, Land South of Hinxtton Grange, Hinxtton, Cambridgeshire: An Archaeological Evaluation.
 - Pre-Construct Archaeology, 2024, Evaluation at Hinxtton Grange Reservoir.

- 1.6 This appraisal has been produced in accordance with the requirements of the National Planning Policy Framework (NPPF)¹, and local planning policies, and in accordance with DLHC planning practice guidance, and standards and guidance produced by the Chartered Institute for Archaeologists (CIfA)², Historic England³ and the Cambridgeshire County Council Historic Environment Team.
- 1.7 The appraisal deals solely with buried archaeological heritage assets and does not cover built heritage assets (such as listed buildings), except where such discussion aids the interpretation of the buried heritage resource, or where buried fabric is likely to be affected by proposals. Setting issues affecting the historic built environment are not discussed in this report. Issues affecting the historic built environment are addressed in the separate Heritage Appraisal prepared by Lichfields (January 2026) and submitted as part of the Regulation 18 representations.
- 1.8 The information presented within this document is correct at the time of writing to the best knowledge of the author, within the limits imposed in dealing with historic materials and mapping. The archaeological resource is by its nature an unknown resource prior to confirmation through site investigations. It is assumed that previous work undertaken at the site is accurate and is therefore relied upon for this assessment.

Proposed Development

- 1.9 The site is proposed to be allocated for residential-led development, with associated access roads, footpaths, amenity landscaping and areas of open land.

Assumptions and Limitations

- 1.10 The following assumptions were applied to translate effects on heritage significance/harm in NPPF terminology into the above framework:
- 1 Archaeological potential has been considered in relation to the pattern and significance of known assets (drawn from the Cambridgeshire Historic Environment Record) in the vicinity, results of previous site evaluations, and site land use history to understand level of potential and likely effects.
 - 2 The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record data and grey literature reports). It has been assumed that this information is reasonably accurate unless otherwise stated.
 - 3 Assumptions have been made regarding the depth and potential ground works necessary for the redevelopment of the site. This is discussed further in Section 6.

¹ Department for Levelling Up, Housing and Communities. 2024. National Planning Policy Framework.

² Chartered Institute for Archaeologists. 2014. Standard and guidance for historic environment desk-based assessment.

³ Historic England. 2017. The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition).

2.0 Relevant Legislation, Policy & Guidance

National Planning Policy Framework (2024)

2.1 At the heart of the NPPF is the achievement of sustainable development – this includes securing high-quality design, ensuring the vitality of town centres and conserving heritage assets in a manner appropriate to their significance.

- 1 **Paragraph 202** states heritage assets ‘are an irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’.
- 2 **Paragraph 205** states that “Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
 - a assess the significance of heritage assets and the contribution they make to their environment; and
 - b predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- 3 **Paragraph 207** notes 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.’
- 4 **Paragraph 212** notes 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.’
- 5 **Paragraph 215** states where less than substantial harm to the significance of a designated heritage asset arises, this harm should be weighed against the public benefits of the proposal.
- 6 **Paragraph 216** requires the effect of an application on a non-designated heritage asset to be taken into account. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7 **Paragraph 219** requires that local planning authorities look for opportunities for the positive contribution of new development within conservation areas and the setting of heritage assets as a means ‘to enhance or better reveal their significance’.

Planning Practice Guidance (PPG) updated 2021

2.2 NPPG provides further guidance on the importance of heritage considerations, ensuring the effective implementation of policy as set out in the NPPF. Relevant paras. are:

- 1 Paragraph 041 Reference ID: 18a-041-20190723 refers to the importance of non-designated heritage assets of archaeological interest highlighting that these assets are still subject to the conservation objective. It states that “*On occasion the understanding*

of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first”.

Local Policy

- 2.3 The statutory development plan for the site comprises the South Cambridgeshire Local Plan (2018) and the Policies Map.
- 2.4 The preparation of a new Greater Cambridge Local Plan is currently at Regulation 18 stage. The relevant draft policies are included below.

South Cambridgeshire Local Plan (2018)

Policy NH/14: Heritage Assets

- 2.5 This states that development proposals will be supported when they sustain and enhance the special character and distinctiveness of the district’s historic environment; and when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance, particularly archaeological remains of all periods (amongst other heritage assets).

Greater Cambridge Local Plan (draft – Regulation 18)

Policy GP/HE: Historic Environment

- 2.6 The Local Planning Authority will balance the need for development with the conservation, enhancement and enjoyment of the historic environment through a positive strategy to ensure that:
- Proposals affecting the historic environment consider the wider social, economic, cultural and environmental benefits of conserving heritage assets, taking into account the positive contribution that conserving heritage assets can make to the sustainability of communities; and
 - New development conserves and, where appropriate, enhances the special character and distinctiveness of Greater Cambridge.

Policy GP/ND: Non-designated heritage assets

- 2.7 The Local Planning Authority will seek to ensure the retention and enhancement of buildings or other structures (at application stage or otherwise) as being non-designated heritage assets.
- 2.8 When determining a planning application, the Local Planning Authority will make a balanced judgement of the potential impacts of the development on non-designated heritage assets. Consideration will be given to the significance of the asset and its setting, the extent of impact on its significance, as well as the scale of any harm or loss to the asset.
- 2.9 Prior to the loss of a non-designated heritage asset, an appropriate level of survey and recording will be expected, including archaeological investigation where appropriate (the results of which should be deposited on the [Cambridge Historic Environment Record](#)).

Policy GP/AR: Archaeology

- 2.10 This states that development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance. In cases where the proposal could harm the significance of archaeological assets, the relevant National Planning Policy Framework tests will be applicable, where such harm will be required to be appropriately justified.
- 2.11 This proposed policy also sets out the requirements for a planning application in sites with known or potential archaeological interest, including an appropriate assessment investigation.

3.0 **Baseline Conditions**

Introduction

- 3.1 A site's location, topography, and geology can provide indication of its suitability for past human activity. Topography and geology can provide information on whether ground levels have been raised or terraced away and can contribute to our understanding of the archaeological potential and survival of a site.

Site and study area

- 3.2 The site is an irregularly shaped parcel of land with an area of c.242.17 hectares. It comprises agricultural land with some mature trees and hedge boundaries. The main parcel of land is situated between the A1301 and A11, which border it to the west and east respectively. The buildings comprising Hinxtion Grange and Churchfield House (as denoted on mapping) are currently excluded from the site, although SmithsonHill have an option over Hinxtion Grange. The second, smaller, parcel is connected to the main parcel to the northwest and is located to the east of Whittlesford Parkway and south of an industrial park (Figure 3.1), referred to locally as Ricketts Field.
- 3.3 The site is primarily in use as agricultural land, with access roads, field boundaries and mature trees.

Figure 3.1 Aerial photo of the site. Approximate boundary shown in red.



Source: ArcMap Imagery

- 3.4 There are no designated archaeological or heritage assets within the site boundary. The Grade II listed Hinxtton Grange and associated Grade II stable and coach house are located towards the centre of the site but are presently excluded from the site area. These assets are considered within the separate Heritage Appraisal prepared by Lichfields (January 2026) to support the Regulation 18 representations.
- 3.5 A 1km study area was considered appropriate for the site. A study area this size is common with the other investigations undertaken at the site and within the surrounding area.
- 3.6 There are 38 non-designated archaeological assets within the site and 182 total within the study area. These comprise one meeting place, six parks/gardens, eight landscape features, 141 monuments and 18 findspots. Those within the site are listed in Section 4 of this report.

Geology and Topography

- 3.7 The British Geological Survey (BGS) does not record any superficial deposits within the main parcel of the site. In the northwestern parcel, there are two superficial deposits recorded:
- River Terrace Deposits, 1 to 2-Sand and gravel. Sedimentary deposits of fluvial origin. They are detrital, ranging from coarse – to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river estuary (if in a coastal setting). This deposit covers the majority of the parcel.
 - Alluvium-Clay, silt, sand and gravel. Sedimentary deposits of fluvial origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting). This covers a small portion of the parcel towards along the western boundary.
- 3.8 The bedrock geology is comprised of two different compositions:
- New Pit Chalk Formation-Chalk. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk.
 - Holywell Nodular Chalk Formation-Chalk. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk.
- 3.9 There is one borehole record shown on the BGS record viewer within the site extent. This was to a depth of 75m. This recorded 0.5m of topsoil, and then various combinations of chalk, chalk marl and hard chalk to 75m in depth. This is located just to the south of the Hinxtton Grange farmstead area.
- 3.10 A Ground Investigation Report prepared by Hydrock (June 2016) stated that there is made ground across the southeastern site area, between 0.65 – 0.85 metres, but this is variable in nature.
- 3.11 The site slopes downwards from west and northwest to the east, from c.27m Above Ordnance Datum (AOD) at the lowest point to c.67m AOD at the highest (Figure 3.2).

Figure 3.2 Topographical map of the site. Higher ground is shown in red, with a gradient to blue for lower ground.



Source: <https://en-gb.topographic-map.com/>

4.0 **Archaeological Baseline**

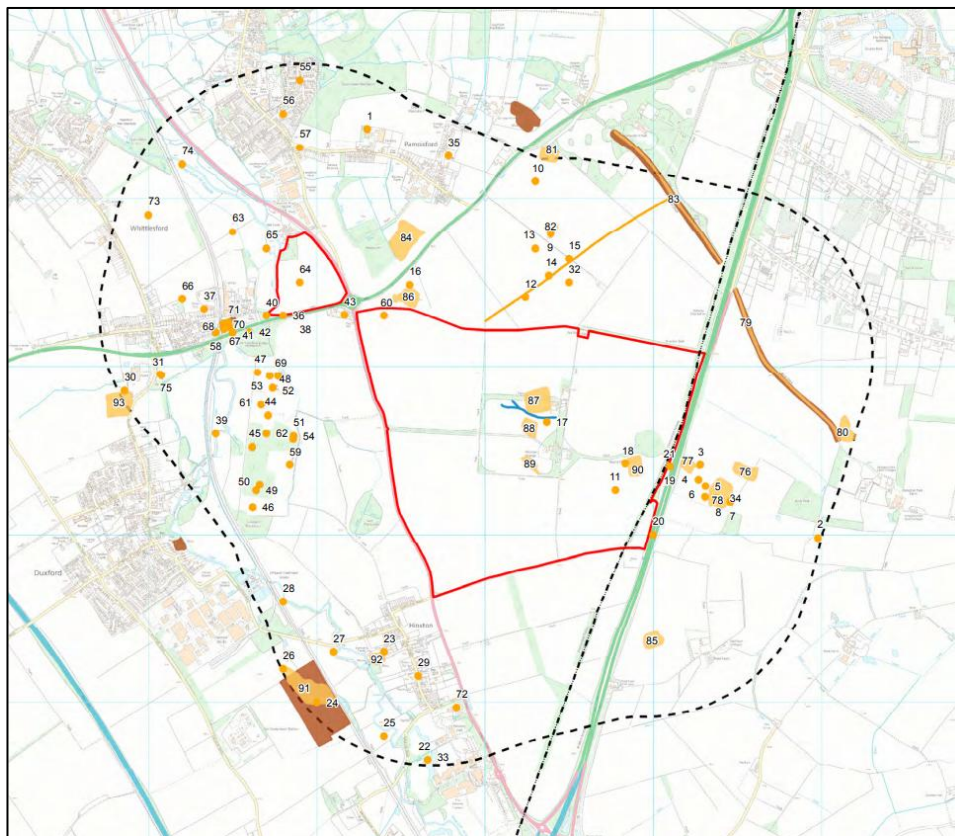
Previous Archaeological Investigations

- 4.1 There are 54 total previous archaeological investigations within the study area (including those listed above), which are listed within the gazetteer at Appendix 1 and shown on the figures in Appendix 2.
- 4.2 There have been 20 previous investigations within the site, to which this report forms an update. Most of these were prepared in support of an earlier planning application for the site and the subsequent appeal for an agritech scheme which were refused in 2018 (LPA ref: S/4099/17/OL) but remain relevant to this appraisal:
- Terence O'Rourke, 2016, Land at Hinxtton Desk-based Heritage Assessment;
 - Air Photo Services Ltd, 2016, Hinxtton Grange, Cambridgeshire, Assessment of Aerial Imagery for Archaeology;
 - Pre-Construct Archaeology, 2016, Archaeological Monitoring at Land East of A1301 and South of the A505, Hinxtton, Cambridgeshire;
 - WYAS Archaeological Services, 2016, Land at Hinxtton Grange, Hinxtton, Cambridgeshire, Geophysical Survey; and
 - Pre-Construct Archaeology, 2017, Land South of Hinxtton Grange, Hinxtton, Cambridgeshire: An Archaeological Evaluation.
 - Pre-Construct Archaeology, 2024, Evaluation at Hinxtton Grange Reservoir.
- 4.3 There have been further, smaller investigations which partly overlap the site boundary or are constrained to a small relative area. Whilst relevant to the proposed allocation of the site for future development, those discussed above provide a greater overview of the context of the site given they cover larger areas of it. The smaller investigations include:
- Cambridge County Council Archaeological Field Unit, 1993, Evaluation and Excavation on A11 between Stump Cross to Four Went Ways;
 - Cambridge County Council Archaeological Field Unit, 1994, Excavation at A11 Stump Cross to Four Wentways;
 - Cambridge County Council Archaeological Field Unit, 1999, Evaluation at the A505/A1301;
 - Air Photo Services, 1999, AP Appraisal, Proposed McDonalds Restaurant, Hinxtton; and
 - Pre-Construct Archaeology, 2015, Monitoring and Recording at 4 Hinxtton Grange, Hinxtton.
- 4.4 Summaries of the relevant reports are provided below. This report forms an update to this previous work, in the context of proposed allocation of the site.

Terence O'Rourke, 2016, Land at Hinxtion Desk-based Heritage Assessment

- 4.5 This report covers the majority of the site, excluding the roundabout in the north western corner. It also includes some additional land in the central north portion of the main parcel (Figure 4.1). The report covers both archaeology and built heritage – the latter of which is not addressed in this appraisal. The report summarises the results of investigations throughout the study area and concludes that *“the degree of preservation of buried archaeological remains within the study area has been shown through numerous investigations to be good and have survived centuries of ploughing”*.
- 4.6 The location of HER records (at the time the report was written) are also included, alongside cropmarks. In terms of the archaeological potential of the site, it is concluded that *“The extensive non designated archaeological material recorded within this study area indicates the high potential for similar archaeology present within the undeveloped agricultural land centred on Hinxtion Grange”*. In terms of significance, the assessment states that any undesignated archaeological remains may be of high-medium value.

Figure 4.1 Extent of study site for 2016 DBA



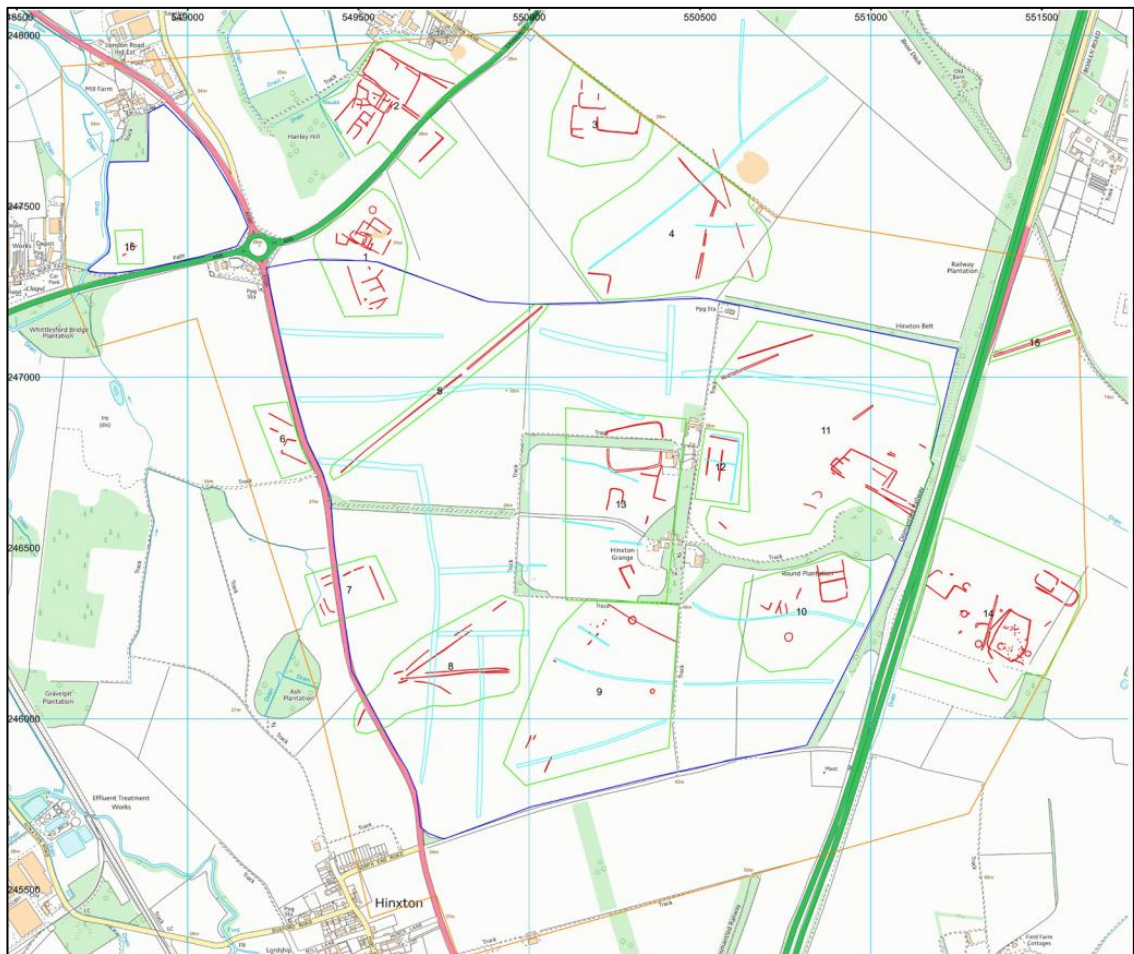
Source: Terence O'Rourke DBA – Figure 1

Air Photo Services Ltd, 2016, Hinxtion Grange, Cambridgeshire, Assessment of Aerial Imagery for Archaeology

- 4.7 The report is an assessment of archaeological potential based upon aerial photography of the site. Figure 4.2 below shows the extent of the site considered, and the posited features.

- 4.8 The assessment concludes that the buried track ways, enclosures, boundaries, pits, funerary sites and foci of settlement (as theorised from the photographic interpretation) indicate *“the presence of an eroded multi period archaeological landscape dating from prehistory through to the Roman and medieval periods within the site and its immediate environs”*.
- 4.9 The site itself is considered by the report to contain 16 areas of archaeological interest, likely including Bronze Age funerary sites, complex settlement enclosures (possibly dating back to the Iron Age), a possibly high-status Roman settlement area, pits, tracks and a buried medieval road. These areas were considered as part of later investigations.

Figure 4.2 Site plan and archaeological features



Source: AirPhoto Services Assessment – Plan 1

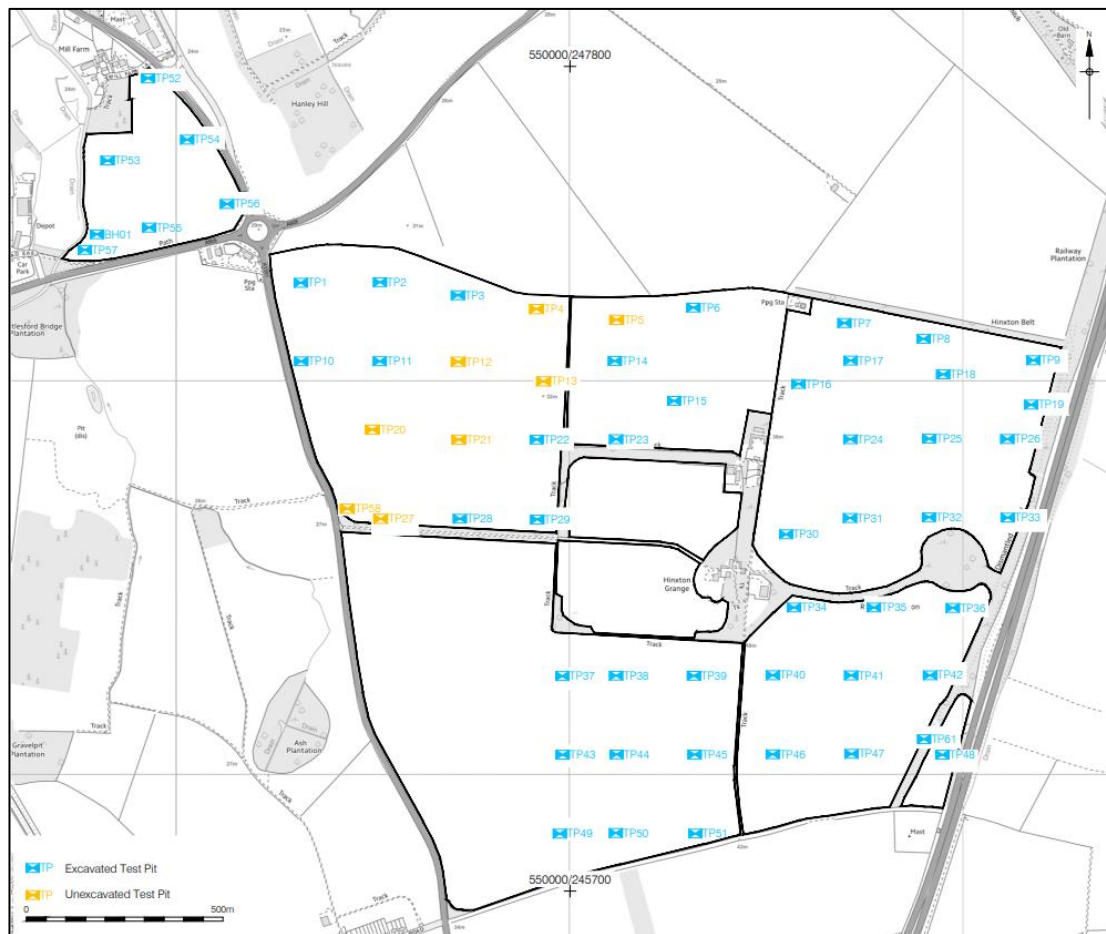
Pre-Construct Archaeology, 2016, Archaeological Monitoring at Land East of A1301 and South of the A505, Hinxton, Cambridgeshire;

- 4.10 The archaeological monitoring was undertaken by PCA in 2016. The aim of the work was to identify any archaeological finds or features, high potential for further remains across the site, and assess the significance of such remains. A total of 53 geotechnical test pits and one borehole were monitored (Figure 4.3).
- 4.11 The report concludes:

“No archaeological features were noted during the monitoring. Three residual struck flints of Late Mesolithic/ Early Neolithic date were recovered from topsoil in the north-west of the area, close to the River Cam.

Although no archaeological features were noted in the test pits, the size and scale of the geotechnical pits means the potential to actually reveal any buried remains is limited. In spite of the lack of finds noted in the topsoil and subsoil across the majority of the site, the aerial photographic survey and known entries in the HER suggest that this area has a high potential for prehistoric and Roman remains. The residual flints found close to the river suggest that similar finds might be spread over the area having been disturbed from their original context by ploughing activity, however it is not possible to determine the potential intensity of this material and related activity based on the limited finds...”

Figure 4.3 Test pit locations



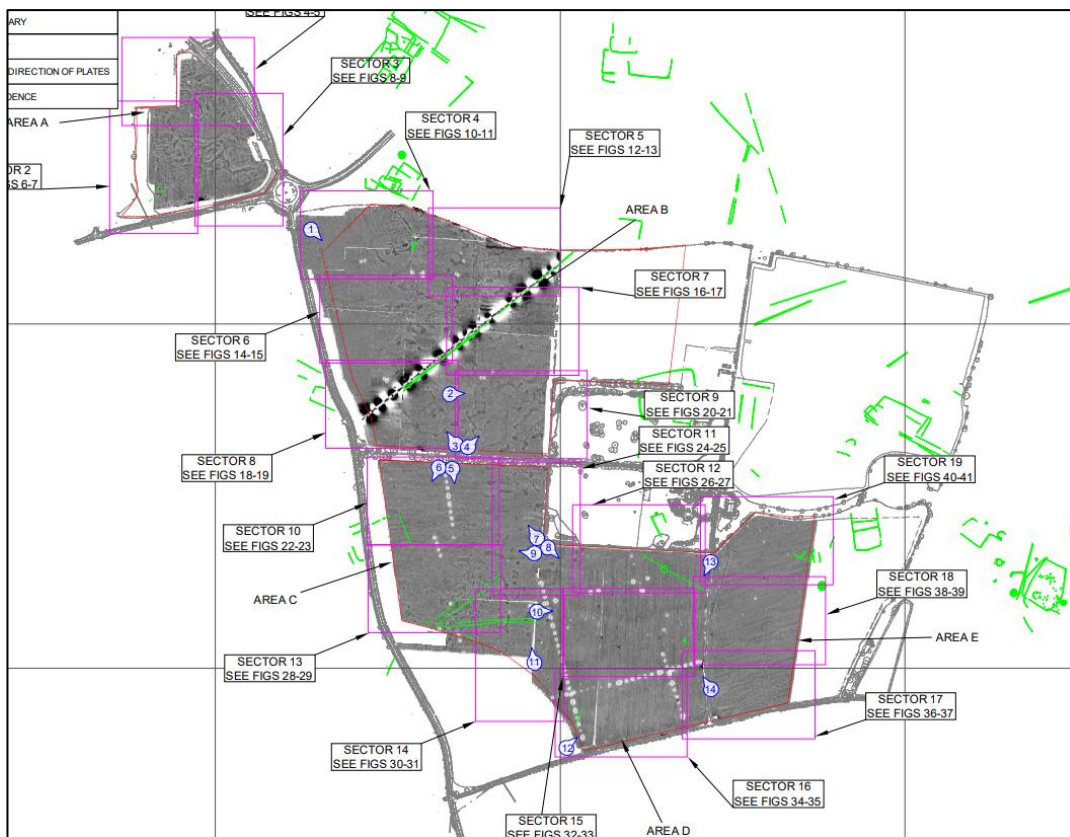
Source: PCA Report – Figure 2

WYAS Archaeological Services, 2016, Land at Hinxton Grange, Hinxton, Cambridgeshire, Geophysical Survey

- 4.12 A cart-based magnetometer survey was carried out at the site by WYAS in 2016. This did not cover the entirety of the site subject to this proposal, as can be seen in Figure 4.4. The north eastern and northern part of the main parcel were not surveyed. The survey identified previously unknown prehistoric barrows, pits and trackways, alongside Second World War

defences. A number of possible archaeological anomalies were detected, and are likely to have an archaeological origin, considering the archaeology of the wider landscape. Some ridge and furrow is identified in the southwestern extent of the site, and anomalies of modern disturbance are also identified. The potential of the site is deemed to be high.

Figure 4.4 Survey location showing greyscale magnetometer data.



Source: WYAS Survey Report – Figure 2

Pre-Construct Archaeology, 2017, Land South of Hinxtion Grange, Hinxtion, Cambridgeshire: An Archaeological Evaluation.

4.13

This report covers an intrusive investigation at the site dating September 2017, which took place over two phases. The trench plan at Figure 4.5 indicates that the investigation covered a similar extent to the WYAS report. The relevant part of the abstract of the report are copied here:

“The evaluation revealed remains which could be assigned to five periods; Neolithic-Early Bronze Age (2,900-1,500BC), Early-Middle Bronze Age (1,500BC-1,150BC), Late Bronze Age-Early Iron Age (1,100-400BC), Middle Iron Age-Late Iron Age (400BC-AD40) and Roman (AD40-400). The natural topography heavily influenced how the different parts of the site were utilised.

The earliest activity on the site comprised of an assemblage of Late Neolithic to Early Bronze Age pottery and flint work. This material was recovered from a put in the south-west of the site (Trench 67). The assemblage indicates early prehistoric activity is located nearby.

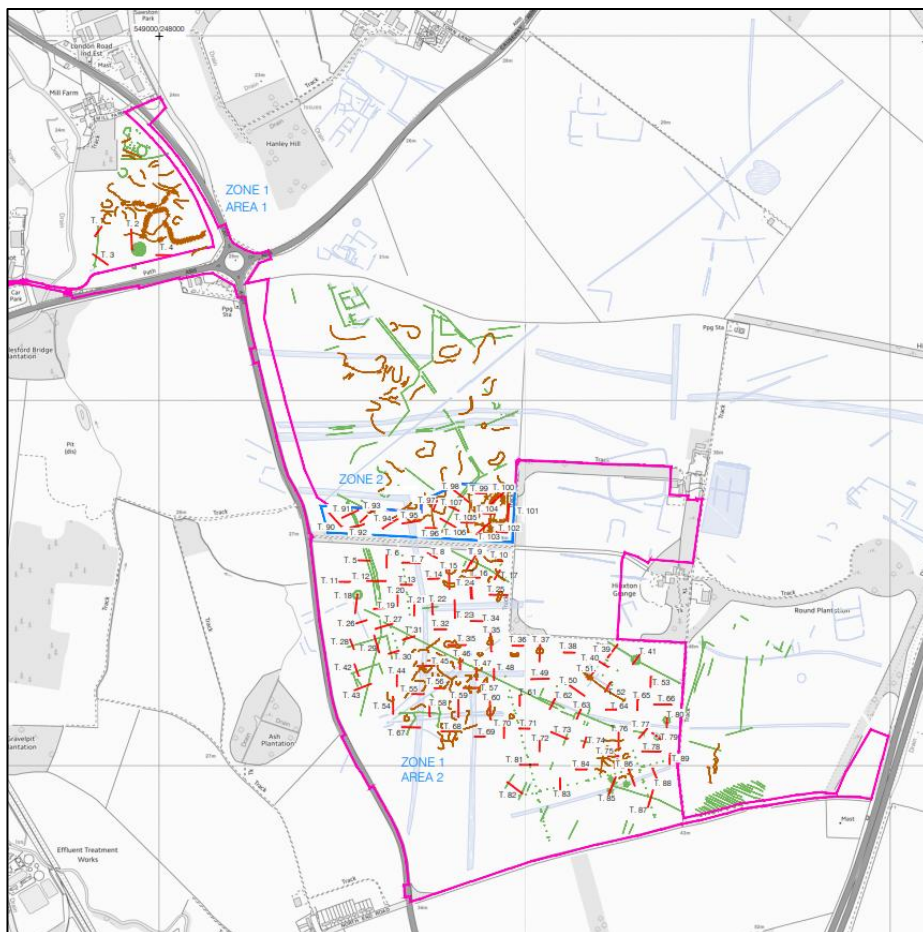
Bronze Age activity was present in the form of three burial monuments identified on the chalk ridge in the north-east of the site (Trenches 41, 79, 80) and one on low lying ground (Trench 18). On the basis of morphology alone all are likely date to the Early to Middle Bronze Age.

The first large scale occupation of the site began in the Middle Bronze Age, with enclosures established in the western part of the site, likely associated with contemporary settlement activity (Trenches 18, 26-30, 42).

The landscape saw a reorganisation in the Iron Age brought about by the need, or indeed necessity, to maximise agricultural production. The majority of features are considered to relate to the Iron Age, based on shared alignments to known sites as well as stratigraphic relationships. The features identified in the evaluation represent settlement activity with associated boundaries. A trackway identified in Zone 2 relates to agriculture, providing routes between field systems.

Roman evidence was in the form of a rectilinear enclosure in Trench 3 and residual finds. The Roman evidence indicates a dispersed agricultural landscape likely associated with the systems of enclosures identified to the north of Area 1. Some residual Roman pottery was recovered from a ditch in Zone 2 which attests to Roman activity being present in the area, which is unsurprising given the proximity to a potential villa located to the north.”

Figure 4.5 Trench location plan.

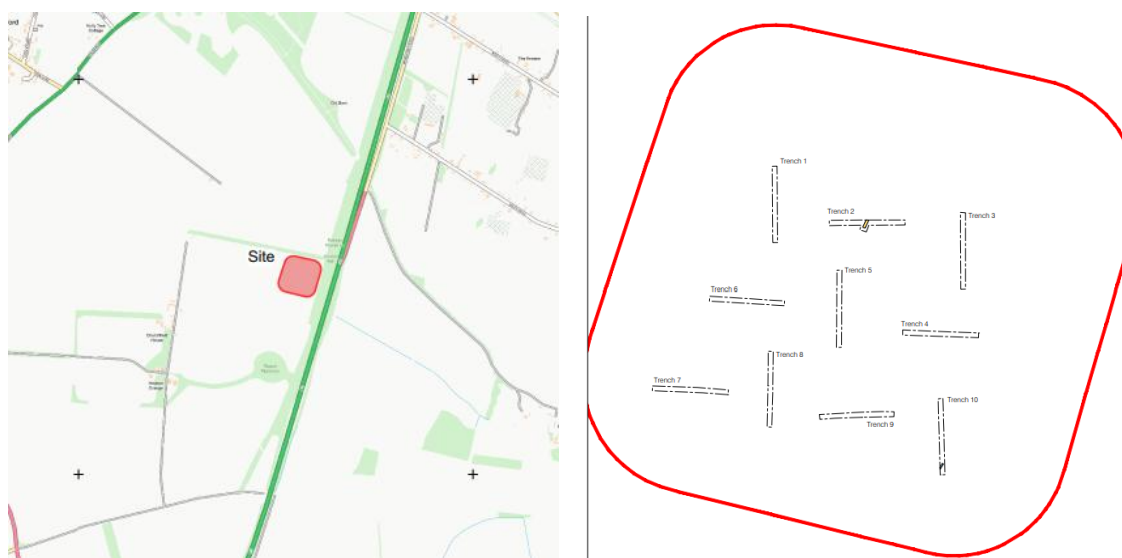


Source: PCA Evaluation report - Figure 2

Pre-Construct Archaeology, 2024, Evaluation at Hinxtion Grange Reservoir

- 4.14 An evaluation was undertaken in the north eastern corner of the site to support a recent planning application for an agricultural reservoir (since approved) (Figure 4.6). The evaluation revealed one archaeological feature in the form of a ditch terminus within one trench. The ditch contained two abraded sherds of Late Iron Age/Early Roman pottery. No other features or finds were recorded in any of the other nine trenches.

Figure 4.6 Site location plan (left) and trench plan with features (right).



Source: PCA Evaluation Report – Figures 1 and 3

Designated Heritage Assets

- 4.15 There are no designated archaeological assets within the site and three in the study area. There are also several in the wider environs of the study area.
- 4.16 The designated archaeological assets are shown on the Figure at Appendix 2 in the context of the site.
- 4.17 There are no designated heritage assets within the site (albeit there is potential for Hinxtion Grange to be included) and 55 in the study area. These are discussed where relevant within the separate Heritage Appraisal by Lichfields.

Non-Designated Heritage Assets

- 4.18 There are 38 non-designated archaeological assets within the site and 182 total within the study area. These comprise one meeting place, six parks/gardens, eight landscape features, 141 monuments and 18 findspots. Above-ground features are considered in the Heritage Appraisal by Lichfields, where appropriate.
- 4.19 Features within the site include:
- Turnpike Trust: Baldock to Bournbridge, ref. MCB32911 (landscape feature);

- Roman Road: Icknield Way, Cambridgeshire (Margary 168a), ref. MCB20857 (landscape feature);
- Roman Road: Great Chesterford to Sawston (Margary 119a), ref. MCB30151 (landscape feature);
- Hinxton Grange, Hinxton, ref. 12121 (park and garden);
- Mesolithic to Neolithic flint flakes, Pampisford), ref. MCB31739 (findspot);
- Flint artefacts, Pampisford), ref. 4107 (findspot);
- Roman pottery and animal bones, Hinxton), ref. 9236 (findspot);
- Possible trackway at Hinxton Grange, ref. MCB22220;
- Possible Iron Age to Roman enclosures, trackway and ring ditch, Pampisford, ref. 8904;
- Possible former World War II defences at Hinxton Grange, ref. MCB22219;
- Possible trackway at Hinxton Grange, ref. MCB22220;
- Rectilinear enclosures, Hinxton, ref. 9052;
- Turnpike Trust: Stump Cross, ref. MCB31313;
- Enclosures and ring ditches, Hinxton, ref. 9362;
- Site of possible double ditched enclosure, Hinxton Grange, ref. MCB22210;
- Rectilinear enclosures, Hinxton, ref. 9052;
- Rectilinear enclosures, Hinxton, ref. 9052;
- Railway: Chesterford-Newmarket, ref. 6327;
- Former enclosures and trackway of possible Roman date, Hinxton Grange, ref. MCB22213;
- Turnpike Trust: Stump Cross, ref. MCB31313;
- Medieval road, Pampisford, ref. 6188;
- Possible ring ditches and Iron Age enclosure at Hinxton Grange, ref. MCB22222;
- Rectilinear enclosures, Hinxton, ref. 9052;
- Rectilinear enclosures, Hinxton, ref. 9052;
- Possible trackways at Hinxton Grange, ref. MCB22218;
- Ring ditch and other features, Pampisford, ref. MCB22217;
- Iron Age settlement and Roman enclosures, Pampisford, ref. MCB22215;
- Possible ring ditches at Hinxton Grange, ref. MCB22223;
- Neolithic pit and undated ditches, Hinxton Grange, ref. MCB22211;
- Possible ring ditches at Hinxton Grange, ref. MCB22223;
- Former enclosures and trackway of possible Roman date, Hinxton Grange, ref. MCB22213;
- Ring ditch and boundary ditch, Hinxton Grange, ref. MCB22212;

- Possible ring ditches at Hinxton Grange, ref. MCB22223;
- Possible Iron Age to Roman ditch, Hinxton Grange, ref. MCB33504;
- Possible railway sidings, Hinxton Hall, ref. MCB31116;
- Possible ring ditch at Hinxton Grange, ref. MCB22221;
- Mesolithic/Neolithic site, Pampisford, ref. 4102; and
- Site of former Lodge house to west of Hinxton Grange, Hinxton, ref. MCB24132.

4.20 The non-designated archaeological assets within the site and study area are shown on the Figure at Appendix 2 and detailed in the gazetteer at Appendix 1.

Archaeological and Historic Background

4.21 This appraisal summarises and forms an update to the previous evaluations undertaken at the site. Please refer to the relevant reports for the full archaeological background. Of most relevance is the summary of activity and background contained within the 2017 evaluation report by Pre-Construct Archaeology, as the most recent and comprehensive evaluation undertaken at the site. Whilst the site subject to this current report extends beyond this evaluation area, it forms a good basis of understanding of the wider archaeological context, and is copied here:

“Prehistoric

Evidence for Bronze Age activity can be seen throughout the wider landscape around the site. At Great Abington, six probable round barrows have been identified through cropmarks (CHER 06190). To the north of the site, further enclosures and ring ditches have been recorded at Pampisford, 1km north of the site (CHER 06187), and rectilinear enclosures are also noted c.600m southeast of Hinxton Grange (CHER 09362). Although some of these enclosures may relate to Roman activity, the ones which circular in shape along with the curvilinear features are likely to be prehistoric in origins.

Within the immediate vicinity of the site, located a few hundred metres west, southwest and southeast, are a number of rectilinear enclosures, a possible bank or roadway (CHER 09052), enclosures and ring ditches (HER 09362), which although undated, can be interpreted as late prehistoric and/or Roman in date.

Excavations at Hinxton Quarry in 1995 (CHER 11978) found large numbers of Neolithic/early Bronze Age lithics scattered across the site.

Roman

There is a high status Roman settlement at Great Abington and Roman remains have been found during an evaluation and monitoring of the A11 widening scheme, approximately 750m east of the development area. During these works, some limited Iron Age activity in the form of a large ditch was revealed (CHER 11510/ECB513). Roman ditches relating to either field systems or perhaps the Roman road were also found and the remains of a building, including robbed out foundations, mortar, wall plaster and roof tiles. Given the relative dearth of occupation material (e.g. pottery) found in association, it is thought this building may have been associated with the road, perhaps a shrine or temple.

Saxon

The Brent Ditch, a linear earthwork of probable Saxon date is located to the north and east of the proposal area. This monument is considered to be of national importance and is designated as Scheduled Monument Number 1006929.

To the north of the site, approximately 600m, a linear feature, likely a medieval track or hollow way has been noted (CHER 09053) and aerial photographs show a pond feature within this area which area thought to represent medieval remains.

Hinxtton Grange is centred on Hinxtton Hall, a Grade II listed farmhouse, built in c.1835 (DCB4781). It is associated with a stable and coach house (DCB 5335) which are also listed. The gardens of Hinxtton Grange are also registered (CHER 12121) and are located to the immediate south of the development area.

Medieval and Post-Medieval

To the north of the site, approximately 600m, a linear feature, likely a medieval track or hollow way has been noted (CHER 09053) and aerial photographs show a pond feature within this area which area thought to represent medieval remains.

Hinxtton Grange is centred on Hinxtton Hall, a Grade II listed farmhouse, built in c.1835 (DCB4781). It is associated with a stable and coach house (DCB 5335) which are also listed. The gardens of Hinxtton Grange are also registered (CHER 12121) and are located to the immediate south of the development area.”

- 4.22 The report also summarises the results of the geophysical survey undertaken by WYAS in 2016, and states that a number of definite and possible archaeological features, including linear ditches, ring ditches, pits, enclosures and trackways were identified.
- 4.23 Regarding areas within the site which have largely not been subject to evaluation, i.e. the relatively large north-eastern portion of the site, there is evidence of multi-phase occupation. The HER records evidence of a Roman road and enclosure, a multi-phase settlement and funerary cropmarks and a railway. It is therefore similar to a certain extent, in terms of archaeological background and context, to the part of the site evaluated by PCA in 2017.
- 4.24 The Heritage Appraisal, prepared by Lichfields to support SmithsonHill’s Regulation 18 representations, provides the key details of historic development for the site, from the later post-medieval to modern periods. It also details the built development on the site within this context.
- 4.25 In addition, map regression undertaken for the previous planning application at the site (ref. S/4099/17/OL, technical appendix D7) illustrates the evolution of the Hinxtton Grange estate, including buildings, roads and planting.

5.0 **Potential and Significance**

Statement of Potential and Significance

- 5.1 The archaeological potential of each period is considered based on the known archaeological and geological context of the site and in light of the findings of the previous investigations at the site. Survival of remains is likely to have been affected by modern ploughing to some extent. Recent evaluations, however, have found that there is generally a good degree of preservation of buried archaeological remains within the study area.⁴
- 5.2 The geophysical survey report, undertaken by WYAS 2016, considered generally that the area had high archaeological potential, based upon the anomalies found. The 2017 evaluation by PCA found evidence suggesting five broad phases of activity on the site (the extent of which is shown above); Late Neolithic to Early Bronze Age, Early to Middle Bronze Age, Late Bronze Age to Early Iron Age, Middle Iron Age and Roman.
- 5.3 Evidence of the Earlier to Middle Bronze Age period comprise four burial monuments in the form of round barrows. The Middle Bronze Age is evidenced by three large enclosures defining areas of settlement. Two Iron Age settlement foci were established, evidencing the locations of roundhouses. Later in the Iron Age, it is thought that there was a re-organisation of the landscape, with a series of significant and broadly parallel landscape boundaries established. A trackway and Roman enclosure were also found. Whilst there was a scarcity of finds, relative to the number of features uncovered, the concentration and nature of the features does not suggest that settlement is far away.
- 5.4 This evaluation only covered part of the subject site. The HER data for the remaining areas, however, records further settlement activity, and multi-phase occupation. This includes a Roman Road, Roman enclosure and potential funerary features.
- 5.5 Within the site, there are particular areas of higher sensitivity, given the known archaeological remains that are present. These include the known locations of an Iron Age settlement and Bronze Age barrows and monuments. These are most clearly identified on a plan produced as part of heritage chapter of the Environmental Statement for a recent planning application at the site in 2018 (Figure 5.1).
- 5.6 For the previous planning application at the site (ref. S/4099/17/OL), it was acknowledged by the Council's archaeology service that the results of the evaluation indicate that significant evidence for the pattern of prehistoric and Roman land use and settlement survives in the area, and that these are important remains.

⁴ Terence O'Rourke, 2016, Land at Hinxtton Desk-based Heritage Assessment, p.2.

Figure 5.1 Zones of archaeological mitigation suggested for recent planning application at the site



Source: Terrence O'Rourke – Figure 6.9

Table 5.1 Potential and significance

Period	Potential	Features	Value (Importance)
Palaeoenvironmental	Medium	Within the northwestern corner of the site only, river terrace deposits and alluvium are recorded by the BGS. This may have aided geoarchaeological survival.	Evidential (Medium)
Early Prehistoric	Medium	Limited evidence from this period have been found within the site, including just a small number of prismatic blades. Further similar finds are possible across the site however.	Evidential (Medium to High)
Later Prehistoric	High	Further features, including settlement activity, enclosures and funerary monuments, beyond those already identified. There is also some potential for finds including pottery and flints.	Evidential (Medium to High)
Roman	Medium	Further features including enclosures are possible.	Evidential, Historic (Medium)
Medieval	Low	Whilst some ridge and furrow is identified, relatively little activity was identified across the site from this period. Further evidence of agricultural activity is possible.	Evidential, Historic (Medium)
Post medieval	Low	As above, there was no evidence of post-medieval activity found by the most recent evaluation by PCA.	Evidential, Historic (Low)
Modern	Low	As above, there was no evidence of modern activity found by the most recent evaluation by PCA.	Evidential, Historic (Negligible to Low)

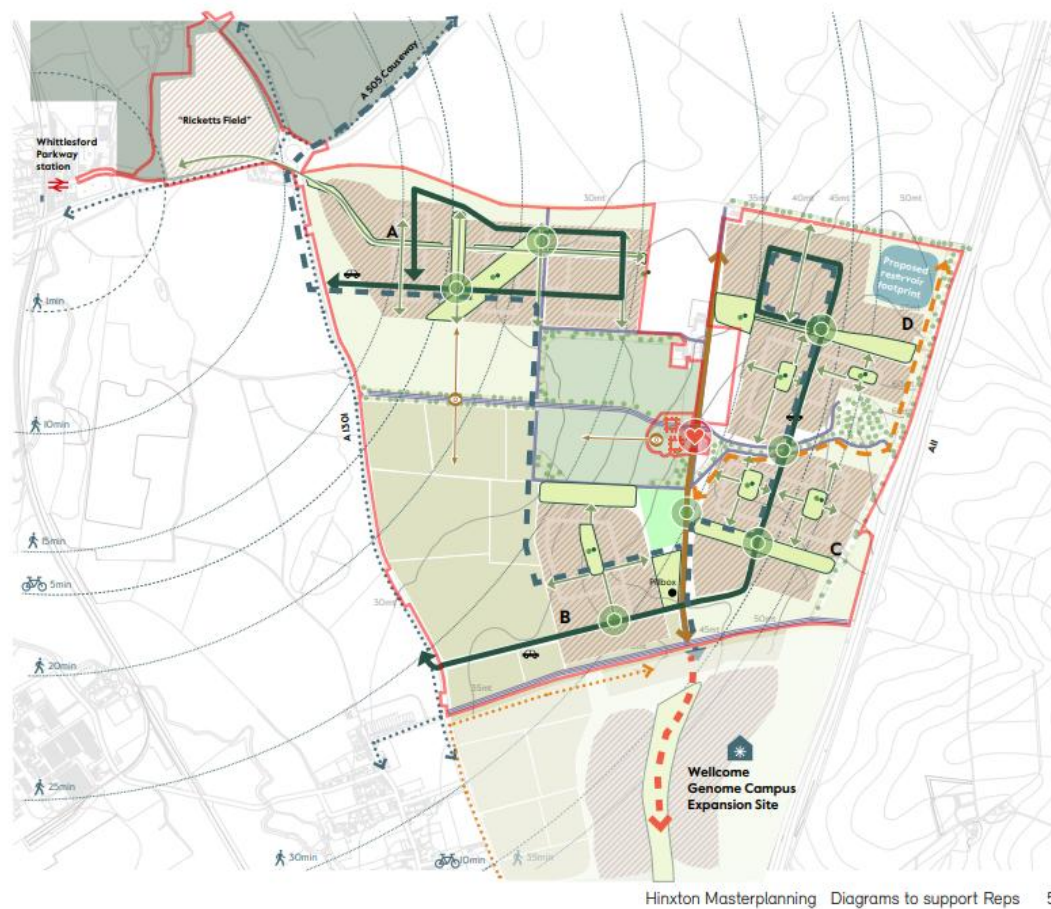
Source: Lichfields

6.0 **Potential Effects of Future Development**

Proposals

- 6.1 This initial assessment is based upon a concept masterplan and assumptions regarding intrusive works. The layout and nature of the proposals represent one way which development could come forward, however, in the event of a planning application, the masterplan would be the subject of extensive discussion with officers and stakeholders and therefore may be subject to change. The site is being promoted for allocation as a residential-led development.
- 6.2 Relevant to this assessment is the Concept Masterplan (by Pollard Thomas Edwards, Figure 6.1) and the following possible works:
- 1 Residential-led development of the site;
 - 2 Provision of relevant services;
 - 3 Foundations, which may comprise strip foundations or pile foundations where necessary (depths to be considered at later stage);
 - 4 Retention of parts of the site as open space, and landscape works to include green corridors and amenity space; and
 - 5 Provision of access roads and paths.
- 6.3 The Concept Masterplan retains a significant area of agricultural land and all of the designed landscape (parkland) to the west and south-west of the site, with development focused across four parcels.

Figure 6.1 Concept Masterplan



Source: Pollard Thomas Edwards (January 2026)

Effects on non-designated archaeological assets and unknown archaeological remains

- 6.4 It is likely that the known and any unknown archaeological remains present within the sections of the site that are to be developed with new buildings would be impacted by the proposed intrusive groundworks within these parts of the site. Whilst the masterplan is at an early, illustrative stage, it is likely that the majority of the assets listed at 4.19 would be impacted. The known remains are considered to be of medium, to medium to high importance, as evidence of the pattern of prehistoric and Roman land use and settlement survives in the area. The archaeological resource within areas within the northeastern corner and northern part of the site located around Hinxtion Grange, and the northwestern parcel have, for the most part, not been subject to evaluation.
- 6.5 Any archaeological remains could be impacted through truncation or being wholly removed or destroyed during activities associated with the construction of a number of buildings, landscape works, laying of hard surfaces, provision of services and digging of foundations.
- 6.6 Where areas of the site are being retained as open space, disturbance is likely to be relatively minimal and localised. This is subject to detailed landscape design. The proposed planting of trees would result in localised ground disturbance which could impact any

remains in higher levels of stratigraphy; which could be reduced by selecting appropriate species.

7.0 **Conclusions and Recommendations**

Conclusion

- 7.1 This Archaeology Appraisal has been prepared to supplement the previous archaeological investigations undertaken at the site, in context of assessing whether the site is suitable for allocation from an archaeological perspective. The appraisal summarises the current policy position, previous investigations at the site and the relevant data within the HER.
- 7.2 The geophysical survey report, undertaken by WYAS 2016, considered generally that the area had high archaeological potential, based upon the anomalies found. The 2017 evaluation by PCA found evidence suggesting five broad phases of activity on the site (the extent of which is shown above); Late Neolithic to Early Bronze Age, Early to Middle Bronze Age, Late Bronze Age to Early Iron Age, Middle Iron Age and Roman.
- 7.3 Whilst the previous evaluations did not cover the entirety of the subject site, the HER data for the remaining areas, however, records further settlement activity, and multi-phase occupation. This includes a Roman Road, Roman enclosure and potential funerary features. This suggests that the sensitivity of the whole site is likely to be similar to those areas evaluated.
- 7.4 It is likely that the known and any unknown archaeological remains present within the sections of the site that are to be developed with new buildings would be impacted by the proposed intrusive groundworks within these parts of the site. Whilst the masterplan is at an early, illustrative stage, it is likely that the majority of the assets listed at 4.19 would be impacted. The known remains are considered to be of medium, to medium to high importance, as evidence of the pattern of prehistoric and Roman land use and settlement survives in the area. The archaeological resource within areas within the northeastern corner and northern part of the main parcel of land, and the northwestern parcel have, for the most part, not been subject of evaluation.
- 7.5 Any archaeological remains could be impacted through truncation or being wholly removed or destroyed during activities associated with the construction of a number of buildings, landscape works, laying of hard surfaces, provision of services and digging of foundations.
- 7.6 Where areas of the site are being retained as open space, disturbance is likely to be relatively minimal and localised. This is subject to detailed landscape design. This is a design response to the previous masterplan submitted with the Call for Sites, which had larger developed areas. The Concept Masterplan accompanying these representations retains more open land as parkland and open space/agricultural land, which will allow for greater retention in situ comparatively.
- 7.7 The proposed planting of trees would result in localised ground disturbance which could impact any remains in higher levels of stratigraphy; which could be mitigated by the selection of appropriate species.

Principle of development

- 7.8 As discussed previously in this report, an outline planning application for an AgriTech technology park was refused at the site in 2018 (ref. S/4099/17/OL). The refusal was also subject to an appeal, which was dismissed (ref. APP/WO530/W/18/3210008). The site

boundary for this application covered a smaller extent of the site (Figure 7.1). The majority of this site was subject to archaeological evaluation, as discussed above.

7.9 The County Archaeologist reviewed the relevant evaluations and the Environmental Statement prepared for the proposal. They acknowledged that the identified remains were of importance and would be severely damaged or destroyed by the proposed development. It was agreed that excavation in advance of construction be appropriate to mitigate the construction impacts, and that this should take the form of a targeted programme of investigation, with post-excavation analysis, publication and archiving.

7.10 Archaeology did not form a reason for refusal for the planning application. The Appeal decision states that proposed conditions were agreed by all parties, except for concerns regarding limiting the occupier. In terms of archaeology, the proposed and agreed conditions were:

“20) An Initial Earthworks and Archaeology and Enabling Works Strategy (IEAEWS) shall be submitted to the local planning authority for approval prior to the commencement of any Enabling Works. No development or Enabling Works shall commence until the IEAEWS has been approved in writing. The IEAEWS shall set out how the Enabling Works are to be implemented in order to gain access into the site and prepare the site for development. The Enabling Works shall be carried out in accordance with the approved IEAEWS.”

“21) Prior to the commencement of any development a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The site wide CEMP shall include details of:...

(c) Archaeological protection and mitigation measures to be implemented during the construction process.”

“62) No development shall take place within an area of archaeological interest until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority. This written scheme shall include the following components, completion of each of which will trigger the phased discharging of the condition:

(a) Fieldwork in accordance with the agreed Written Scheme of Investigation.

(b) Completion of a Post-Excavation Assessment report (PXA) and approval of an approved Updated Project Design, to be submitted within six months of the completion of fieldwork, unless otherwise approved in advance by the local planning authority.

(c) Completion of the programme of analysis and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise approved in advance by the local planning authority.

(d) Production of an archive report and the preparation of site archive for deposition at the Cambridgeshire Archive facility, or another appropriate store approved in writing by the local planning authority.”

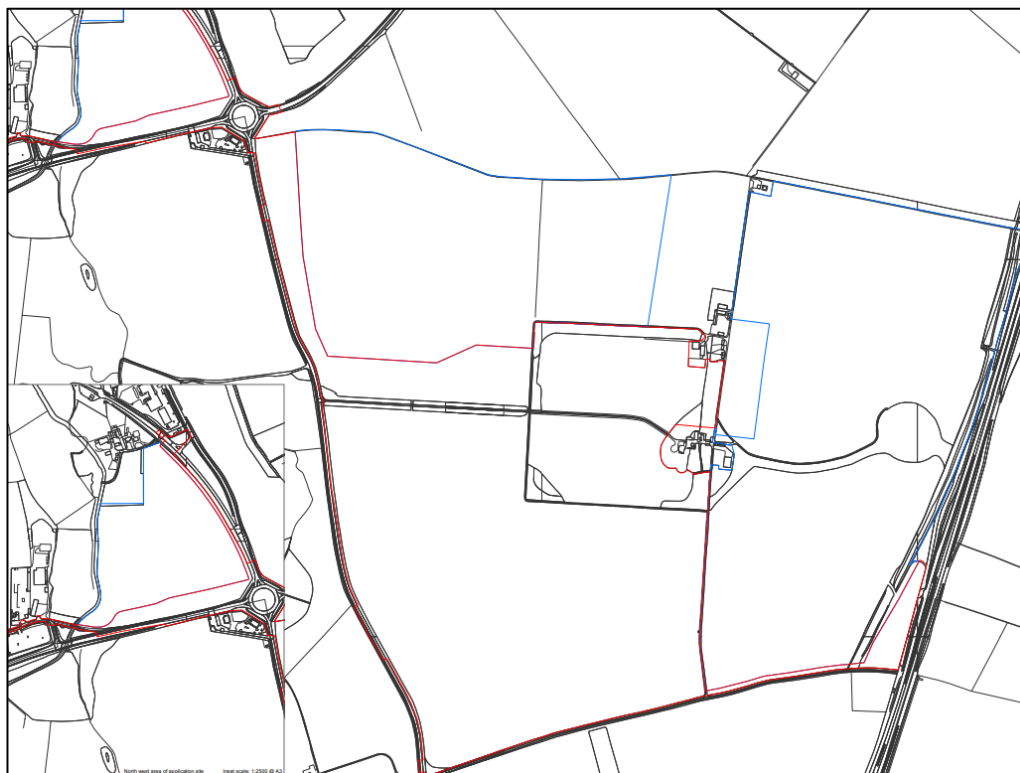
- 7.11 Archaeology was not a reason for the appeal being dismissed.
- 7.12 It therefore follows that the impact on archaeological remains that would have been caused by the refused development was acceptable in planning terms, subject to the imposition of the above conditions.
- 7.13 It is recognised that the site subject to this Archaeology Appraisal extends beyond those areas which have been subject to archaeological evaluation through geophysical survey and trial trenching. This appraisal has not identified any indication that archaeological survival in these additional areas would differ significantly in terms of potential or significance from those areas which have been subject to evaluation. Given that these evaluated areas were considered appropriate for development by the County Archaeologist and Secretary of State, it is reasonable, on the basis of our understanding of the wider site to consider that the entire site is considered likely to be appropriate for development, subject to archaeological evaluation, and the imposition of appropriate conditions at planning application stage.
- 7.14
- 7.15 The HELAA provided no commentary or explanation for Red RAG assessment for archaeology on the site.

In terms of archaeology, the RAG rating was red, but comments were not provided on this. The RAG criteria for red is defined as *“Known archaeology of significance which could not be mitigated through design or conditions.”* As above, the known archaeology within the site is not considered to be of sufficient importance that would preclude development, as demonstrated by the previous planning application at the site (ref. S/4099/17/OL), where appropriate mitigation was agreed with the LPA.

An Amber rating would therefore be a more appropriate rating at this stage – the criteria for which is *“Development of the site could have a detrimental impact to archaeology. Further information regarding the extent and significance of archaeology would be required. Archaeological works could be secured by condition of planning permission.”*

This appraisal has found that there are no necessarily insurmountable issues relating to archaeology that would preclude development at this site at this stage. Any areas of particular sensitivity should either be excavated where appropriate, or potentially be preserved in situ in areas of amenity greenspace or as farmland with any further mitigation required secured by conditions.

Figure 7.1 Site location plan for previous planning application



Source: Application ref. S/4099/17/OL

Recommendations

- 7.16 Given the potential of the site for remains from several periods, which are likely to be of importance, a programme of further archaeological mitigation is recommended. This should be focused in the areas of the site that have not yet been subjected to evaluation. This could take the form of geophysical survey in the first instance, followed by a programme of trial trenching. If areas of particular sensitivity are identified, further targeted evaluation may be necessary. All works should be undertaken by a qualified archaeological unit and agreed with the Historic Environment Team at Cambridgeshire County Council.
- 7.17 Following further evaluation, areas of particular sensitivity should either be excavated where appropriate, or potentially be preserved in situ in areas of amenity greenspace or as farmland.
- 7.18 Any further mitigation required could be secured by the imposition of conditions on a future planning permission, in line with the previous planning application at the site.

Appendix 1 Archaeology Gazetteers

Briefing Note

Our ref 70133/03/MLw/MI

Date 12 January 2026

Subject Hinxton Grange - Archaeological Gazetteer

Non-Designated Archaeological Assets

PrefRef	Mon Type	Name/Summary	Period
MCB20857	Trackway; Road	Roman Road: Icknield Way, Cambridgeshire (Margary 168a)	Lower Palaeolithic to 5th century Roman
4102	Site	Mesolithic/Neolithic site, Pampisford	Early Mesolithic to Late Neolithic
10706	Findspot; Ditch	Hinxton Quarry Watching Brief Area 1 (lithic implements)	Early Neolithic to Late Bronze Age
MCB18239	Findspot; Tree Throw	Mesolithic- Neolithic activity, Red Lion, Whittlesford Bridge	Late Mesolithic to Early Neolithic
MCB22211	Pit; Ditch; Trackway; Pit	Neolithic pit and undated ditches, Hinxton Grange	Late Neolithic
11306A	Flint Scatter; Site	Neolithic flint scatter, Hinxton Quarry	Late Neolithic
MCB34035	Post Built Structure; Pit; Post Hole; Pit; Ditch; Field System; Inhumation; Post Hole; Ditch; Pit	Neolithic and Bronze Age structures, Roman field system and a Early to Middle Saxon cemetery (Area 4), Hinxton Genome Campus	Late Neolithic to Middle Saxon
MCB34036	Cremation; Ring Ditch; Inhumation; Pit; Ditch; Post Hole	Neolithic pits and Iron Age ring ditch (Area 5), Hinxton Genome Campus	Early Bronze Age to 19th century
MCB22212	Ring Ditch; Boundary Ditch; Grain Storage Pit; Pit; Ditch	Ring ditch and boundary ditch, Hinxton Grange	Early Bronze Age to Late Iron Age
MCB34037	Inhumation	Beaker burial (Area 6), Hinxton Genome Campus	Early Bronze Age
MCB22210	Ditch; Enclosure	Site of possible double ditched enclosure, Hinxton Grange	Middle Bronze Age
MCB34034	Pit; Post Built Structure; Post Hole; Ditch; Field System; Cremation	Bronze Age to Roman features (Area 3), Hinxton Genome Campus	Middle Bronze Age to 19th century
6190	Ring Ditch; Rectilinear Enclosure; Pit; Enclosure	Multi phase settlement and funerary cropmarks, Great Abington	Bronze Age
MCB22223	Ring Ditch; Ditch; Pit	Possible ring ditches at Hinxton Grange	Bronze Age

PrefRef	Mon Type	Name/Summary	Period
11306	Barrow; Cremation; Lithic Working Site	Ring ditch, Hinxtion Quarry	Bronze Age
4105	Inhumation	Bronze Age inhumation, Whittlesford	Bronze Age
11978	Flint Scatter; Natural Feature; Pit	Prehistoric features, Hinxtion Quarry North Field	Late Prehistoric
MCB22215	Ring Ditch; Ditch; Enclosure; Ditch	Iron Age settlement and Roman enclosures, Pampisford	Early Iron Age to 5th century Roman
11510	Ditch; Building; Post Hole	Roman remains, A11 Stump Cross to Four Went Ways	Early Iron Age to 5th century Roman
MCB33504	Ditch	Possible Iron Age to Roman ditch, Hinxtion Grange	Early Iron Age to 5th century Roman
MCB22222	Enclosure; Ditch; Ring Ditch	Possible ring ditches and Iron Age enclosure at Hinxtion Grange	Iron Age
CB15339	Ditch	Iron Age ditch, A505/A1301 roundabout, Duxford	Late Iron Age
MCB19677	Ditch; Pit	Late Iron Age/Early Roman features at Moorfield Road, Duxford	Late Iron Age to Modern
11940	Cremation Cemetery; Ring Ditch; Inhumation; Field System; Drove Road	Iron Age cemetery, Hinxtion Quarry	Late Iron Age to 5th century Roman
MCB26667	Road	Roman Road: Braughing to Worsted Lodge (Margary 21b)	Roman
MCB30151	Road	Roman Road: Great Chesterford to Sawston (Margary 119a)	Roman
8822	Enclosure; Ring Ditch	Roman settlement, Hinxtion	Roman
4210	Ditch; Enclosure; Pit; Settlement	Romano-British settlement site, Duxford	Roman
9738	Enclosure; Corn Drying Kiln?; Farmstead?; Well; Drove Road; Trackway	Roman farmstead and corn drying kiln, Hinxtion	Roman
4169	Cremation Cemetery; Villa; Enclosure; Settlement	Roman settlement, Rectory Farm, Pampisford	Roman
6191	Enclosure	Roman enclosure, Great Abington	Roman
11687	Ditch; Rectangular Enclosure; Field Boundary	Roman enclosure and ditches, Hinxtion Hall	Roman
11306C	Drove Road; Ditch	Droveway, Hinxtion Quarry	Roman
CB15630	Inhumation	Roman inhumations, Hinxtion Quarry	Roman
6203	Site; Enclosure; Ring Ditch	Cropmark enclosure and ring ditch, Pampisford	Roman
193	Building?; Enclosure	Roman remains, Abington Park Farm	Roman
MCB20152	Enclosure; Trackway; Ditch; Pottery Kiln; Pit	Pottery production site and agricultural use on land east of Moorfield Road, Duxford	1st century AD

PrefRef	Mon Type	Name/Summary	Period
MCB32399	Enclosure; Gully; Pit	Roman remains, near Whittlesford Bridge Plantation, Hinxton Quarry	1st century AD to 2nd century AD
11978a	Rectilinear Enclosure; Field System; Drove Road; Inhumation; Rectilinear Enclosure; Well; Round House (Domestic); Pit; Post Hole; Beam Slot; Structure	Roman remains, North Field, Hinxton Quarry	1st century AD to 5th century Roman
MCB32400	Enclosure; Ditch	Roman remains, Lordship Farm, Hinxton	2nd century AD
MCB32401	Enclosure; Ditch	Roman remains, Lordship Farm, Hinxton	2nd century AD
9741	Linear Feature; Enclosure; Field System; Feature; Trackway; Ridge And Furrow?	Cropmarks and Roman remains, Chuck-a-Bush View, Duxford	Roman to Medieval
MCB34038	Trackway; Animal Burial; Trackway	Roman trackway, Hinxton Genome Campus	Roman to 19th century
1007	Findspot; Parterre; Moat	Post-Medieval moated site, Coldham's Moat, Duxford	Roman to 19th century
CB15363	Ditch; Enclosure; Parterre; Pit; Post Hole?	Romano-British ditches and Post Medieval parterre, Moorfield Road, Duxford, Site 1	Roman to 19th century
11306B	Grubenhause; Settlement; Stake Hole?; Post Hole; Pit	Saxon settlement, Hinxton Quarry	Early Saxon to Middle Saxon
6227	Ditch; Bank (Earthwork); Dyke (Defence)	Brent Ditch	Saxon
MCB32402	Grubenhause; Settlement	Saxon settlement, Lordship Farm, Hinxton	Saxon
11892	Meeting Place?	Whittlesford Wapentake	Saxon
01007A	Manor	Medieval manorial complex, Coldham's Moat, Duxford	Late Saxon to Medieval
MCB31422	Ridge And Furrow	Earthwork remains of ridge and furrow, Duxford	Medieval
01266a	Moat	Moat at Lordship Farm, Hinxton	Medieval
9052	Enclosure; Pond?; Bank (Earthwork)?; Earthwork; Trackway?	Rectilinear enclosures, Hinxton	Medieval
1263	Moat; Manor	Moated manorial site, Lacey's Manor, Duxford	Medieval
9976	House Platform?; Hollow Way?	Medieval house platforms and hollow way, Duxford	Medieval
6186	Field Boundary; Ridge And Furrow	Medieval headlands, S of Pampisford Hall	Medieval
CB15634	House Platform	Medieval chalk house platform, Hinxton Hall	Medieval
04137A	Arch	Saint John the Baptist's Church, Pampisford	Medieval

PrefRef	Mon Type	Name/Summary	Period
MCB19911	Pit; Ditch; Post Hole	Medieval features at the Red Lion Hotel, Whittlesford	Medieval
10009	Park?	Great Abington Park	Medieval
MCB31440	Ridge And Furrow	Earthwork remains of ridge and furrow, Hinxtion	Medieval to 19th century
MCB34020	Ditch; Enclosure	Earthwork remains of medieval to post medieval enclosures, Pampisford	Medieval to 19th century
6188	Road	Medieval road, Pampisford	Medieval to 19th century
MCB23677	Moat; Bank (Earthwork); Ditch	Ditched feature, Creeks Plantation, Pampisford	Medieval to 19th century
MCB20122	Inhumation; Well; Pit; Quarry	Medieval and post-medieval activity at Red Lion Hotel, Whittlesford Bridge	Medieval to 19th century
MCB24123	Post Hole; Ditch	Medieval and post medieval features at Hinxtion Hall, Hinxtion	Medieval to 19th century
10706A	Ditch; Pit; Kiln?; Boundary Ditch	Saxo-Norman to Post Medieval remains, Hinxtion Quarry Watching Brief Area 2	11th century to 19th century
1267	Moat?; Pond; Bank (Earthwork); Landscape Park?; Fishpond	Moat and earthworks, probable 18th century garden fishponds, Sawston Hall	Post Medieval
12121	Garden; Lodge; Italian Garden; Formal Garden; Kitchen Garden; Glasshouse	Hinxtion Grange, Hinxtion	Post Medieval
01266C	Watermill	Site of C16th watermill, Hinxtion	16th century
01267B	Garden; Parterre; Park; Rose Garden; Terrace; Lawn; Tree Belt	Sawston Hall gardens Registered Park and Garden	16th century to 19th century
MCB22158	House; School	Former School, Hinxtion	16th century to 19th century
MCB22088	Public House; Blacksmiths Workshop	The Chequers public house, High Street, Pampisford	16th century to 21st century
MCB31313	Toll Road	Turnpike Trust: Stump Cross	17th century to 19th century
MCB32911	Toll Road	Turnpike Trust: Baldock to Bournbridge	18th century to 19th century
12095	Park	Abington Park, Great Abington	18th century to 19th century
6327	Railway	Railway: Chesterford-Newmarket	19th century
MCB21686	Railway Station	Whittlesford Railway Station	19th century
MCB22091	Brewery; Mill	Former Hudsons brewery, Brewery Road, Pampisford	19th century
MCB32417	Cattle Pen; Goods Shed; Railway Siding	Whittlesford Railway sidings	19th century
10833	Arboretum; Pleasure Garden; Formal Garden; Kitchen Garden; Tree Belt; Plantation; Terraced Walk	Pampisford Hall Park Registered Park and Garden	19th century
11901	Park; Ha Ha	Hinxtion Hall park	19th century

PrefRef	Mon Type	Name/Summary	Period
MCB22159	Congregational Chapel	Former Congregational Chapel, Hinxton	19th century
MCB21674	Gravel Pit	Site of former gravel pit, Whittlesford	19th century
MCB22162	Gravel Pit	Site of former gravel pits, Hinxton	19th century
MCB21683	Allotment	Allotments, Duxford	19th century
MCB22096	Mill	Pampisford Mill	19th century
MCB21596	House	High Lands, Whittlesford	19th century
MCB21675	Gravel Pit	Site of former gravel pit, Whittlesford	19th century
MCB21685	Works	Site of former Manure Works, Duxford	19th century
MCB22163	Barn	Old Barn, Pampisford	19th century
MCB22095	Inn	White Horse Inn, Pampisford	19th century
MCB22086	Bridge	Whittlesford Bridge	19th century
MCB21676	Clay Pit	Site of former clay pit, Whittlesford	19th century
MCB22160	Vicarage	The Old Parsonage, Hinxton	19th century
MCB21673	Gravel Pit	Site of former gravel pit, Whittlesford	19th century
MCB31116	Railway Siding	Possible railway sidings, Hinxton Hall	19th century
MCB22161	Blacksmiths Workshop	Site of former blacksmiths workshop, Hinxton	19th century
MCB24132	House	Site of former Lodge house to west of Hinxton Grange, Hinxton	19th century to 20th century
MCB24135	House?; Farm Building?	Site of former 'New Yard' to west of Hinxton Grange, Hinxton	19th century to Late 20th century
MCB24402	Railway	Railway: Cambridge Line, West Anglia Main Line	19th century to Modern
MCB29682	Anti Tank Ditch	GHQ line, Pampisford, Cambridge	World War II
MCB20265	War Memorial; High Cross	War Memorial, Hinxton	20th century
MCB16380	Pillbox	Destroyed pillbox, Whittlesford rail bridge	World War II
MCB16377	Pillbox	Destroyed pillbox, Pampisford Mill	World War II
CB15062	Pillbox	Destroyed pillbox, River Cam	World War II
MCB16378	Pillbox	Destroyed pillbox, Whittlesford station	World War II
MCB28940	Pillbox (Type Fw3/22)	Destroyed pillbox, Hinxton Ford	World War II
MCB28992	Roadblock	World War II roadblock, London Road, Sawston	World War II
MCB28924	Pillbox	Destroyed pillbox, Ickleton	World War II

PrefRef	Mon Type	Name/Summary	Period
CB15063	Pillbox	Destroyed pillbox, Whittlesford Station	World War II
MCB28956	Pillbox	Destroyed pillbox, Duxford rail crossing	World War II
CB15059	Pillbox (Type Fw3/22)	Destroyed pillbox, Hinxtion Ford	World War II
MCB25241	Air Raid Shelter	Public air raid shelters, Duxford	World War II
MCB28341	Air Raid Shelter	Former air raid shelter, Red Lion Hotel, Whittlesford	World War II
CB15060	Pillbox	Destroyed pillbox, W of Hinxtion	World War II
MCB28969	Pillbox (Type Fw3/22)	World War II pillbox, Whittlesford	World War II
MCB16379	Pillbox	Destroyed pillbox, Millfield Farm	World War II
CB15064	Pillbox	Destroyed pillbox, Whittlesford Station	World War II
11720	Ditch	Modern remains, The Spike, High Street, Sawston	Modern
MCB28994	Enclosure	Possible cropmark enclosures, Pampisford	Unknown
MCB22220	Trackway; Ditch	Possible trackway at Hinxtion Grange	Unknown
9360	Enclosure; Trackway; Feature	Cropmark enclosures, Pampisford	Unknown
9053	Linear Feature; Hollow Way?	Linear feature, Pampisford	Unknown
8904	Enclosure; Ring Ditch	Possible Iron Age to Roman enclosures, trackway and ring ditch, Pampisford	Unknown
MCB32333	Ring Ditch; Enclosure; Pit; Barrow?	Cropmark remains of enclosures and ring ditch, Pampisford	Unknown
MCB22219	Ditch	Possible former World War II defences at Hinxtion Grange	Unknown
9051	Linear Feature; Ditch	Linear features, near Brent Ditch, Great Abington	Unknown
9362	Enclosure; Ring Ditch	Enclosures and ring ditches, Hinxtion	Unknown
MCB32605	Enclosure; Ditch	Undated enclosures and linear features, north of Hinxtion Belt, Pampisford	Unknown
6187	Enclosure; Ring Ditch	Cropmark enclosures and ring ditch, Pampisford	Unknown
MCB22213	Enclosure; Trackway	Former enclosures and trackway of possible Roman date, Hinxtion Grange	Unknown
MCB32662	Ditch; Enclosure	Undated linear features and possible square enclosure, east of Bridge Plantation, Hinxtion	Unknown
MCB22218	Trackway	Possible trackways at Hinxtion Grange	Unknown

PrefRef	Mon Type	Name/Summary	Period
MCB23675	Bank (Earthwork)	Earthwork features in West Green Plantation, Pampisford	Unknown
MCB28958	Ring Ditch	Possible ring ditch, Hinxtion	Unknown
MCB22217	Ditch; Enclosure; Ring Ditch	Ring ditch and other features, Pampisford	Unknown
MCB23506	Rectilinear Enclosure	Possible enclosure, Whittlesford	Unknown
MCB17610	Feature	Undated feature, Brewery Road, Pampisford	Unknown
11469	Boundary Ditch	Cropmarks to S and SE of Bush Park, Great Abington	Unknown
11687A	Boundary; Wall	Undated fence line and wall boundary, Hinxtion Hall	Unknown
MCB32604	Ring Ditch	Possible ring ditch, south of Pampisford Hall, Pampisford	Unknown
4101	Inhumation	Skeleton, Whittlesford	Unknown
MCB24124	Pit; Post Hole; Ditch	Undated features at Hinxtion Hall, Hinxtion	Unknown
MCB22221	Ring Ditch; Ring Ditch	Possible ring ditch at Hinxtion Grange	Unknown
8127	Shrunken Village	Hinxtion shrunken village	Unknown
MCB22164	Ring Ditch	Probable ring ditch 340m east of Gravelpit plantation, Hinxtion	Unknown
MCB16576	Hand Pump	Pampisford village pump	Unknown
MCB22214	Ditch	Linear cropmark of unknown date, Hinxtion Grange	Unknown
MCB22216	Ditch; Enclosure	Linear cropmarks of unknown date, Hinxtion	Unknown

Findspots

PrefRef	Mon Type	Name/Summary	Period
MCB31739	Findspot	Mesolithic to Neolithic flint flakes, Pampisford	Early Mesolithic to Late Neolithic
10875	Findspot	Fieldwalking finds, Hinxtion Quarry	Early Mesolithic to Late Bronze Age
4109	Findspot	Flint implements, Pampisford	Early Neolithic to Late Bronze Age
4107	Findspot	Flint artefacts, Pampisford	Neolithic
4108	Findspot	Neolithic flint axe, Sawston	Neolithic
6189	Findspot	Roman pottery, Pampisford Park	Roman
11491	Findspot	Roman metal objects, Hinxtion	Roman
4106	Findspot	Roman pottery, Pampisford	Roman
4225	Findspot	Roman metalwork finds, Duxford	Roman
06187A	Findspot	Roman pottery, Pampisford	Roman

PrefRef	Mon Type	Name/Summary	Period
MCB28941	Findspot	Roman coins from Hinxton	Roman
9236	Findspot	Roman pottery and animal bones, Hinxton	Roman
MCB28417	Findspot	Roman pottery and natural hollows, Duxford	Roman
MCB34039	Findspot	Roman to post medieval finds, Hinxton Genome Campus	Roman to 19th century
MCB18240	Post Hole; Ditch; Pit; Wall	Medieval and post-medieval activity, Red Lion, Whittlesford Bridge	Medieval to 19th century
10260	Findspot	Post-medieval fieldwalking finds, Hinxton Quarry	Post Medieval
MCB28416	Findspot	20th century ordnance and WWII finds, near Whittlesford Parkway Station	20th century
11500	Findspot	Silver key, Great Abington	Unknown

Designated Archaeological Assets

PrefRef	Designation UID	Record Type	Name
1011721	DCB452	SAM	Chapel of the Hospital of St John at Whittlesford Bridge
1006929	DCB140	SAM	Brent Ditch
1004672	DCB376	SAM	Romano-British settlement site

Previous Investigations

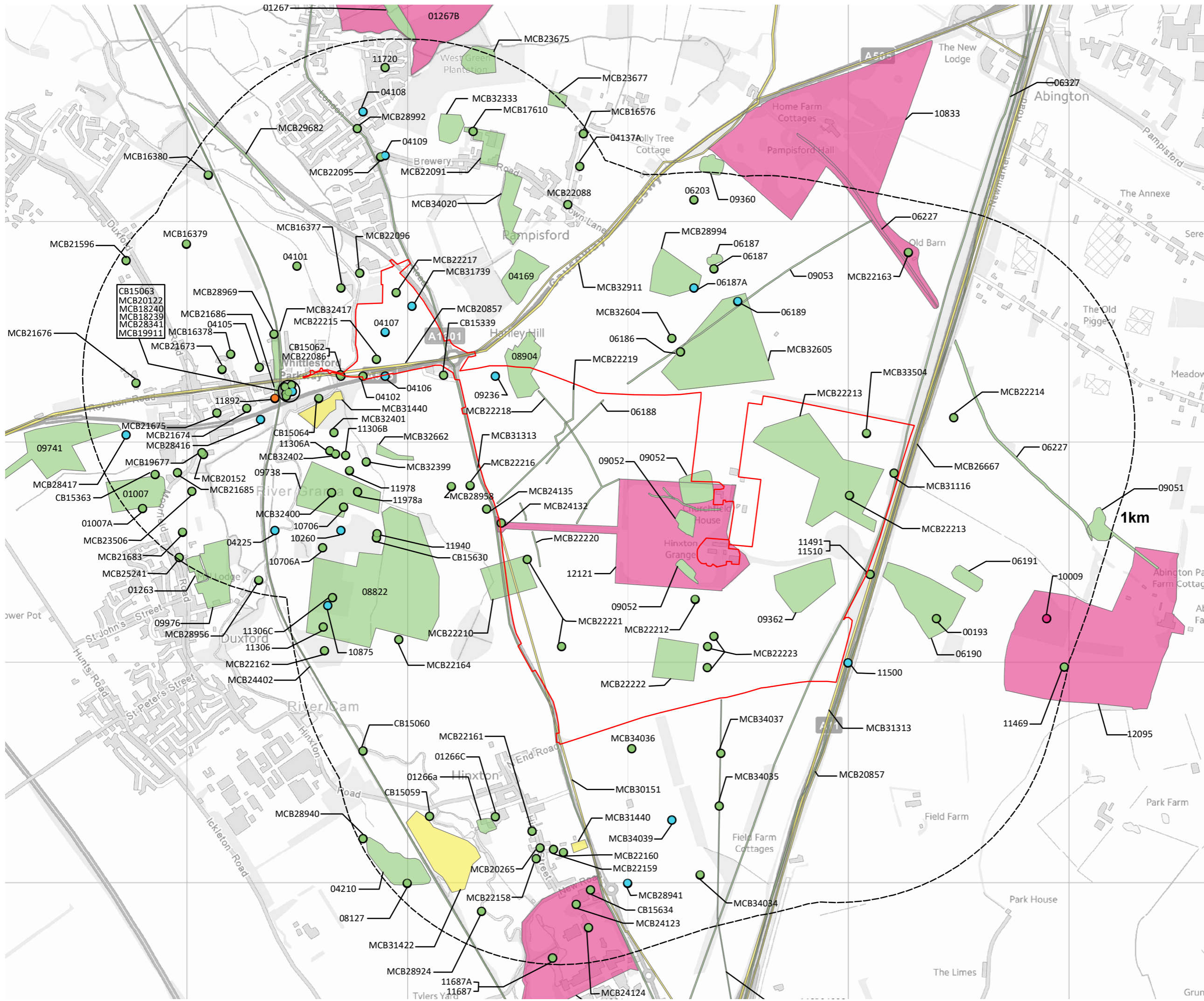
EvUID	Record Type	Name	Organisation
ECB2270	EVS	Geophysical survey on Land North of Hinxton Quarry, 1994	Oxford Archaeotechnics
ECB836	EVT	Watching brief, Pampisford Park gas pipeline, 1968	Cambridge Antiquarian Society
ECB2234	EVS	Geophysical survey at Hinxton Quarry, 1995	Ancient Monuments Laboratory
ECB295	EVT	Site visit at Saint John the Baptist, Pampisford, 2000	Cambridgeshire Archaeology
ECB2243	EVS	Geophysical survey at the Spike, Sawston, 1995	Geophysical Surveys of Bradford
ECB401	EVT	Evaluation along the Hinxton Hall to Great Chesterford Water Main, 1995	Cambridgeshire County Council Archaeological Field Unit
ECB838	EVT	Watching brief at Brent Ditch, 1968	Cambridge Antiquarian Society
ECB5870	EVT	Test pitting at Duxford Airfield, Duxford in 2017	Suffolk Archaeology CIC
ECB2295	EVS	Geophysical survey at Hinxton Hall Park, 1993	Geophysical Surveys of Bradford

EvUID	Record Type	Name	Organisation
ECB3466	EVS	Fieldwalking by Duxford School Archaeology Club, 1976	
ECB839	EVT	Watching brief, gas pipeline, Pampisford, 1968	Cambridge Antiquarian Society
ECB236	EVT	Evaluation of Hinxton Hall Northern Ha-ha, 1997	Cambridgeshire County Council Archaeological Field Unit
ECB1758	EVS	Earthwork survey at Duxford Moated Site, 1975	Duxford Church of England Primary School
ECB3815	EVT	Archaeological Evaluation at Land East Of Moorfield Road, South Of A505, Duxford, 2012	Pre-Construct Archaeology LTD
ECB4685	EVT	Archaeological Investigations at Hinxton Grange, Hinxton, 2016	Pre-Construct Archaeology LTD
ECB4947	EVT	Archaeological Evaluation at Hinxton Grange, Hinxton, 2017	Pre-Construct Archaeology LTD
ECB4565	EVT	Monitoring and Recording at 4 Hinxton Grange, Hinxton in 2015	Pre-Construct Archaeology LTD
ECB4001	EVT	Archaeological Excavation at Land East Of Moorfield Road, South Of A505, Duxford, 2013	Pre-Construct Archaeology LTD
ECB5522	EVT	Geophysical Survey and Trial Trench Evaluation at Land South of the A505, Duxford in 2019	Pre-Construct Archaeology LTD
ECB7420	EVT	Evaluation at Hinxton Grange reservoir in 2024	Pre-Construct Archaeology LTD
ECB6735	EVS	Geophysical survey at Hinxton Grange, Cambridgeshire in 2016	Archaeological Services WYAS
ECB2611	EVT	Evaluation at Dixon International Group, Brewery Road, Pampisford, 2007	Essex County Council Field Archaeology Unit
ECB6850	EVT	Excavations at Hinxton Genome Campus in 2022-23	Oxford Archaeology East
ECB6852	EVS	Fieldwalking at Hinxton Genome Campus in 2022	Oxford Archaeology East
ECB3727	EVT	Evaluation at Hinxton Hall, Residential Block and Dining Room Extensions	Oxford Archaeology East
ECB5366	EVT	Trial trench evaluation at Hinxton Genome in 2018	Oxford Archaeology East
ECB4597	EVT	Evaluation on Land at 83 Moorfield Road, Whittlesford, 2015	Britannia Archaeology Ltd
ECB6785	EVS	Geophysical survey at Hinxton Genome in 2018	Magnitude Surveys
ECB1377	EVT	Evaluation at the Spike, High Street, Sawston, 1995	Cambridgeshire County Council Archaeological Field Unit
ECB1243	EVT	Excavations at Brent Ditch, Pampisford, 1992	Cambridgeshire County Council Archaeological Field Unit
ECB1317	EVT	Excavation at A11 Stump Cross to Four Wentways, 1994	Cambridgeshire County Council Archaeological Field Unit
ECB237	EVT	Recording brief at Hinxton Hall New Lake Site, 1994	Cambridgeshire County Council Archaeological Field Unit

EvUID	Record Type	Name	Organisation
ECB1270	EVT	Archaeological assessment at Hinxton, 1991	Cambridgeshire County Council Archaeological Field Unit
ECB238	EVT	Assessment at Hinxton Hall, 1993	Cambridgeshire County Council Archaeological Field Unit
ECB240	EVT	Evaluation in North Parkland Hinxton Hall, 1996	Cambridgeshire County Council Archaeological Field Unit
ECB513	EVT	Evaluation and excavation on A11 between Stump Cross to Four Went Ways, 1993	Cambridgeshire County Council Archaeological Field Unit
ECB105	EVT	Evaluation at the A505/A1301 roundabout, Duxford, 1999	Cambridgeshire County Council Archaeological Field Unit
ECB1271	EVT	Watching brief at Hinxton Quarry, 1992	Cambridgeshire County Council Archaeological Field Unit
ECB239	EVT	Hinxton Hall earthwork survey, 1995	Cambridgeshire County Council Archaeological Field Unit
ECB1277	EVT	Phase II assessment at Hinxton Hall, 1993	Cambridgeshire County Council Archaeological Field Unit
ECB1272	EVT	Assessment at Hinxton Quarry, 1993	Cambridge Archaeological Unit
ECB2972	EVT	Evaluation at Red Lion, Whittlesford Bridge, 2008	Cambridge Archaeological Unit
ECB362	EVT	Fieldwalking and evaluation at Duxford, 1991	Cambridge Archaeological Unit
ECB3284	EVT	Archaeological Excavation at the The Red Lion Hotel Whittlesford,	Cambridge Archaeological Unit
ECB1273	EVS	Stage 2 fieldwalking at Hinxton Quarry, 1994	Cambridge Archaeological Unit
ECB1274	EVT	Excavation at Hinxton Quarry Mid Arm Field, 1994	Cambridge Archaeological Unit
ECB1021	EVT	Evaluation at Moorfield Road, Duxford, Site 1, 2003	Cambridge Archaeological Unit
ECB3516	EVT	Phase 2 evaluation at Red Lion Hotel, Whittlesford Bridge, 2011	Cambridge Archaeological Unit
ECB1275	EVT	Excavation at Hinxton Quarry North Field, 1995	Cambridge Archaeological Unit
ECB1187	EVT	Archaeological assessment at Duxford, 1990	Cambridge Archaeological Unit
ECB242	EVT	Excavation at Lordship Farm, Hinxton, 1999	Hertfordshire Archaeological Trust

EvUID	Record Type	Name	Organisation
ECB1981	EVP	AP appraisal, Proposed McDonalds Restaurant, Hinxtton, 1999	Air Photo Services (Cambridge)
ECB1869	EVP	AP assessment, Land off Lacey's Way, Duxford, 2004	Air Photo Services (Cambridge)
ECB1478	EVP	Aerial photographic assessment at Rickett's Field, Granta Park, Great Abington in 2004	Air Photo Services (Cambridge)

Appendix 2 Archaeology Figures



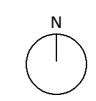
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- Site Boundary
 - Monument
 - Park and Garden
 - Landscape Feature
 - Meeting Place
 - Findspot

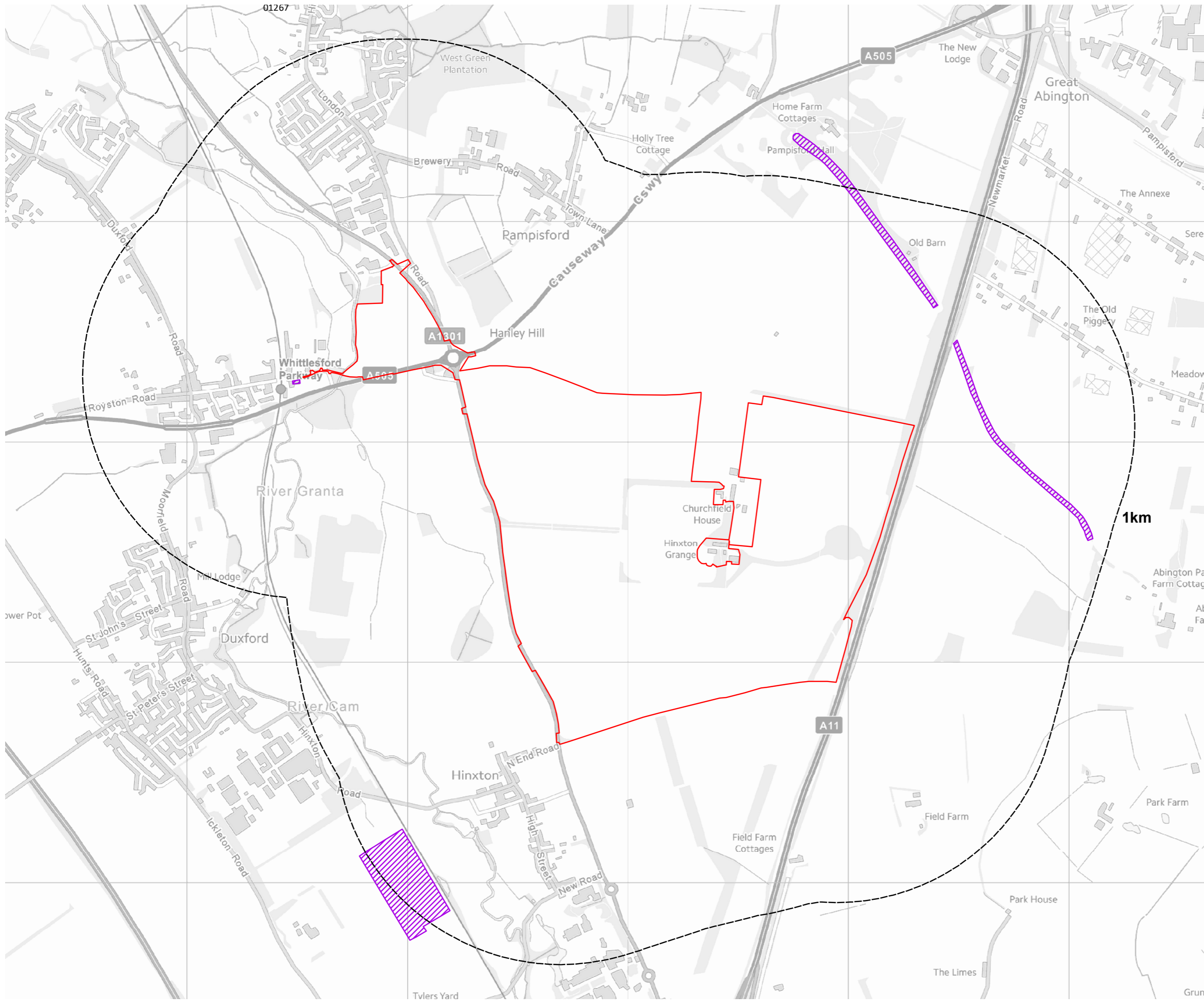
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Project	Land at Hinton Grange
Title	Non-designated Archaeological Assets
Client	The Hill Group
Date	09.01.2025
Scale	1 : 16,000 @ A3
Drawn by	GF
Drg. No	GIS\LF\70113\03-01

GIS Reference: S:\LF Jobs\LF70000 - LF70999\LF70133 - Land at Hinton Grange\LF70133-03 - Land at Hinton Grange - Non-designated Archaeological Assets - 09.01.2026.mxd





Key

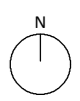
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- Designated Archaeological Assets:**
- Scheduled Monument

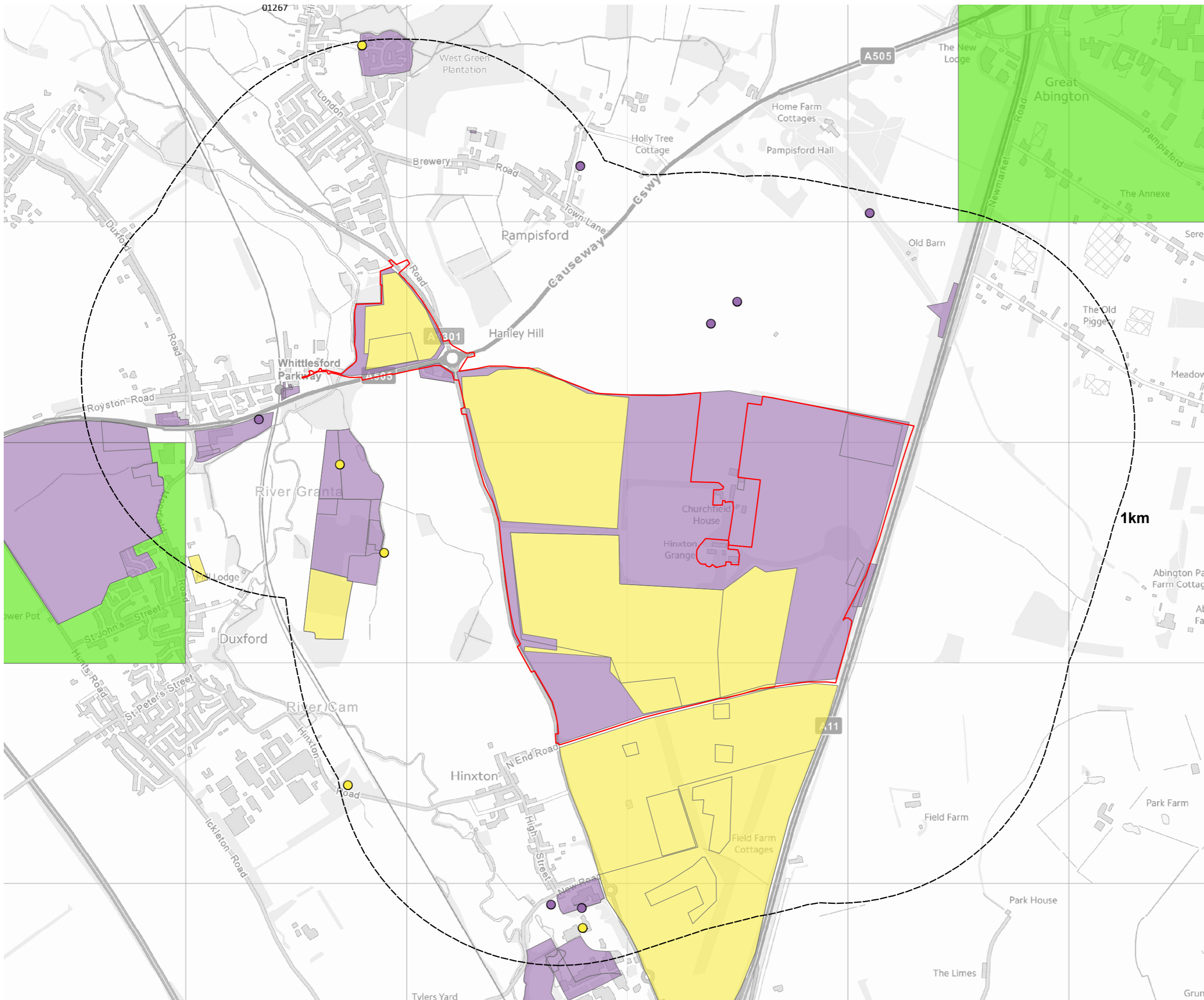
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LICHFIELDS

Project	Land at Hinxton Grange
Title	Designated Archaeological Assets
Client	The Hill Group
Date	09.01.2025
Scale	1 : 16,000 @ A3
Drawn by	GF
Drg. No	GIS\LF\70113\03-03

GIS Reference: S:\LF Jobs\LF70000 - LF70999\LF70133 - Land at Hinxton Grange\LF70133-03 - Land at Hinxton Grange - Designated Archaeological Assets - 09.01.2026.mxd





Key

- Site Boundary
- Previous Investigations:**
- Evaluation
- Survey
- Landscape Feature

0 200 400 600 m

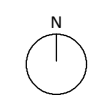
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Project	Land at Hinton Grange
Title	Previous Investigations
Client	The Hill Group
Date	09.01.2025
Scale	1 : 16,000 @ A3
Drawn by	GF
Drg. No	GIS\LF\70113\03-02

GIS Reference: S:\LF Jobs\LF70000 - LF70999\LF70133 - Land at Hinton Grange\LF70133-03 - Land at Hinton Grange - Previous Investigations - 09.01.2026.mxd



Appendix 3 Bibliography

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