



**GREATER CAMBRIDGE**  
SHARED PLANNING



# Little Shelford Village Design Guide

Draft for consultation September 2021



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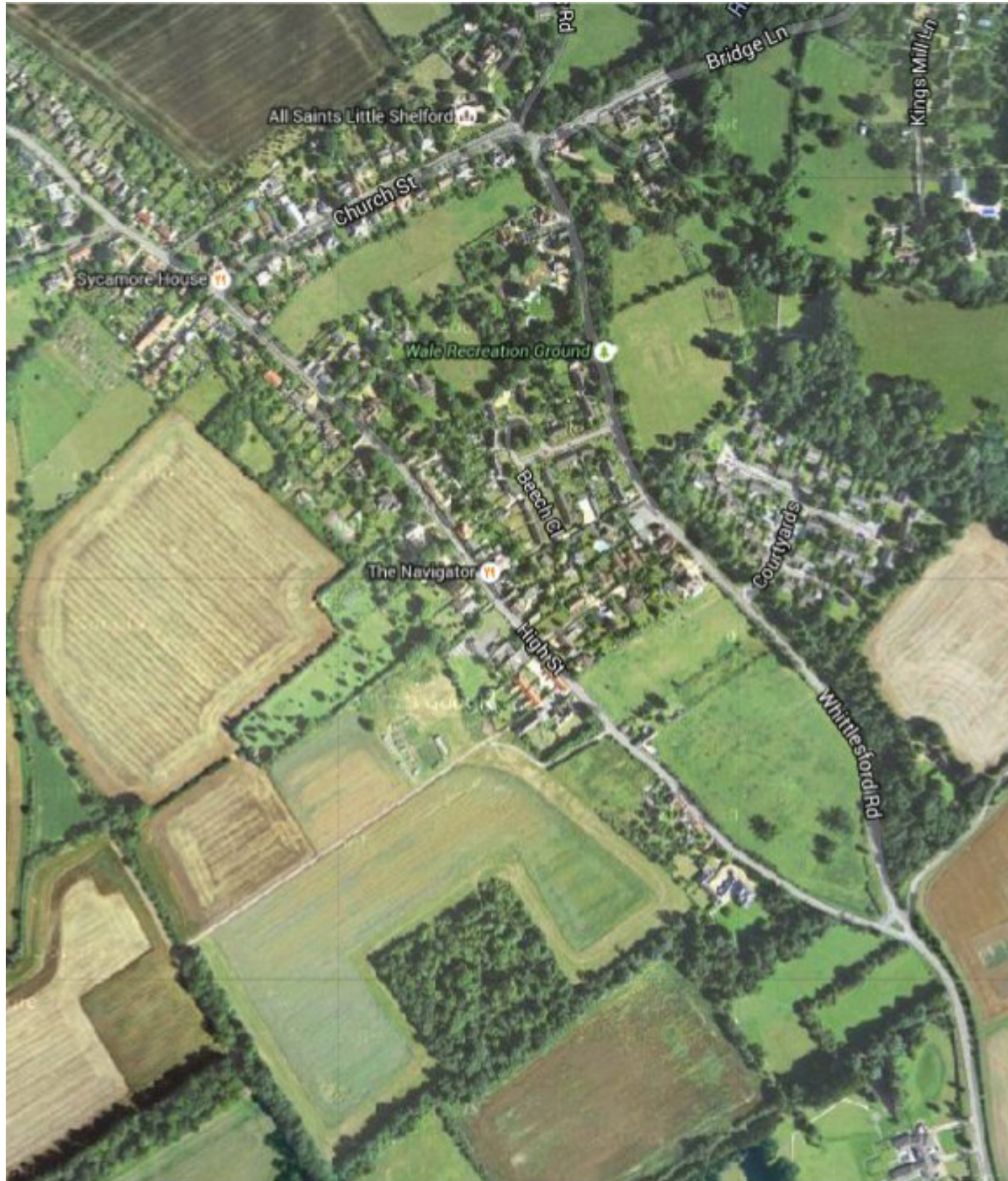


Figure 1: Aerial photo of Little Shelford © Bluesky International Limited

Cover picture:  
Maurice Palmer cycling along the Whittlesford Road on an early summer's morning

## Note to reader

The draft Little Shelford Village Design Guide supplements the new Local Plan policies on high quality design, distinctive local character and placemaking. Technically the Supplementary Planning Guide (SPD) will be a material consideration in the determination of planning applications in Little Shelford and it has been prepared in collaboration with community representatives.

The outcome of the current consultation will help us to further refine the Village Design Guide before it is considered for adoption by South Cambridgeshire District Council. It is important to understand that the SPD cannot make new planning policy, or allocate sites for development and must be in conformity with the policies of the South Cambridgeshire Local Plan.

The draft Little Shelford Village Design Guide SPD is being consulted upon along with the following accompanying documents:

- Sustainability Appraisal Screening Report
- Habitats Regulations Screening Report
- Equality Impact Assessment
- Consultation Statement

Consultation is for four weeks and runs from 9am, 27 September 2021 to 5pm, 25 October 2021. These documents can be viewed online at [www.southcambs.gov.uk/villagedesignstatements](http://www.southcambs.gov.uk/villagedesignstatements) and will be available for inspection at South Cambridgeshire District Council offices at South Cambridgeshire Hall, Cambourne, Cambridge CB23 6EA by prior appointment.



## Foreword

South Cambridgeshire is a district of diverse and distinctive villages, as well as being a high growth area. South Cambridgeshire District Council (SCDC) wants new development to maintain and enhance the special character of our villages, and for communities to be at the heart of the planning process to help achieve this.

This is supported through our Local Plan which places good design at the heart of its vision for achieving sustainable growth through:

### Local Plan - Policy S/1: Vision

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

We are delighted to have worked with representatives who live and work in this community, to produce this design guidance to improve the quality of new developments in Little Shelford.

We look forward to seeing a new generation of locally distinctive, high quality schemes that show the influence of this Village Design Guide.

Cllr. Dr. Tumi Hawkins

Lead Cabinet Member for Planning



Figure 2: All Saints Church 2002  
© Tim Soar 2018

## 1 Introduction

### Purpose and scope of this document

As a Supplementary Planning Document (SPD), the Little Shelford Village Design Guide has been prepared to amplify and build on the requirements set out within policy HQ/1: Design Principles in the adopted 2018 Local Plan, and other policies within the Local Plan which relate to the built and landscape character, heritage and distinctiveness of South Cambridgeshire.

This Village Design Guide SPD:

- Supports South Cambridgeshire's Local Plan policies that seek to secure high quality design for all new developments, with a clear and positive contribution to the local and wider context.
- Describes the distinctive character of the village, and those aspects of its built and natural environment that the community most value.
- Sets out clear design principles to guide future development proposals in and around the village of Little Shelford.
- Is intended as a user-friendly tool for planners, developers, designers and community members.
- Once adopted, the Little Shelford Village Design Guide will form a material consideration in determining planning applications for developments within the village.

### Who should use this document?

The Little Shelford Village Design Guide should be read by:

- Developers, property owners and their designers, in considering potential development proposals.
- Development management officers in assessing the suitability and determination of planning applications.
- Statutory and non-statutory consultees, including the Parish Council and members of the public, in commenting on planning applications.



## 2. Community input

The development of the Village Design Guide has tried to capture how the community sees Little Shelford, what people would like to see improved over time, and how new development can respect local character and its unique qualities.

As a result of the Little Shelford Village Plan, published in 2010, and the 2011 Census, it became increasingly clear that the Parish Council and the wider village needed to be more proactive regarding what Little Shelford looks and feels like in the future. This prompted the initial work on the Village Design Guide.

Engagement with the community took place in a number of ways during the preparation of the Guide. This included:

- A group of residents led by Neil Ruffles, involving 10 people from different walks of life who met on a number of occasions to shape and inform the Village Design Guide.
- Dedicated sessions at the Village Hall, and at the Annual Village Meetings to discuss the Village Design Guide. The most recent open meeting in November 2018 was attended by nearly 100 people.
- Stalls at different Village Week-Ends staffed by members of the Village Design Guide group who sought the views of villagers about the future of the village.
- Through these and other channels, the local community has expressed a range of views about what they value in the village.
- Residents have also been issued VDG updates and news through the online village newsletter courtesy of David Martin.

Residents have voiced appreciation of the meetings, discussions and talks about the Village Design Guide, which have helped to improve interpretation and understanding of the village. Comments included:

- Villagers accept that development will continue to evolve over time. However, most people say that this should be done in a manner which reflects the historic built form and landscape character of the village.
- As stated in the 2010 Village Plan, which was based on a survey of every home in the village, there is a need to provide a greater range of accommodation in the village. This should include a mixture of smaller homes for first time buyers – and for existing residents in the village who wish to downsize, and remain in the village.
- There is a paucity of off-road footpaths in Little Shelford. It is said the village has some of the fewest footpaths of any village in the county.
- The speed and volume of traffic through the village is causing increasing concern.
- Residents expressed concerns about the effects of the rapid expansion of Cambridge and adjoining villages.
- Residents want the open green spaces within the central core of the village to remain untouched, as they help define the overall rural character of the village, and it's 'sense of place'.

Village residents have been influential in procuring six significant projects in the village over the past twenty five years. These include the R.I.B.A. award winning project at All Saints Church. The new village hall, the new Wale recreation ground pavilion. The remodelled road and new footpath incorporating the new village sign and village green. The award winning riverside walk and finally the new community woodland on Blennie's Patch to be completed in late 2021 (see Figs 2-7).



Figure 3: Village Hall 2000



Figure 4: Sports Pavilion Wale recreation ground 2016



Figure 5: Village green and sign 2017

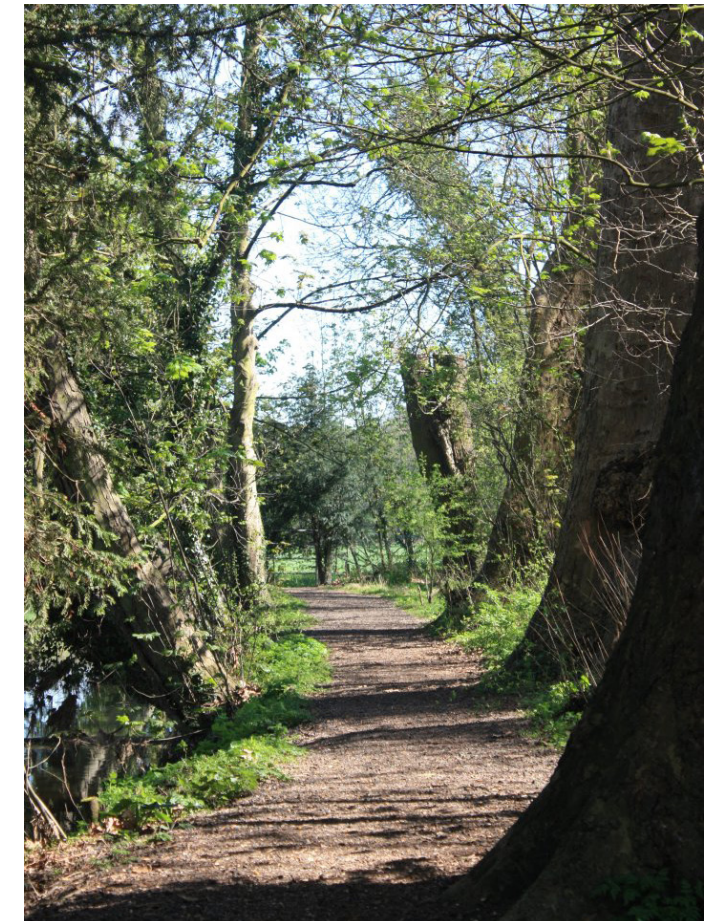


Figure 6: Riverside walk 2003

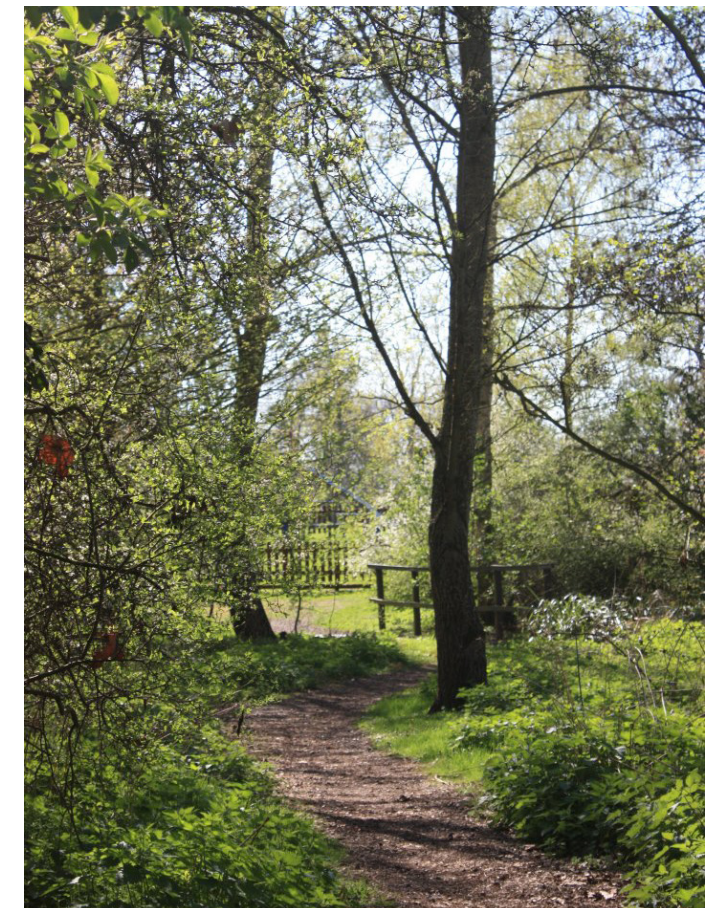


Figure 7: Riverside walk 2003



### 3. About Little Shelford

Little Shelford is located five miles south of Cambridge. The village is now enclosed inside a large “rectangle” formed by the railway line to the north, the M11 motorway to the west, the A505 to the south of Whittlesford, and the River Cam to the north and east (fig. 8).

The 2011 population Census of Little Shelford identified 850 residents in the village, with 336 homes. The total area of the parish is approximately 1,196 acres or 484 hectares. A Conservation Area focused on the historic heart of the village was created in 1968. Little Shelford has 28 Listed Buildings and Monuments. The village’s Parish Plan was created in 2010 following a survey involving every home in the village. Little Shelford is completely encircled by the ‘Green Belt’.

The geography, geology and archaeology of Little Shelford lends both insight and importance to the Parish. The village sits on a plateau of flat fertile agricultural land near a natural fording point on the southern side of the River Granta, just below the confluence with the River Cam. It has a substantial river flood plain area with mature woodlands to the north and east of the village which includes an award winning ‘riverside walk’. (See Figs 6-7)

Away from the river valley the broad scale of the ‘chalk lands’ are characterised by relatively large-scale arable fields to the south and west, and smaller field patterns with a good hedgerow structure and small scale woodland blocks associated with the village hinterlands and the river corridor to the east. There are no high points within the Parish, as St Margaret’s Mount and the memorial to commemorate the Wale family are now within the Parish of Newton (see Fig.8).

Little Shelford is one of the few local villages mentioned in the Domesday Book, with a population of 25. The name Shelford comes from the Anglo-Saxon for ‘shallow ford,’ named after the fording area which crosses over the Cam and Granta rivers. There is evidence from aerial photography of Iron Age, Roman, Anglo Saxon and Viking occupation in Little Shelford on either side of the River crossing point. The historic environment record for Cambridgeshire (HER 05144) records an Hermitage site here in 1398.

The most important early buildings in the village were the All Saints Church, The Manor House, Manor Farm, the former Shelford Old Hall and Shelford New Hall. The Lodge house on the corner of Bridge Road and Whittlesford Road, together with a few outbuildings, are all that remains from a fire which burnt the Hall down in 1929 (see Fig. 9).

As the importance of the river crossing grew, so did the number and concentration of workers cottages and owner-occupied commercial premises in and around Church Street. The businesses included the substantial rope works, brewery, smithy, wheelwright and a number of public houses. By 1830, 70 agricultural workers were also employed on seven farms in the Parish. With the increasing influence and proximity of Cambridge, the village continued to grow during the Victorian and Edwardian era with a number of important buildings reflecting the period, many of which are listed. For example, the Priest House c1858, Westfield c1840 and The Red House c1892.

It was during the 1950’s and 60’s when the village witnessed the most rapid change, with the development of Beech Close and Courtyards in particular (Fig 11 & 12). This period of expansion also saw over 40 cottages and many commercial buildings being demolished in the village. The two most significant areas of demolition were along The Terrace - where only number 6, ‘Swiss Cottage’, c1805 remains today (Fig.13) and the workers cottages and businesses around the area to the south west of Church Street. Around this time there were also a number of terraced cottages which were converted into single homes, as well as a few rural outbuildings being converted into residential homes. Over the last 120 years, over 280 new homes were built in the village.

The village has also seen many open green spaces and countryside views along its main road frontages lost to the suburban styled detached house, particularly along the west side of the High Street, Hauxton Road and Church Street.

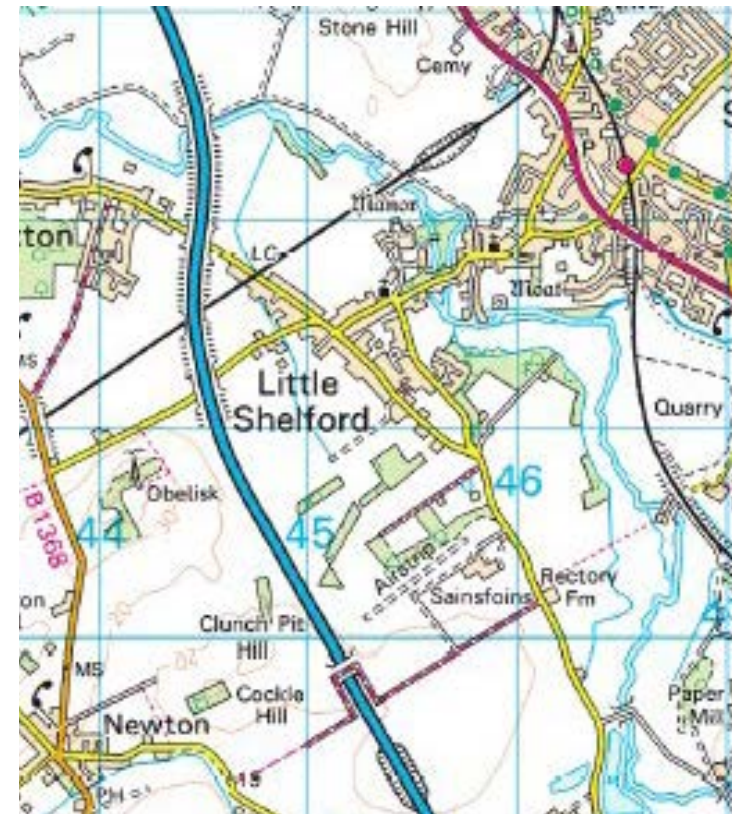


Figure 8: Ordnance Survey Map

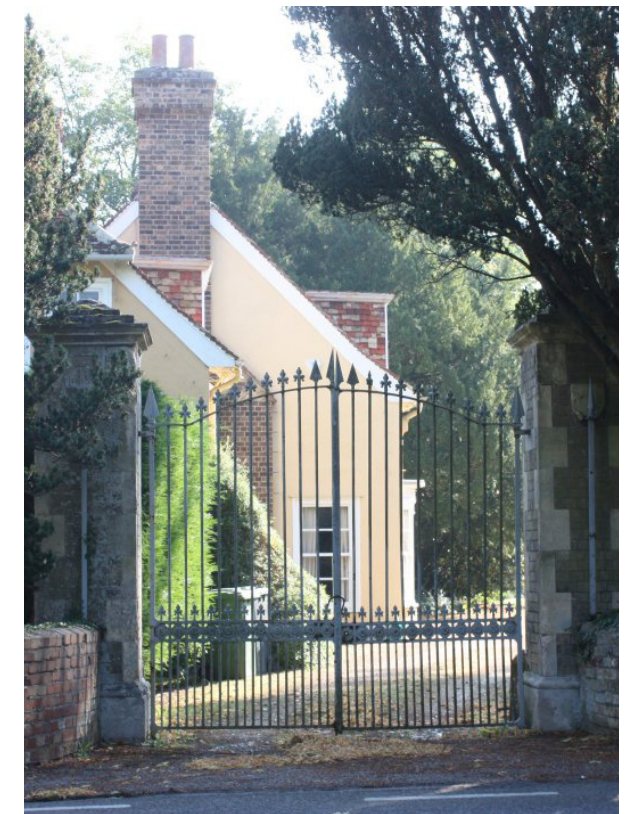


Figure 9: The Lodge, Whittlesford Road



Figure 10: St Margaret's Mount



Figure 11: Beech Close housing, Whittlesford Road



Figure 12: Studio House at Courtyards



Figure 13: No.6 'Swiss Cottage' The Terrace



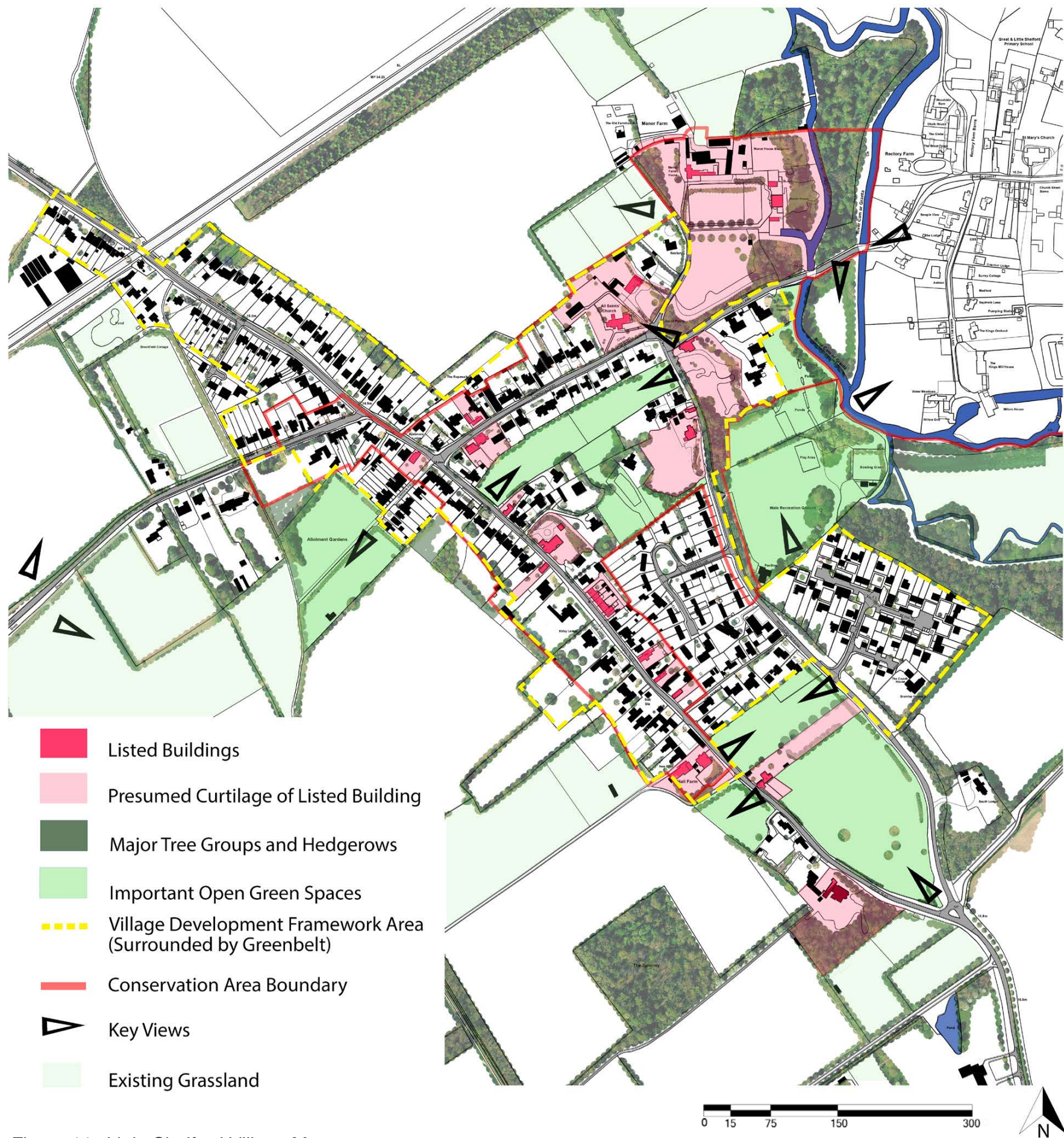


Figure 14: Little Shelford Village Map



Figure 15: 1901 Ordnance Survey Map (NTS)

In 1901 the village can be seen to be a small and compact, with around sixty homes. Figure 16 shows how the village has grown over the past one hundred and twenty years to around 336 homes. Beyond the two larger groups of houses called Beech Close and Courtyards on Whittlesford Road, most new dwellings in the village have been 'suburban' styled detached houses, which over time has created 'ribbon development' along most of the village roads.

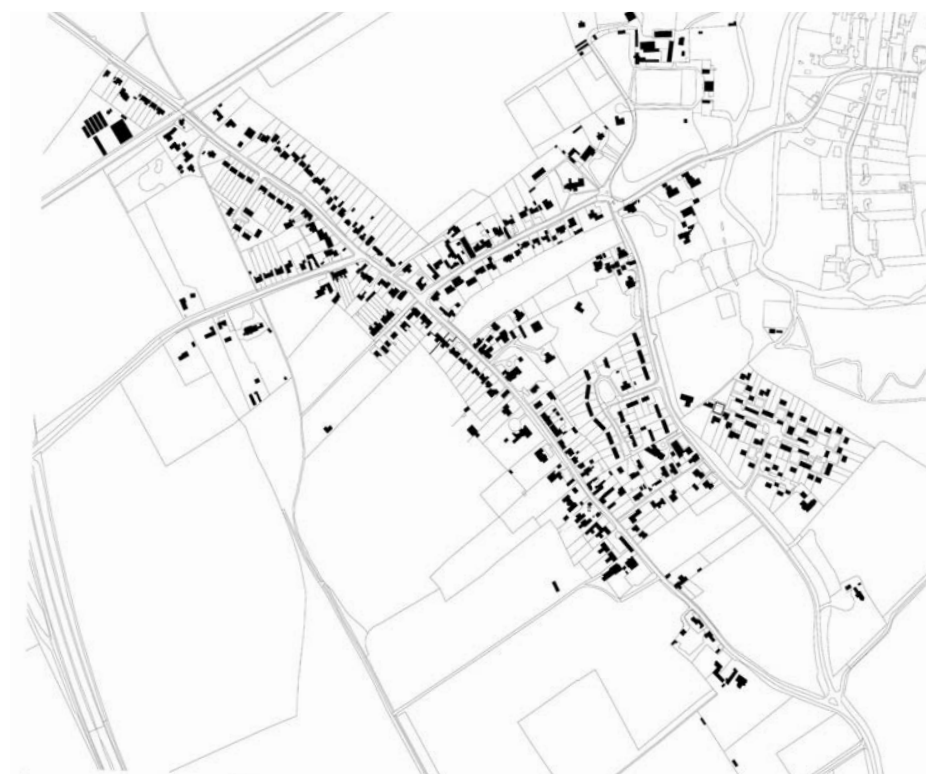


Figure 16: 2018 Ordnance Survey Map (NTS)



**Landmark buildings**

By excluding important village buildings such as the Manor House, Fig 34, and the Priest House, Fig 35, and the All Saints Church, Fig 58, there are a number of modest domestic 'Landmark' houses which help define the central core of the village. Each of these 'Landmark' houses can be seen to make a positive contribution to the street scene, at for example a subtle change in road alignment, or where 'overlapping linear spaces' are created, see Figures 16, 17, 18 and 19, or where a building can help define a small area of a larger street, see Fig 21, or buildings located at important intersections, see Fig 22, or act as a focal point or 'vista' when viewed at distance, see Fig 53. Other important 'Landmark' houses can be appreciated for their prominent relationship with the road, see Fig 45, or for their isolation and connection with important open green spaces, see Fig 40.

Further 'Landmark' village houses are Sycamore House, Fig: 33. Lodge House, Fig: 33, and the Long House, 11 Church Street.



Figure 17: Location of 'landmark' village buildings shown in red



Figure 18: 1 Courtyards, Whittlesford Road



Figure 19: Toll House, 14 Whittlesford Road



Figure 20: The Old Forge House, 1 Hauxton Road



Figure 21: Wheelrights Cottage, 21 Church Street



Figure 22: 1 Newton Road



Figure 23: 11 High Street



Figure 24: 93 High Street



Figure 25: The Carriers, 67 High Street



Figure 26: White's Farm House, 26 High Street



## 4. Wooded village setting in the wider open chalkland landscape

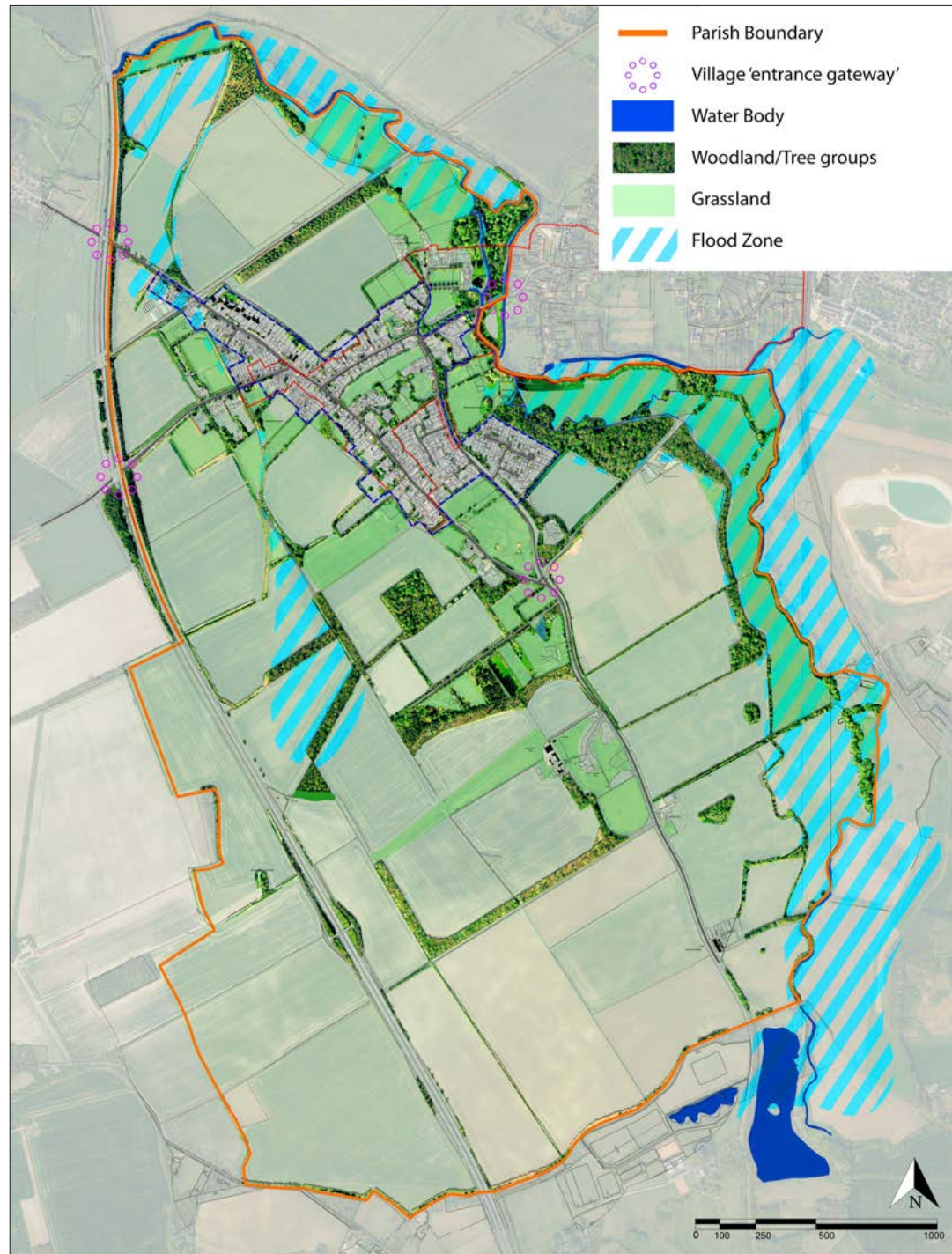


Figure 27: Landscape context map

Within the broad scale of the open Cambridgeshire “chalk lands” area, the landscape character for Little Shelford Parish is more intimate, influenced by the broad flood plain and drainage for the River Cam with associated woodland and tree cover. There are no highpoints within the Parish, as St Margaret’s Mount and the memorial erected to commemorate the Wale family now falls within the Parish of Newton. The M11 and the railway cut across the landscape but are also associated with additional woodland cover. Little Shelford is separated from the village of Whittlesford two miles away by a large expanse of flat fertile land and the River Cam valley. Buildings are sparse but include some large and isolated properties such as Sainsfoins and the Rectory Farmhouse as well as the Ley Grove Farm Cottages. Mature woodland, hedgerows and lakes from previous gravel

workings are common features.

The relationship of the village to the countryside is a defining feature of Little Shelford and something the community places great value on.

### Key Characteristics

- The wooded and enclosed landscape setting of the village, wooded backdrop in all longer distance views particularly associated with the river, parish ditch and the wider flood plain.
- The presence of tall trees, hedgerows and green frontages/verges within the built area of the village. Open green spaces provide important contrast to the enclosed character allowing views across the village and into the wider countryside.
- Visually separated from adjacent villages and surrounded by open countryside, and encircled by a Green Belt designation.
- Distinct wooded and framed ‘gateways’ to the village.
- Existing trees and tree belts make a significant contribution to the village as a whole, within gardens, along boundaries and in open spaces. For example, four standard oaks stand isolated in the ‘triangular’ field at the junction of the High Street and Whittlesford Road. Landmark trees also include false acacia in and around the area of Kings Farmhouse on the High Street, beech trees on the Whittlesford Road and in Beech Close and large trees on the historic Wale ‘parkland’ comprising cedar, ash, oak, lime, horse chestnut, London plane and willow.

### Design Guidance

Development proposals shall demonstrate:

- 4.1 The strong wooded setting for the village in views across open fields and from all approaches have been protected and enhanced;
- 4.2 The green frontages/verges and rural feel of the village roads, tracks and walks have been safeguarded and enhanced;
- 4.3 The existing tree cover and layers of tree belts surrounding the village, where building rooflines are consistently below the tree crowns, have been preserved and enhanced;
- 4.4 The ‘soft, wooded edge’ between the village boundary and open countryside has been retained;
- 4.5 A clear, identifiable separation of the built up area of Little Shelford from the surrounding villages, especially along Hauxton Road has been retained;
- 4.6 Succession planning for mature trees along road frontages and within plots, with particular emphasis on biological diversity in light of recent tree diseases, and climate change has been considered; and
- 4.7 A contribution to the richness of rural-style greenery, particularly along road verges, through retention and planting of new large trees and hedgerows and wildflower planting.



Figure 28: Low Brooms,



Figure 29: Church Street High Street



## 5. Village character areas

The term “character” can be identified as a distinct, recognisable and consistent pattern of elements that made each place different and distinctive. It is influenced by visual, ecological, historical, settlement and building elements, together with less intangible aspects such as tranquillity and sense of place. The distinctive character of our village and surroundings has a fundamental impact on our quality of life and therefore identifying, protecting and enhancing those elements that contribute to the character is key aspect of our sustainability.

Little Shelford has a unique village character. A wooded rural setting adjacent to the Cam, with numerous historic features, it has a variety of housing designs arranged informally along streets. Buildings are typically modest and with simple, single rectangular blocks, steep roofs, rendered or brick-faced. Boundary walls of pale gault Cambridge bricks and flint and thick boundary hedges are also common. The community is keen for the village to retain and strengthen its image by avoiding patterns of development that are more typical of the suburbs or urban fringes which can be seen to have compromised the overall character of the village.

For further helpful information refer to the SCDC District Design Guide 2010.

The village did not grow centrally to the Church or typically around a ‘village green’, but initially with a cluster of buildings at each end of Church Street. Beyond these two clusters were also a number of dispersed farmsteads within the Parish which grew over time adding worker cottages, barns and associated industries. Within the central core of the village there are distinct and important roadside ‘Landmark’ buildings and the four major open spaces that provide important village views and vistas which often extend through the village over open pasture fields. Refer chapter 3.

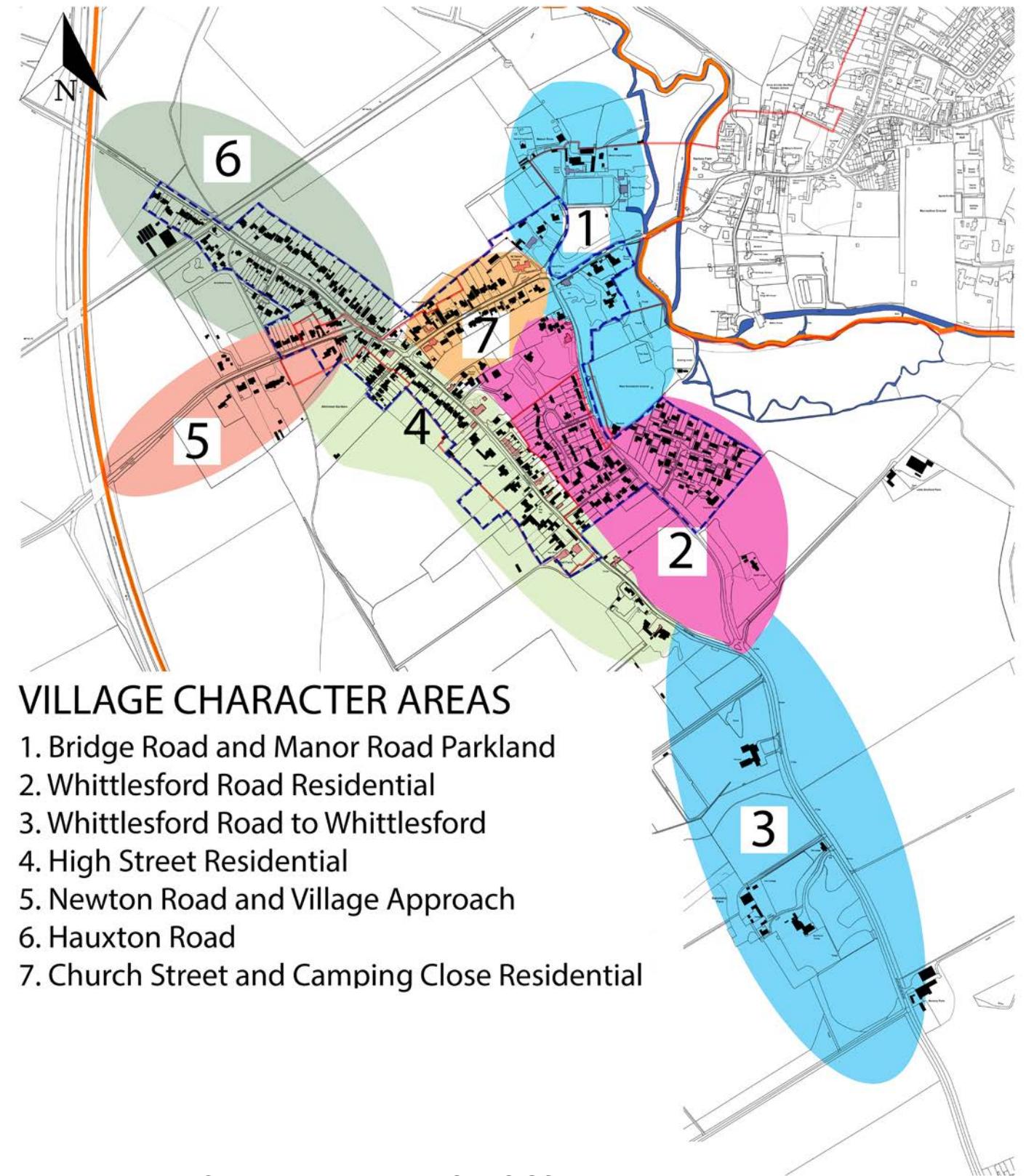


Figure 30: Village Character areas map NOT TO SCALE



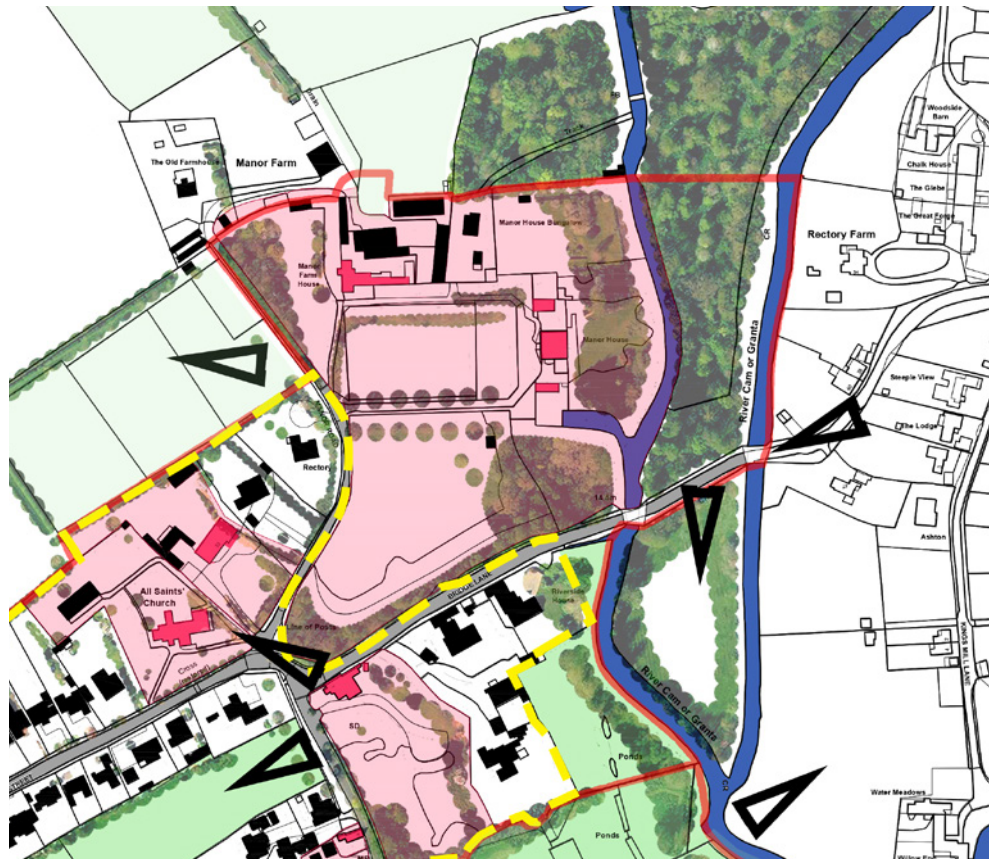
**Character Area 1 Bridge Lane and Manor Road parkland**

The river forms the Parish boundary and is an important element in the setting of the village. The two road bridges between Great and Little Shelford afford open views along the two river channels and flood plain and act as an important gateway feature at this entrance into the village. The circa 18th century park and brick wall along Bridge Lane and Whittlesford Road, including the Wale recreation ground, are remnants of the parkland associated with the Old Hall. Features such as the terrace and ha-ha are still present but not visible from the recreation ground. The ice pond has been recently restored and forms part of the riverside walkway. The Lodge, views towards the church, glimpses to Camping Close, the village sign and small green are focal points at the junction with Church Street. Mature large trees including limes, horse chestnuts and oaks are typical along field and property boundaries. As an important 'gateway' into the village, Bridge Lane has changed little over the time with the ancient boundary wall and street scene.

**Design Guidance.**

Development proposals shall demonstrate:

- 5.1.1 The river and flood plain meadow character with mature tree cover along the river and associated with the Manor is protected and enhanced;
- 5.1.2 The 'gateway feature' to the village along Bridge Lane is protected and enhanced. The sinuous road pattern, river channels and bridges, the 'Hermitage' and flood meadows create an important setting for the village and provide separation from Great Shelford;
- 5.1.3 The legibility and setting of the red brick parkland boundary wall, both sides of Bridge Lane and continuing along Whittlesford Road and the Wale recreation ground is protected, including parkland trees; and
- 5.1.4 Framed views to the church, village sign and green and to Camping Close are maintained.



Bridge Lane and Manor Road location map. NOT TO SCALE



Figure 31: Bridge Lane, Meadow View



Figure 32: Bridge Lane



Figure 33: The Lodge, 1 Bridge Lane



Figure 34: The Manor House, Manor Road



Figure 35: The Priesthouse, 33 Church Street



## Character Area 2 Whittlesford Road residential area

Whittlesford Road, originally a turnpike Road, follows the sinuous route creating a series of 'vistas' when travelling in either direction. The road is dominated by parkland trees which run along the east side of the boundary of the former Hall (now part of the Wale Recreation Ground) and continue with dense, but less formal tree belt through to the junction with High Street at the eastern edge of the village.

From the mid twentieth century onwards, Local Authority housing was developed at Beech Close and a private housing development at Courtyards with infill bungalows and detached houses either side of the Terrace footpath. Courtyards was designed in the 1960's and was considered to be a ground breaking and progressive architectural design. It is important to acknowledge the many historic village influences in this contemporary development, which still remain appropriate today. The atmosphere along the road changes beyond Courtyards and the Terrace as views open up over the fields to the south and west of the village, the kerb free road continues to the junction of Whittlesford Road and the High Street. Mature large trees including limes, beech, horse chestnuts and oaks along field and property boundaries.



Whittlesford Road Residential character area location map NOT TO SCALE

## Design Guidance.

Development proposals shall demonstrate:

- 5.2.1 The backdrop of mature tree cover associated with the river and floodplain meadows to the east retained and enhanced;
- 5.2.2 The 'Gateway entrance' feature to the village from Whittlesford with open views over the 'triangular field' is preserved and enhanced. This is an important setting for the village;
- 5.2.3 The key characteristics of the wooded road frontage, notably to the east, limited visibility of buildings and discreet property entrances cut through mature woodland are preserved. Entrances are mainly gravel and kerb free with mostly ungated entrances;
- 5.2.4 Preserve the character of the courtyards development and parkland landscape. Buildings with ground floor gable ends and main entrances touching the public footpath, and timber framed first floors jettied out over the footpath. It includes varied density and layout with an innovative concept which separates cars from a series of interlinked landscaped courtyards;
- 5.2.5 Retention of the granite set kerb edging to the west side of Whittlesford Road from Bridge Lane to Courtyards; and
- 5.2.6 The setting of important 'landmark' houses. (See Fig 17) are preserved and enhanced.

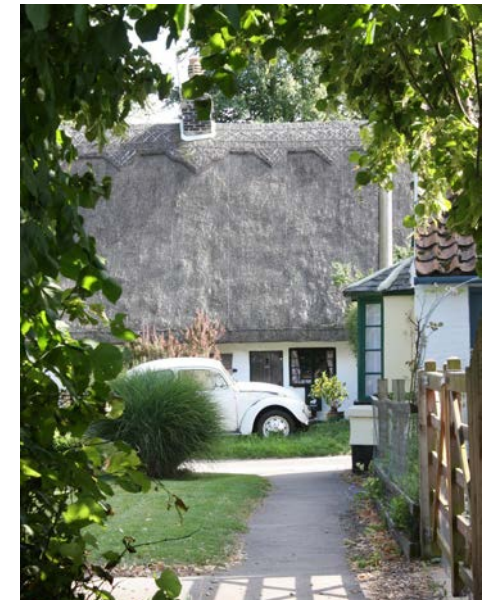


Figure 36: Toll House



Figure 37: View of village green and village sign



Figure 38: View towards Toll House



Figure 39: 16 Ivy Cottage



Figure 40: View over triangular field towards 93/95 High Street



### Character Area 3 Whittlesford Road to Whittlesford

Little Shelford is separated from the village of Whittlesford two miles away by a large expanse of flat fertile land and the River Cam valley. Buildings are sparse but include some large and isolated properties such as Sainsfoins and the Rectory Farmhouse as well as the Ley Grove Cottages. Mature woodland and hedgerows characterise the River Cam corridor to the east which connects to the lakes from former gravel workings to the south. The field pattern and scale south of the main village settlement becomes larger and predominantly arable although the presence of woodland blocks along field boundaries and the M11 tend to enclose and contain longer distant views. The landform is very gently rolling with high point to west of the M11. An existing right of way crosses this area connecting Newton to the west and Sawston to the east with informal linkages along the highway verge. Rectory Farm and Ley Grove Cottages front onto the road, otherwise properties are screened by vegetation.

#### Design guidance:

Development proposals shall demonstrate:

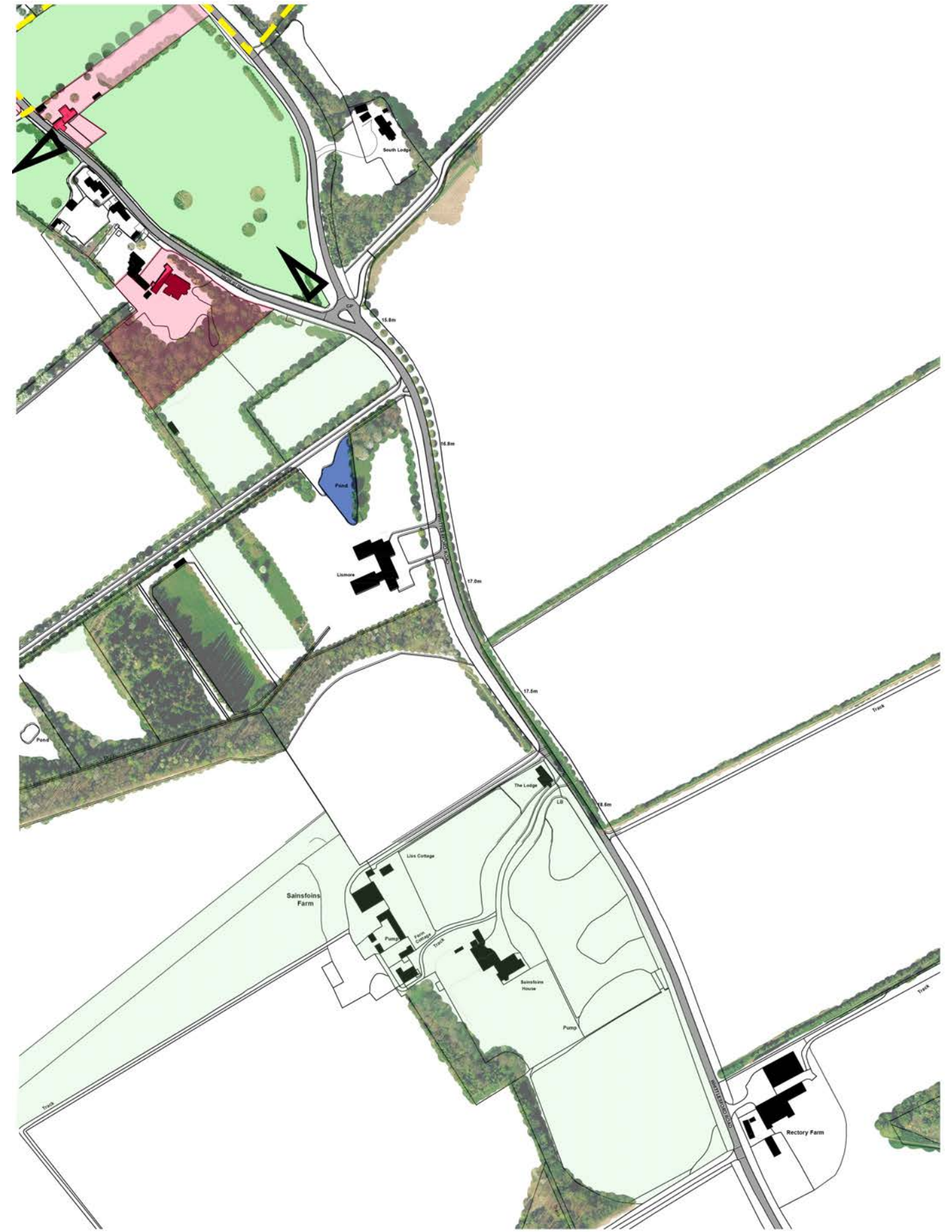
- 5.3.1 Woodland blocks and large trees along field and property boundaries have been protected and enhanced. These contain views and create a strong structure to the landscape; and
- 5.3.2 Open views across arable fields with wooded horizons and treelines have been protected and enhanced.



Figure 41: The Navigator Public House



Figure 42: Hall Farm



Whittlesford Road to Whittlesford Location map  
NOT TO SCALE



### Character Area 4 High Street residential and western village edge

The High Street is less sinuous than Whittlesford Road, but is also characterised by a distinct series of 'overlapping linear spaces', which are gently revealed when walking the street. These 'spaces' are linked between a few historic 'landmark' houses along the road when viewed in either direction. (See Fig 17)

The open green spaces and medieval buildings still retain a strong hold on the character of the street, where their scale, form, material, colour and grouping still dominate. The High Street has an eclectic mix of building, with a large proportion of the historic properties located close to or directly on the pavement, with notable tree cover along most of the south west side of the road. Large mid to late twentieth century detached houses have all but completely filled the south west side of the road, with suburban inspired 'ribbon development' in both design character and building location.

There are other important green open "spaces" located along the High Street which visually connect to the Whittlesford Road. These include Camping Close, the open field south of The Terrace properties called Maltern Close, the large 'triangular' field at the south end of the High Street, and the last remaining open space to the south west of Hall Farm which has expansive views towards the Obelisk on St Margaret's Mount.

To the west of High Street, the property boundaries are wooded, softening the edge of the village. Woodland blocks, connecting hedgerows and trees along the parish ditch, create a strong landscape structure screening views of the village from the west. Occasional, framed

views from High Street are possible and provide important links to the wider rural context of the village. Garden Fields parish allotments and meadows (Blennie's Patch) are enclosed by wooded boundaries and tall hedgerows.

### Design guidance:

Development proposals shall demonstrate:

- 5.4.1 The varied historic building form and layout creating a series of shortened vistas along High Street with distinct characteristics have been considered;
- 5.4.2 Key views across the village, including over the 'triangular field', Maltern Close south of The Terrace and Camping Close, have been protected;
- 5.4.3 Key views from the village towards St Margaret's Mount and framed views west over the arable fields have been protected;
- 5.4.4 The setting of important 'landmark' and listed buildings has been respected. Key characteristics include orientation so that the gable end faces and in some cases are directly against the footpath and white render finishes; and
- 5.4.5 The wooded backdrop to the village setting to the west and the soft village edge through the presence of wooded boundaries and important garden/roadside trees has been protected and enhanced.



High Street Location map NOT TO SCALE



Figure 43: Camping Close with All Saints Church beyond



Figure 44: Maltern Close with Courtyards beyond



Figure 45: Carriers Cottage view from opposite the terrace



Figure 46: High Street terrace from White's Farm House



### Character Area 5 Newton Road and village approach

Newton Road formed part of the Icknield Way, an important historic east west route. The M11 motorway bridge now defines the parish boundary and creates a 'gateway' entrance into the village emphasised by the immediate open views across an arable landscape with a strong woodland backdrop screening views towards the village. Properties appear on both sides halfway along Newton Road. Long views terminate at the Hauxton Road junction, two large trees help frame the view and entrance into the village.

To the north, hedgerows filter views of small scale fields, while trees along the Parish ditch (including pines) largely screen views of properties along Hauxton Road. Properties are set back from the road with variable tree cover. To the south, woodland boundary planting dominates the road frontage before giving way to Victorian terraces and a local landmark thatched cottage on the corner of Hauxton Road.

Properties located nearest the Hauxton Road are generally rendered with clay tile or slate roofs. The Victorian terrace and English cottage styled "Whitegates" use the local Gault coloured brick, with a mixture of clay tile and slate roofs. Away from the Conservation Area the materials are mainly facing brickwork with splashes of render.

#### Design guidance:

Development proposals shall demonstrate:

5.5.1 The Soft village edge has been preserved and enhanced through the presence of wooded boundaries to properties creating a strong woodland backdrop screening views towards the village from the west.

5.5.2 The design respects the traditional building materials including render, gault coloured brick and thatch; and

5.5.3 The strong wooded road frontage with buildings set back from the road notably on the south side is maintained.



Newton Road Location map NOT TO SCALE



Figure 47: 4 Newton Road



Figure 48: 2a Weston House, Newton Road



Figure 49: 1, Newton Road



### Character Area 6 Hauxton Road and village approaches

As with Newton Road, the M11 bridge creates the Parish boundary. Views over the open arable fields to the east are contained by the wooded backdrop of the Cam corridor and woodland adjacent to the railway line. Roadside hedgerows and trees frame views and create a gateway feature into the village. Local Authority and private housing have been built along Hauxton Road in the 20th century as ribbon development. An historic surface quarry to the west of the road accounts for the distinct level change and the line of a drainage channel to the east, resulted in properties being set back from the road. Tree cover and hedgerows are prominent along the eastern side of the road but the properties tend to create a hard edge to the edge to the village to the north-east.

The view towards the above junction from the Victorian terrace provides a pleasing entry into the village, where the thatched property at Number 1 Newton Road and The Old Forge house on Hauxton Road have gables facing the main road. At the junction with Church Street and High Street there are important mature broadleaf trees on all four sides of this road junction, which help frame the views and entry into the village, particularly when viewed from Hauxton Road. The properties nearest the Conservation Area and junction with Church Street and High Street are generally rendered and painted white. Outside of the Conservation Area, the properties use a variety of facing brickwork. The Victorian terrace, the Railway Cottage and Local Authority houses to the west were constructed using a local "Gault" facing brick.



Hauxton Road Location map NOT TO SCALE

### Design guidance:

Development proposals shall demonstrate:

- 5.6.1 Trees along the railway and Parish ditch are maintained, limiting visibility of the village from the north.
- 5.6.2 Preservation of the 'Gateway' entrance into the village with strong wooded character to the road frontage to the east and a wooded backdrop enclosing long distance views.
- 5.6.3 Respect the setting of the landmark village buildings fronting onto Hauxton Road; and
- 5.6.4 Enhancement of wooded setting to the village to soften the village edge.



Figure 50: 65 The Railway Cottage



Figure 51: Victorian Terrace, 21-27 Hauxton Road



Figure 52: The Old Forge House, 1 Hauxton Road



## Character Area 7 Church Street and Camping Close

Church Street comprises of a single row of buildings on either side of the road set in a flat landscape of large scale arable fields to the north and Camping Close to the south. Views across to the Church and the framed views along Church Street are important within the setting of the village. The relationship of the church/church yard and the parkland setting of the Manor House are important in the view looking east along Church Street and from the Bridge Lane/Whittlesford road junction. The Manor House boundary wall, woodland trees, memorial tree and village sign add importance, whereas the west end of Church Street relies upon the mature trees, and to some extent the Giles Gilbert Scott designed telephone box to help terminate the street.

Church Street has always been an important and busy east/west route, and over time property security and proximity to the road has given rise to an almost continuous use of boundary wall on both sides of the road. Red brick walls are also prominent around the roadside boundaries to the Manor House, and partly All Saints Churchyard and the Lodge. Most walls built along both sides of Church Street are around 1.6m in height, and generally constructed with the local “gault” brick and often combined with flint. The older walls were designed to be simple and ornament free.

The two distinct clusters of properties are present to the north east and south west of Camping Close and are discussed in more detail. See Chapter 8.

### Design guidance:

Development proposals shall demonstrate:

- 5.7.1 The wooded backdrop created by the parkland setting of the Manor House, Manor Road and trees bounding Camping Close are retained;
- 5.7.2 Enhancement of important local views including across Camping Close towards the church;
- 5.7.3 Preservation of important focal point around the junction of Church Street including the village green and sign, the church, and views along Manor Road, Bridge Lane and Whittlesford Road;
- 5.7.4 Retention of existing mature trees such as roadside lime trees along the All Saints Church boundary, and other specimen trees; and
- 5.7.5 Respect of the existing characteristics of ungated walled property boundaries with typically two storey properties finished with white painted render or gault brick.



Church Street with Camping Close field to the south. location map NOT TO SCALE



Figure 53: Sycamore House, 1 Church Street



Figure 56: Ropewalk Cottage, 7 Church Street



Figure 54: Wheelrights Cottage, 21 Church Street



Figure 57: 24 Church Street



Figure 55: The Old Post Office, 6 Church Street



Figure 58: All Saints Church



## 6. Patterns of historic boundaries, building form and proportions, outbuildings, materials and boundary walls.

A village enclosure map c1814 hangs in the Village Hall. See Fig 60. This map shows the medieval field patterns and the effect the Enclosures Act. These boundaries, including the field boundaries, lanes, farm tracks and footpaths, are still evident throughout the parish today.

### Design Guidance:

Development proposals shall demonstrate:

6.1 The ancient boundaries have informed the location of village houses for centuries. Future development should adhere to this important design criteria. Refer Fig 60.

6.2 The grain of historic boundaries and houses in the village are orientated in (roughly) an east-west direction. Houses were designed as a simple rectangle with the gable end located perpendicular to the road. Future development should adhere to this important design criteria. Refer to Fig 59-64.

6.3 The vernacular village house had a close visual connection with the highway, and would have been positioned on, or close to the highway footpath. The house would also have been attached to one or more of its site boundaries. Future development should adhere to this important

design criteria. Refer to Fig 59-64 and Fig 79-85.

6.4 The massing and proportions of the vernacular village house were perfected over many generations. The width of the gable end was influenced by the maximum economic span of timber at circa 6.5 m maximum, and the roof pitch of around 55 degrees to shed water. Future development in the village should adhere to these important proportions. Refer to Fig 17-26, Fig 59-64, Fig 95-98 and Fig 102.

6.5 The vernacular village house was extended on a linear basis towards the rear of the site, in the form of an elongated rectangle. The main house would generally remain the dominant building with subservient extensions. Future 'traditional' or 'contemporary' inspired houses in the village should adhere to this important design criteria. Refer to Fig 59 and 64.

6.6 Throughout the twentieth and early twenty first century the village expanded rapidly. This period saw the rise of the detached and semi-detached house in the village. The 'suburban' inspired house and the effect of 'ribbon development' seen throughout the village, is out of character with the rural typology of the village.



Figure 59: The Old Forge, 1 Hauxton Road.



Figure 60: Village enclosure map c.1814 with historic boundaries running at right angles away from the River Cam



Figure 61: White's Farmhouse, 26 High Street.



Figure 62: 73 High Street.



Figure 63: Carriers, 67 High Street.



Figure 64: 93/95 High Street.



## 6a External building materials:

Little Shelford is located over a chalk and gravel substrate. Unsurprisingly, most if not all vernacular houses were constructed and finished using chalk-based materials, with timber framed collar roofs covered in reed or straw. The village was architecturally important as it was at the centre of the 'clay-bat' tradition, where unfired clay blocks were used to construct dwellings and boundary walls. There is significant evidence of this material throughout the village.

There are a number of important post-industrial houses in the village located in substantial grounds, which were built during the nineteenth century and early twentieth century. These houses were generally built in masonry using the local Cambridgeshire gault facing brick, with plain tiles or slate roofs for example, The Manor House, Fig 34. The Priest House, Fig 35. Kirby Lodge and Westfield. There are other gault brick village houses constructed during the Victorian period for example, the terrace on Hauxton Road, Fig 51. The Congregational Chapel in the High Street, Fig 100. The Ley Grove cottages on the Whittlesford Road, and the terrace on Newton Road.

### Design Guidance.

Development proposals shall demonstrate:

6.7 Local building materials define the existing village identity and character. Local chalk-based materials were used in the external walls and finished externally with a white lime wash. The external walls were also frequently clad with horizontal timber clapboarding and painted black, resulting in the monochrome colour rendering. Timber was mainly used on extensions and outbuildings. White rendered buildings with black clapboarding are a key characteristic of the village. Refer to Fig 71, 73 & 74.

6.8 Over time some thatched roofs were replaced with locally sourced pantiles or plain tiles. These roofing materials were also made from local clay, with a gault cream to a light pink/red colour. Refer for example to Fig 10, 20, 24, 34, 35, 39, 53, 58, 73 and 74.



Figure 65: 11 High Street.



Figure 66: 20 Church Street.



Figure 67: Terrace, 21-27 Hauxton Road.

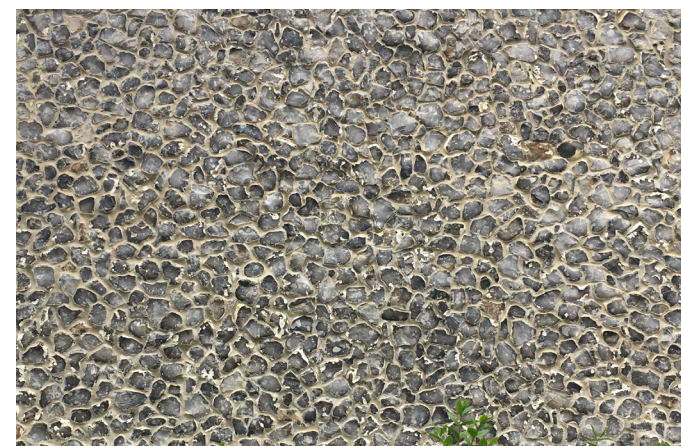


Figure 68: Pebble and knapped flint walls



Figure 69: Local Chalk based village materials



## 6b Outbuildings

Outbuildings are a key characteristic of the village. There are many single and two storey historic self-contained outbuildings located at the side or at the rear of individual properties. Whilst the use of these buildings changed over time, they remain relevant today. Technology and home working have enhanced the value of this type of building. Currently these outbuildings support different enterprises that continue to help improve the village dynamic and diversity. For example, the outbuilding behind 17 Church Street has been converted into a self-contained residential unit. Refer to Fig 74. The replacement building behind number 71 High Street is now home to an art studio.

Refer Fig 71, and the recently completed range of single storey outbuildings consisting of a garage, home working spaces at 31 High Street. Refer to Fig 70 – 74 – 80 – 81.

### Design Guidance

Development proposals shall demonstrate:

6.9 Single and two storey outbuildings/accommodation which are integrated into the design of new houses are encouraged.

6.10 Outbuildings should be located on one or more of the site boundaries.

6.11 Outbuildings should be designed to be inward looking to avoid overlooking.

6.12 Where two or more dwellings are proposed, they should be designed so that the outbuildings and roofscape form a positive, or strong visual connection from one plot to another, to enhance garden enclosure and privacy.

6.13 Traditionally inspired outbuildings should reflect the monochrome colour palette of the village. Refer to Fig 70-74, and Fig 80-85. Contemporary inspired buildings with appropriate materials and colours could adopt the flat 'green roof' principle to help enhance biodiversity.



Figure 70: Kings Farmhouse Dovecote, 21 High Street.



Figure 71: 71 High Street.



Figure 72: 31 Church Street.



Figure 73: 24 Church Street.



Figure 74: 17 Church Street.



## 6c Boundary walls

The oldest and perhaps most important boundary walls in the village are those found on either side of Bridge Lane. The extensive historic red brick walls form the site boundary to the Manor House along Bridge Lane into Manor Road. There are also extensive walls along the south side of the former Shelford Hall on Bridge Lane which abuts the Lodge, only to emerge again as a boundary wall in Whittlesford road which extends to the Wale recreation ground. Walls are a key characteristic of the village.

There are other important local Gault brick and cream coloured walls particularly along Church Street and the High Street. For example, the gable end of King's Yard faces and abuts the road, where the building is a natural extension of the boundary wall. See Fig.80. The same design philosophy can also be seen on the boundary wall of the Priest House facing the All Saints Churchyard and 42 - 44 High Street, where the outbuilding is also a natural extension of the boundary wall. This historic design characteristic of the village was also adopted to define the edge of private and public spaces on the 1960's mono pitched 'Studio' houses at Courtyards on Whittlesford Road. See Fig 83. A building and boundary wall on the same plane is a key characteristic of the village.

Reclaimed local cream coloured Gault brick has been used on the new boundary wall at Kirby Lodge in the High Street. The new low boundary wall has a brick apex coping combined with a traditional black painted metal parkland fence and yew hedge. See below Fig 79.



Figure 75: Boundary wall. The Manor House, Bridge Lane.



Figure 77: Boundary wall. The Manor House, Bridge Lane.



Figure 76: Boundary wall. Whittlesford Rd.

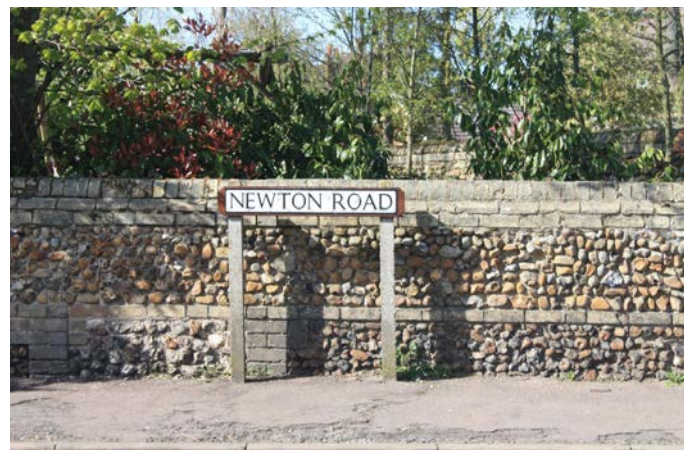


Figure 78: Number 2 boundary wall



Figure 79: Kirby Lodge, 32 High Street



Figure 80: Priesthouse outbuildings, 33 Church Street



Figure 81: The Stables, 4a Newton Road



Figure 82: The New Barns, High Street



Figure 83 : 3 Courtyards, Studio House



Figure 84: King's Yard, High Street



Figure 85: 95 High Street



## 7. Village contemporary architecture

There are many examples of good quality contemporary buildings in the village which have successfully contributed to refreshing the architectural pattern. Over the last twenty-five years, the Residents of the village have been influential in procuring five new important community projects. These include the Village Hall in Church Street, the extensions to the Grade 1 Listed All Saints Church, the sports and community pavilion on the Wale recreation ground, and the new 'village green' next to All Saints Church, which is purported to be the smallest in England. Other environmental projects are the Award winning 2003 riverside walk, and the emerging Community Woodland on Blennie's Patch in Garden Fields, 2020. Refer to Fig 2-7.

Each of the above projects were designed to respect and enhance the rural character of the historic village. The architecture of these diverse building types shows an understanding of local form, building scale, site placement, material and colour palette. Modern well designed contemporary building design is a tangible asset to the life, reputation and economy of the village.

There are also many other good examples of contemporary domestic architecture throughout the village which are not always visible from the main road. For example, extensions to buildings numbered 11-13-19-29-32- 38 on the High Street. 16a and South Lodge on the Whittlesford Road and 4a Newton Road.

The Grade 1 Listed All Saints Church rear extension and the North building received a Royal Institute of British Architects Design Award for Architecture in 2006, by Architects, Barber Casanovas Ruffles and RMJM. This is the only building in the village to have ever received the prestigious RIBA Design Award. This project has also been included in the Cambridgeshire edition of 'The Buildings of England' 2014, by Nicholas Pevsner and Simon Bradley.

Design Guidance. Development proposals shall demonstrate:

7.1 Future village houses designed in the traditional, or in the contemporary manner, should reflect the key characteristic of the village, and the design guidance contained in this guide. Also refer to Fig 2-7. Fig 86- 92, and Fig 104 -112.



Figure 86: Village Hall 2000, Church Street



Figure 87: North Building. All Saints Church. © Tim Soar 2018



Figure 88: Kings Garden, 29 High Street.

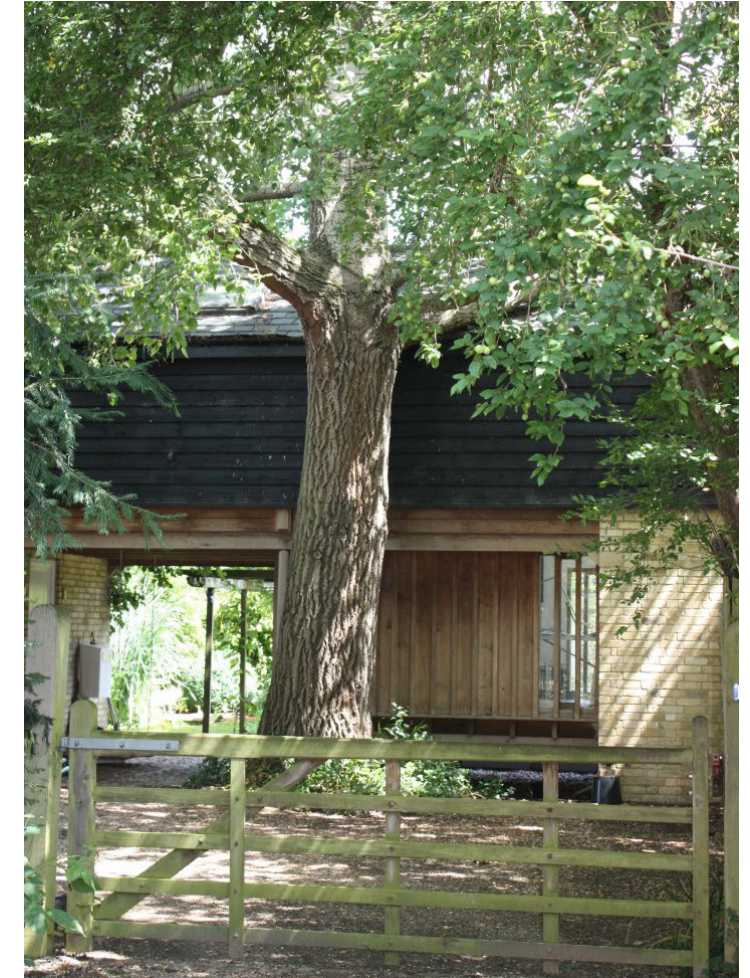


Figure 91: 19 High Street.



Figure 89: All Saints Church extension. © Tim



Figure 90: Sycamore Lodge. Hauxton Road.

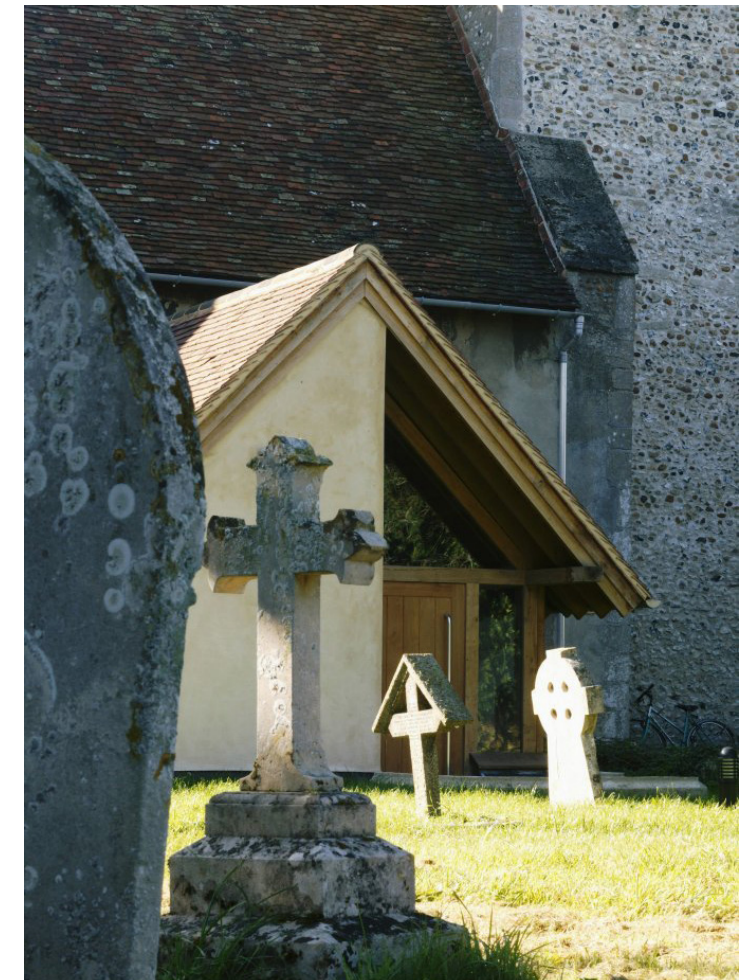


Figure 92: All Saints Church © Tim Soar 2018



## 8. Historic development evolution

At each end of Camping Close there exists a unique group of houses which are both important examples of the historic village vernacular. See location map Fig 93. Both building groups are similar in site area and both contain a variety of buildings of different sizes and architectural styles. As a planning, architectural and landscape strategy, the built form and landscape principles illustrated in these two building groups represent an appropriate design language for future village development in the village. These two housing groups are a key characteristic of the village and illustrate design principles that form design guidance including:

8.1 Both housing groups are orientated in an east/west direction and maximise the depth of site to the full rather than the street frontages. Each group has a short gravel driveway for vehicles and pedestrians with houses on either side. The rural character of both building groups is further enhanced for not having a Highway Authority adopted road, separate footpath, kerb edging, or traditional highway lighting.

8.2 The design strategy to group a small number of buildings together like this shows that by exploiting the depth of a site to reflect the ancient village boundaries, as opposed to simply building along street frontages, it would be possible in the future to create a greater number and variety of homes, and still retain important open green street frontages, wildlife corridors and countryside views. Fig 93.

8.3 The individual buildings in each of the two housing groups were not built at the same time but emerged and morphed over three centuries or more. Over time, some of the buildings have had different uses including for example a non-conformist chapel, and a bakery. Other buildings have been extended or converted to include outbuildings, yet all can be seen to have stood the test of time and remain relevant to this day.

8.4 The approximate internal areas of the 11 properties vary considerably from the smallest at approximately 35m<sup>2</sup>: gross internal (377sq ft) to the largest at 265m<sup>2</sup>. (2852sq ft). By adding additional small groups of houses to reflect this design strategy, it would help increase the diversity of buildings in the village.

8.5 This small group building strategy would allow the residents in the village greater opportunity to move to a larger property, or downsize to a smaller property in the same area, thereby maintaining social and family networks. Also, by increasing the number of smaller and medium sized properties it would allow young families and first time buyers the opportunity to buy or rent in the village.

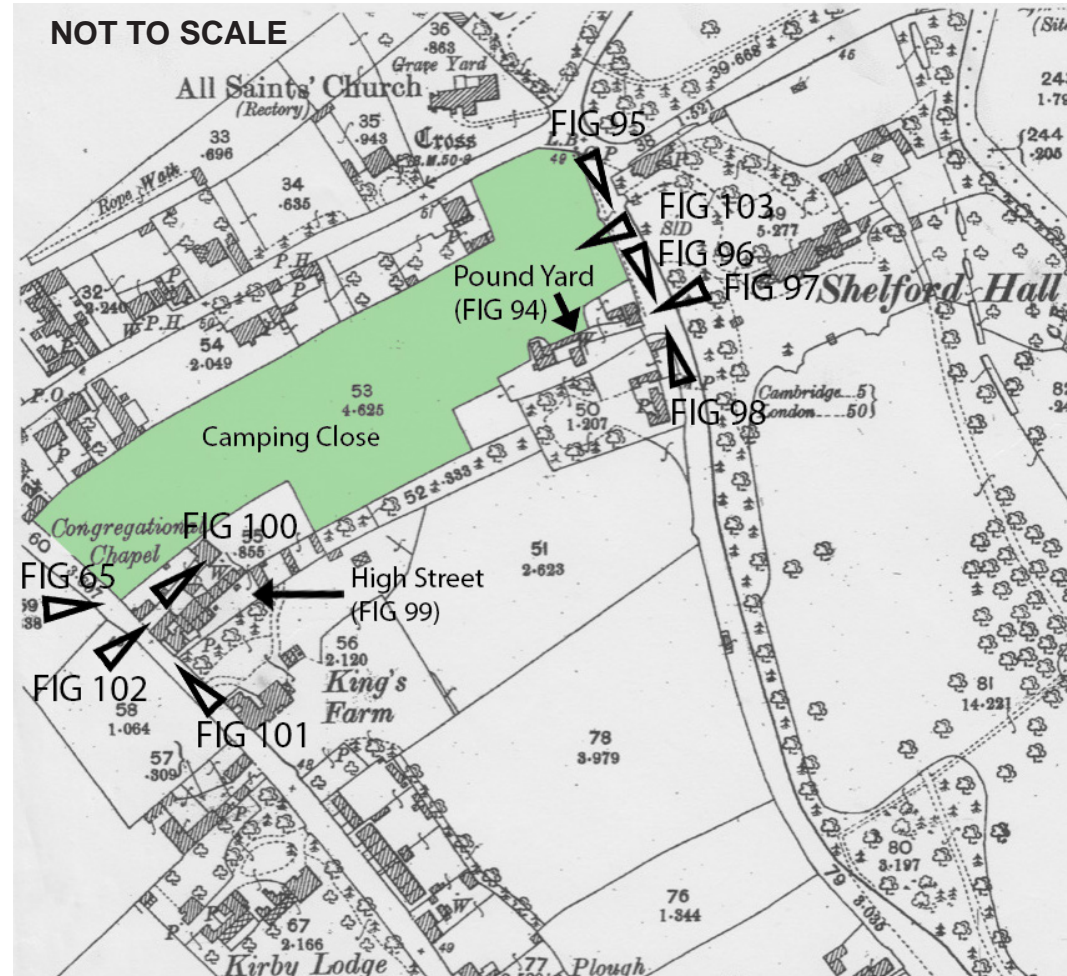


Figure 93: Early Twentieth Century map of Camping Close with Pound Yard and Camping Close indicated



Figure 94: Map 1, Pound Yard, Whittlesford Road  
Page 20



Figure 95: Toll Cottage - Entrance to Pound Yard.



Figure 96: View into Pound Yard from Whittlesford Road.



Figure 97: View into Pound Yard from Whittlesford Road.



Figure 98: View into Pound Yard from Whittlesford Road.



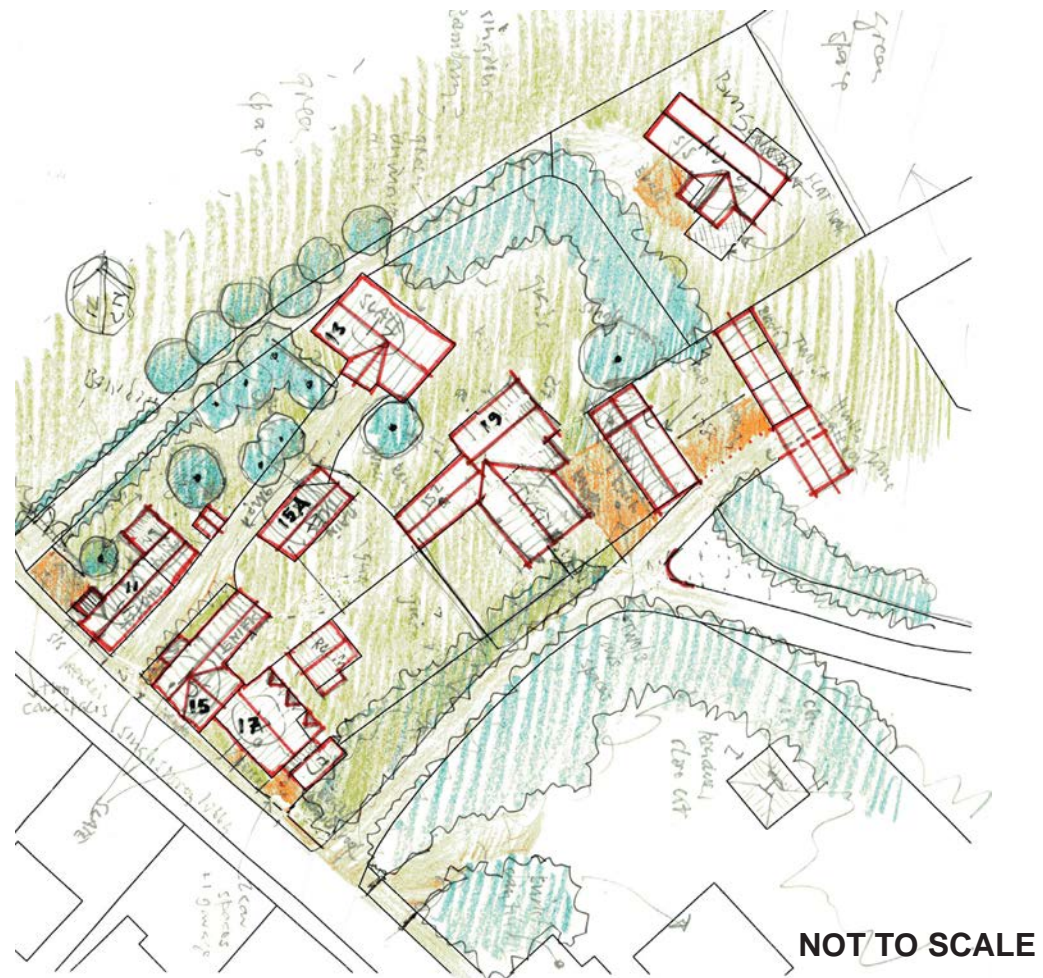


Figure 99: Map 2, High Street (refer to location plan Fig 93)



Figure 100: High Street view of the former Congregational Chapel



Figure 101: View of 11,15 & 17 High Street



Figure 102: View towards the former Congregational Church with the former bakery on the right hand side



Figure 103: View over Camping Close from Whittlesford Road. This open meadow links both building groups.



## 9. Appropriate building precedents

The following images are included in the Little Shelford Design Guide as each project can be seen to have an architectural and landscape synergy with the key design characteristics of Little Shelford. It should be noted that each project is located outside of the village and therefore site specific. However, each project offers a vision into an appropriate architectural and landscape language for future development in Little Shelford.

9.1 Fig 104-105 are images of an RIBA Award (2018) winning group of houses in an existing woodland setting called Carrowbreck Meadows, Hellesdon near Norwich. This is a 'Passivhaus' development by Architects: Hamson Barron Smith. This project reflects many of the key design characteristics highlighted in this village design guide. For example, each building has a simple elongated narrow rectangle of approximately 6.5-7.2m maximum width, with a circa 45-degree roof pitch, and monochrome external material colour palette. All dwellings are planned orthogonally around a simple road pattern within a sylvan setting, which is consistent with the general grain of buildings and boundary patterns of Little Shelford. This project can also be seen to have a synergy with the two small groups of existing buildings located at each end of Camping Close. Refer to chapter 8. A further important aspect of this project is the mix of two, three and four bedroomed semi-detached and detached houses. This level of diversity in the built form is positively encouraged for Little Shelford.

9.2 Fig 106 and 107 are two examples of terraced housing in Haslingfield, and Great Shelford. Both terraces are modern interpretations of the rural barn vernacular appropriate to Little Shelford – the latter is a converted agricultural barn. There are four existing terraces in Little Shelford, all of which emanate from the Victorian period, 35-49 High Street, 21-27 Hauxton Road, 3-11 Newton Road, and the Ley Grove cottages on the Whittlesford Road.

9.3 Fig 108 and 109 show a further RIBA Award (2014) winning group of houses at Gt Kneighton, Cambridge by Architects: Proctor and Mathews. The form, massing and overall building layout echo the scheme shown in 9.01 above, with simple, narrow rectangular buildings located informally either side of a landscaped pedestrian 'lane'. It is said the architect's original design concept for this project - which is located in a suburban area of Cambridge - was to create the 'atmosphere of a village' as this was considered to be an 'ideal' environment in which to live!

9.4 Fig: 110 is a small recently reconstructed rural building (2019) which has been converted into residential use in Great Shelford. This image was chosen to show the colour palette of traditional local materials in this locality. Also, refer to 9.1 for a similar and appropriate monochrome village colour palette.

9.5 Fig 111 is a sympathetic, modest addition to a listed building in Haslingfield. The extension was not extruded in a linear manner from the existing building due to site constraints, but orientated at right angles to the thatched cottage with a glazed single storey connecting link. The new extension has the same massing and proportion as the original cottage with a circa 55-degree roof pitch. If left untreated, the timber cladding to the extension will eventually tone down to the colour of the thatched roof.

9.6 Energy efficiency improvements can alter the external appearance of buildings and should be carefully considered. Materials such as externally insulated render can, if carefully used and detailed, reflect the historic use of chalk based external materials in the village and may represent a positive improvement, but may not be appropriate for some historic building types. Buildings from different periods have fundamental differences in how they have been designed to manage heat and moisture, and the skills and materials needed to maintain, repair, and responsibly adapt them.

Where planning permission is required, applications will be determined in accordance with Local Plan Policy NH/15: Heritage Assets and Adapting to Climate Change.



Figure 104: Carrowbreck Meadows. © Jefferson Smith 2016



Figure 108: Gt Kneighton, Cambridge



Figure 105: Carrowbreck Meadows



Figure 109: Gt Kneighton, Cambridge



Figure 106: Terraced housing in Haslingfield



Figure 110: Church Street, Great Shelford



Figure 107: Terraced housing in Great Shelford



Figure 111: Extension to a listed cottage in Haslingfield



## 10. Connectivity for people and wildlife incorporating green infrastructure

The parish sits within the East Anglian chalk land and benefits from a number of habitats typical of the area, including remnant chalk grassland, water dependent chalk streams, large arable fields, bordered by low hawthorn hedges and spring fed wet woodland. The River Cam and its tributaries form the key ecological network, linking the village via grazed water meadows to Cambridge, through sites such as Byron's Pools Local Nature Reserve (LNR) at Trumpington and Paradise LNR in the city. These broad 'green corridors' and potential linkages within the parish boundary are illustrated in schematic form on Fig. 112.

Hedgerow, street, garden trees and woodland are present throughout the village, which provide a green leafy feel and are an important characteristic of the village. Camping Close, mentioned earlier, is an important feature of the village. The village's open spaces and large mature gardens provide an environment rich in woodland and garden birds, whilst the surrounding arable and grazing fields offer suitable conditions for farmland birds, including nationally declining species such as skylark, yellowhammer and corn bunting, as well as brown hare. Over 120 species of bird have been recorded within the village, including barn owl, kingfisher, red kite and little egret. A number of known bat roosts occur; several species have been recorded including serotine, barbastelle and brown long eared bat. Otters, kingfishers and brown trout use the rivers and streams to forage and breed.

Figure 112 shows the existing network of green infrastructure. Many of these green spaces have the potential to be improved for biodiversity through appropriate management. Developments have the ability to retain and enhance existing landscape and ecological features of interest e.g. mature trees, boundary hedgerows and watercourses. Well planned development that seeks to diversify and link habitats could provide ecological enhancements to the village and create valuable green corridors. A longer-term aim could be to develop a network of green corridors supporting ecological, surface water management and recreational interest that link to Cambridge and out to the neighbouring villages. Such green space can include private gardens, communal parks, community orchards and allotments. If considered at the design stage, biodiversity can from an integral part of the village.

### Design guidance:

Development proposals shall include:

10.1 A strong landscape framework and open spaces, building on the existing landscape features, should be incorporated within all development proposals to strengthen the village network of green spaces and wildlife corridors and incorporate enhancement opportunities for biodiversity and wildlife.

10.2 Sustainable drainage should be integrated within the landscape to all village developments which should seek to attenuate water on site through sustainable drainage schemes (SUDS).

10.3 Developments should seek to retain, restore, create and link a mosaic of informal and formal green spaces, providing a diversity of habitat through the village.

10.4 Intensification of developments, through infill, should be mitigated with new and enhanced habitats within the village and its hinterland in the context of the wider ecological network.

10.5 Developments should seek to protect and enhance the landscape setting of the wider River Cam corridor and associated floodplain. Opportunities should be taken to improve habitat connectivity and recreational opportunities along this corridor; whilst recognising that public access should be carefully considered with the aims of habitat and species protection.

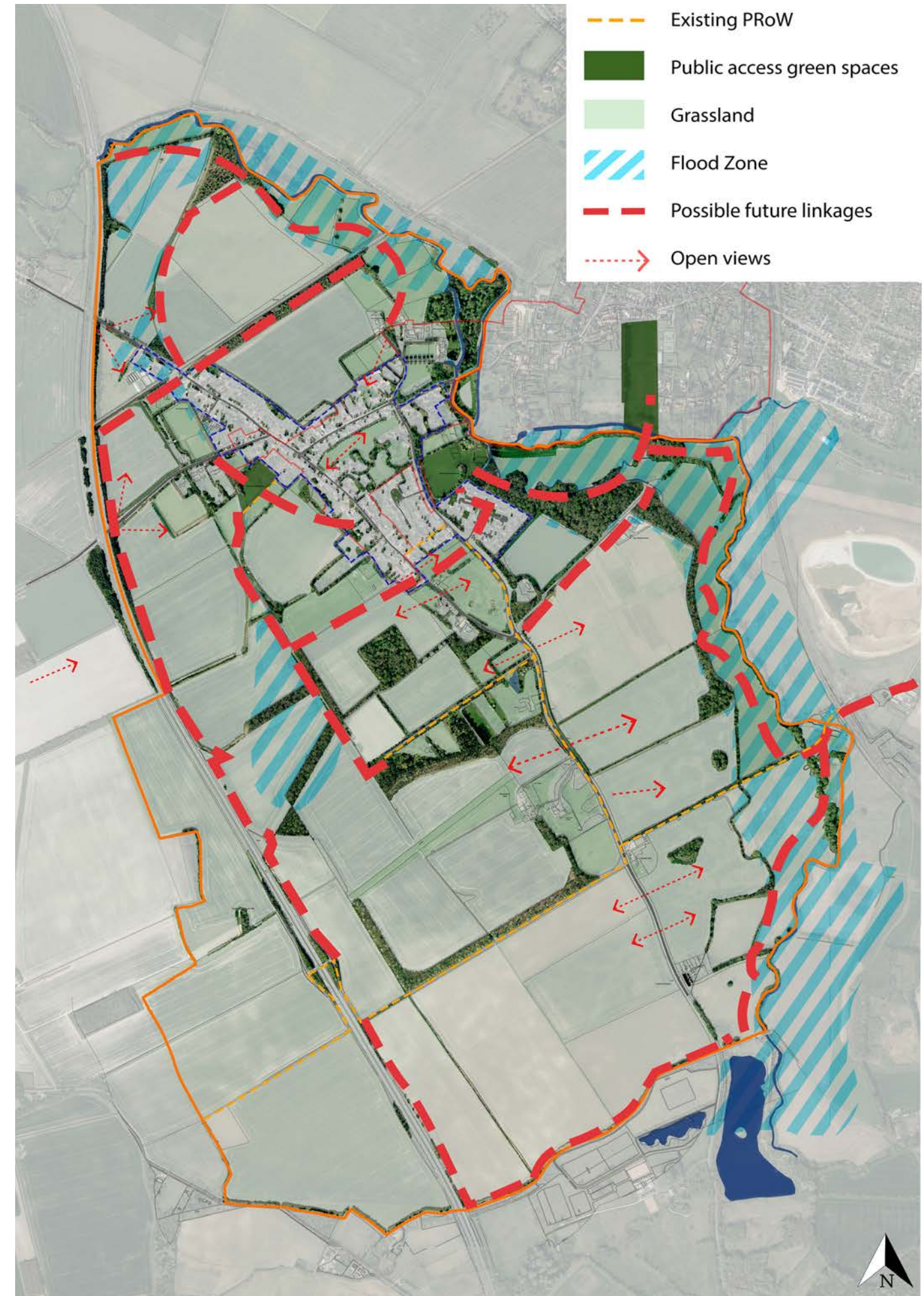


Figure 112: Green corridors. Connectivity for people and wildlife incorporating green infrastructure



## 11. Recommended reading

The Cambridge edition of 'The Buildings of England' 2014: by Nikolaus Pevsner and Simon Bradley  
New Lives New Landscapes: by Nan Fairbrother  
Townscape: by Gordon Cullen  
Space between buildings: by Elizabeth Beazley  
Supplementary Planning Document. SCDC District Design Guide 2010.  
Knowing your place: by English Heritage  
Historic Farmsteads. East of England Region by English Heritage  
A Record of Shelford Parva by Fanny Wale  
Department of the Environment. List of Buildings of Special Architectural or Historic Interest  
Little Shelford 2010 Village Plan  
RIBA Library  
A History of All Saints Church Little Shelford: by Kenneth J Hurst  
The Little Shelford History Society and Heritage Trail  
Contemporary Vernacular Design by Clare Nash.  
Little Shelford Archaeology by Tim Leach

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The Statutory Listed 'Milestone' located in front of Ivy Cottage on the Whittlesford Road





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For further information please contact:

Planning Policy Team

Tel: 01954 713310

Email: [vds@greatercambridgeplanning.org.uk](mailto:vds@greatercambridgeplanning.org.uk)

South Cambridgeshire Hall  
Cambourne Business Park  
Cambridge  
CB23 6EA