



St. Neots Priory Quarter and Priory Centre

Heritage Desk Based Assessment

March 2022

Mott MacDonald
22 Station Road
Cambridge CB1 2JD
United Kingdom

T +44 (0)1223 463500
mottmac.com

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Executive summary

Mott MacDonald have been commissioned by Huntingdonshire District Council to produce a historic environment desk-based assessment (DBA) as the first step in the assessment process for four proposed development areas within the St Neots Priory Quarter / Priory Centre area. Within proposed development area 1 a four-storey residential building with a plot size of 3,382 m² is proposed, in proposed development area 2 a three-storey building with a plot size of 2,076 m² is proposed for both retail and residential use. Within proposed development area 3 a three-storey building with a plot size of 1,157m² is proposed for both office and community use, within area 5 a three-storey building with a plot size of 1,196m² has been proposed for residential use. This DBA will provide an initial review of the potential built heritage and archaeological significance of the proposed development areas and include advice on future investigations.

The proposed development areas are located within the town of St Neots to the east of the River Great Ouse, within the Ouse Valley. The proposed development areas fall within the St. Neots Conservation Area (MM127). Two scheduled monuments the Malting (Kiln) (MM001) and St Neots Priory (site of) (MM002) and 126 listed buildings are within the 1km study area (MM003-MM126). There are no designated or known non-designated heritage assets within the proposed development boundaries, however, it has been determined that the Priory (MM002) likely extended further than it's scheduling suggests and that the precinct of priory may extend into all four proposed development areas.

Depending on their design, massing and materials the proposed developments have the potential to introduce development which detracts from the character of the conservation area and setting of designated heritage assets and as a result cause negative impacts. However, the proposed developments also have the opportunity to improve the legibility and interpretation of the current conservation area if their design is well considered.

This assessment has identified that there are known archaeological remains within the study area, indicating that there was activity within this landscape from the prehistoric period onwards. Cartographic and aerial photographic evidence indicate that only proposed development area 1 has remained undeveloped. The potential for palaeoenvironmental evidence within the proposed development areas is considered to be medium. The potential for archaeological remains dating to the early medieval and medieval is considered to be high within all proposed development areas, with remains dating to the late post-medieval considered to be high within proposed development areas 1-3. The potential for early post-medieval remains is considered to be medium within all proposed development areas, with the potential for late-post medieval remains within proposed development area 5 also considered to be medium. The potential for Prehistoric, Roman and Modern remains within all proposed development areas is considered to be low. As such, archaeological evaluation is likely to be required prior to planning submission. This should be undertaken as early as possible in the design stages as it may dictate the layouts of development. Areas 1, 2 and 5 will all require archaeological evaluation. The proposed development areas may not be suitable for geophysical survey in the form of magnetometry, however, the use of ground-penetrating radar (GPR) may be appropriate. All of the proposed development areas require trial trenching. Evaluation will determine whether any post-determination archaeological mitigation (archaeological investigation/preservation) will be required and what form it will take. Any demolition within proposed development area 3 may require archaeological mitigation which would include some form of post demolition archaeological investigation. This would also provide the opportunity for a community archaeological research project to allow local people to engage with the heritage of St Neots more directly. It is possible that The Priory Centre may require a separate detailed assessment

(such as a Historic Building Recording) to gauge the age of the elements comprising the building.

It is recommended that buildings within the proposed development areas do not exceed the height of existing buildings in the surrounding area (two storeys) and that the style and materials should also reflect historic building styles within the conservation area. Elsewhere, it is recommended that the opportunity be taken to enhance the character of the conservation area, for example through reflecting historic boundary treatments and strategic tree planting in order to frame key views as well as provide natural screening of car parks and modern housing.

1 Introduction

Mott MacDonald have been commissioned by Huntingdonshire District Council to produce a historic environment desk-based assessment (DBA) as the first step in the assessment process for four proposed development areas within the St Neots Priory Quarter / Priory Centre area. The proposed development boundaries are shown in figure 1.1 below.

- Proposed development area 1 a four-storey residential building with a plot size of 3,382 m².
- Proposed development area 2 a three-storey building with a plot size of 2,076 m² is proposed for both retail and residential use.
- Proposed development area 3 a three-storey building (to replace the existing modern building to the north of the Priory Centre) with a plot size of 1,157m² is proposed for both office and community use to replace an existing modern extension to the Priory Centre.
- Proposed development area 5 a three-storey building with a plot size of 1,196m² for residential use.

There is no proposed development area four.

This DBA will provide an initial review of the potential built heritage and archaeological significance of the proposed development areas and include advice on constraints and opportunities for development, future investigations and mitigation.

The proposed development areas are located within the town of St Neots to the east of the River Great Ouse, approximately 12 km south-west of Huntingdon and approximately 24 km west of Cambridge (Priory Lane, Eaton Ford, St. Neots, PE19 2PU, centred at approximate NGR: TL18174 60406).

Figure 1.1: Proposed development areas location



Source: Mott MacDonald (2022)

2 Methodology

2.1 Study area

The proposed development areas are located within St Neots to the east of the River Great Ouse, approximately 12 km south-west of Huntingdon and approximately 24 km west of Cambridge (Priory Lane, Eaton Ford, St. Neots, PE19 2PU, centred at approximate NGR: TL18174 60406), shown in figure 2.1 below.

Figure 2.1: Location of proposed development areas



Source: Mott MacDonald (2022)

A study area of 500m from the proposed development area boundary has been used for non-designated heritage assets and 1km for designated heritage assets. However, due to the large number of designated heritage assets identified within the study area only the key assets will be discussed within this assessment. Key assets are assets which are most likely to be impacted either physically or by impacts to their setting by development within the proposed development areas. These study areas have been identified using professional judgement and are deemed proportionate to identify heritage assets where there is potential for direct and indirect impacts, including through alterations to setting.

Appendix A shows the location of known historic environment features within the study area. These have been allocated a unique Mott MacDonald reference number (MM001, MM002 etc.), which is listed in a gazetteer in Appendix B and is referred to in the text.

2.2 Desk-based research

A number of resources were consulted in the production of this heritage statement, including:

- Cambridgeshire Historic Environment Record (HER) (received 02/02/22)¹;
- The National Heritage List for England (NHLE)²;
- Local, regional and national planning policies relating to the historic environment. This includes conservation area appraisals and management plans;
- Available online cartographic sources;
- Additional available online historic resources;
- Huntingdonshire Archives

2.3 Proposed development area survey

A proposed development area survey was undertaken in February 2022 to investigate the relationship between the proposed development area and the surrounding designated and non-designated heritage assets.

2.4 Consultation

Consultation has not been undertaken yet at this stage, however, early consultation with Cambridgeshire Historic Environment Team (CHET) and the Huntingdonshire Conservation Officer is a priority and will be undertaken as soon as possible following approval of this DBA by the client.

2.5 Assessment of Significance

Assessment of significance within this heritage statement has been based on the guidance outlined by Historic England³, based on an exploration of the heritage asset's interests, including:

- **Archaeological interest** - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest** - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.6 Assessment of impact

Assessment of impact within this desk-based assessment is based on the guidance contained in Historic Environment Good Practice Advice in Planning note 2 (GPA2) Managing significance

¹ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

² Historic England. 2022. National Heritage List for England (NHLE): <https://historicengland.org.uk/listing/the-list/>

³ Historic England. Historic England. 2019. Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (accessed 30/11/20)

in decision taking in the historic environment⁴. Paragraph six of the guidance outlines the steps which should be taken to establish potential impact of the project on the significance of heritage assets, these steps are:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the National Planning Policy Framework (NPPF);
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected

This guidance also states that the level of detail applied should be proportional, stating that less information may be required where 'significance and/ or impact are relatively low'.

2.7 Assumptions and limitations

Historic documents are often biased, and their availability can be limited. Although their use is approached with care in this heritage statement, information contained within them should not be considered the absolute or complete truth.

The NHLE has been gradually compiled based on the availability of Historic England (formerly English Heritage) resources. Therefore, if a heritage asset does not appear within this list this does not necessarily mean that it does not hold significant value, potentially equal to designated assets.

Full details of the proposed developments are not yet available and therefore the purpose of this desk based assessment is to inform the management of heritage during design development.

⁴ Historic England. 2015. Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> (accessed 30/11/20)

3 Legislation, policy and guidance

3.1 Legislation

The overarching legislation in relation to heritage and archaeology in Britain is provided by:

- The Ancient Monuments and Archaeological Areas Act 1979
 - Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.
- The Planning (Listed Building and Conservation Areas) Act 1990
 - Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.

3.2 National planning policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012, revised on the 24th July 2018, and updated on the 19th February 2019 and 20th July 2021, and replaced all previous national planning policy documents. Paragraphs 184 – 202 of the NPPF address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development. Those relative to the proposed development are as follows: ⁵

- 189.** *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*
- 194:** *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation;*
- 195:** *Local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset (including by development affecting the setting of a heritage asset) taking account of the*

⁵ National Planning Policy Framework, 2021 [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf (last accessed January 2022)

available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal;

- 197:** *In determining planning applications, local planning authorities should take account of:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets,*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness;*
- 199:** *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.*
- 200:** *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
- 201:** *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 202:** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
- 203:** *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 204:** *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
- 205:** *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
- 206:** *Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*
- 207:** *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.⁶*

3.3 Local planning policy

3.3.1 Huntingdonshire's Local Plan to 2036

Huntingdonshire's Local Plan was adopted on 15th May 2019 and makes the following provisions for the protection of the historic environment.⁷

Heritage Strategy

The Council will give great weight to the conservation of the historic environment in Huntingdonshire.

The Council will seek to protect non-designated assets by establishing local lists.

The Council will work to ensure that the effective conservation and enhancement of conservation areas is enabled through a programme of review and updating of conservation area character statements.

The Council will work proactively with property owners and other stakeholders to ensure positive management of heritage assets. This management will recognise the significance of the historic environment and its contribution to local character and identity whilst accommodating the changes necessary to secure viable and sustainable uses. Where possible opportunities will be taken to enable public enjoyment and interpretation of heritage assets.

Key assets that contribute to the distinct identity of Huntingdonshire that are a priority for conservation and enhancement include:

⁶ National Planning Policy Framework, 2021 [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf (last accessed August 2021)

⁷ Huntingdonshire's Local Plan, 2019 [online] available at: <https://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/> (last accessed January 2022)

- a. listed buildings with a wider visual and economic benefit;*
- b. registered parks and gardens;*
- c. listed churches;*
- d. historic built form including distinctive street patterns and traditional building materials, whether it is part of designated conservation areas or not;*
- e. historic landscape features, scheduled monuments, archaeological remains and the many ancient and semi-natural woodlands;*
- f. the heritage associated with significant historic figures with a local connection.*

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Heritage Assets and their Settings

Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

A proposal will be required to demonstrate the potential for adverse impacts on the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

- a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;*
- b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;*
- c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;*
- d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and*
- e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.*

Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

- f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;*
- g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;*
- h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;*

i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and

j. contributes to securing the long-term maintenance and management of the heritage asset.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm. Where a non-designated heritage asset would be affected a balanced judgement will be reached having regard to the scale of any harm and the significance of the heritage asset.

Conservation Areas

A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:

k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;

l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and

m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.

Archaeology

If initial site assessment does not provide sufficient information to enable consideration of the impact of the proposal on the significance of archaeological remains, developers will be required to undertake fieldwork evaluation of a site in advance of determination of the application. Where possible and appropriate the preservation of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording, analysis of the results and publication. There will also be a requirement for preservation and where practical enhancement.

3.3.2 St. Neots Neighbourhood Plan 2014-2029

St Neots Neighbourhood Plan was adopted on 24th February 2016 and makes the following provisions for the protection of the historic environment.⁸

Policy A3

All development must be designed to a high quality that reinforces local distinctiveness.

Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

⁸ St. Neots Neighbourhood Plan 2014-2029, 2016 [online] available at: <https://www.huntingdonshire.gov.uk/media/2146/st-neots-neighbourhood-plan-2014-2029-final-plan.pdf> (last accessed January 2022)

Buildings on the fringes of major developments should have variations in height, style and position. They should reflect the town heritage design and characteristics with a variety of traditional and modern building materials. As a matter of good design, defensible space should be provided.

Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

3.4 Guidance

The following guidance documents were used in the production of this heritage statement:

- Standard and Guidance for Historic Environment Desk-Based Assessment⁹
- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12¹⁰
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking¹¹
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets¹²

⁹ Chartered Institute for Archaeologists, 2020. Standard and Guidance for Historic Environment Desk-Based Assessment [online] available at: https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf (last accessed January 2022)

¹⁰ Historic England, 2019. Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 [online] available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (last accessed January 2022)

¹¹ Historic England, 2015. Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 [online] available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> (last accessed January 2022)

¹² Historic England, 2017. The setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 [online] available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (last accessed January 2022)

4 Historic baseline

4.1 Topography and geology

The bedrock geology of the proposed development area is of Oxford Clay Formation mudstone. This sedimentary rock was formed during the Jurassic Period (approximately 157 to 166 million years ago) when the local environment was dominated by shallow seas. Superficial deposits consist of River Terrace Deposits, 1 to 2 - sand and gravel, formed during the Quaternary Period (up to 2 million years ago) when the local environment was previously dominated by rivers. The British Geological Survey does not record any boreholes undertaken within the proposed development area.¹³

The proposed development area is located within the town of St. Neots, approximately 12km to the south of Huntingdon, adjacent to the River Great Ouse, within the Ouse Valley. The proposed development area is between approximately 16m and 17m AOD.¹⁴

4.2 Historic map regression

Table 4.1: Cartographic evidence

Title	Date	Description	Source
Hvntingdonensis comitatvs Huntington Shire	1646	Mapping from this date shows a settlement identified as 'St. Neot', located within Tosland Hvndred, to the east of a river with an associated river crossing. Smaller settlements identified as 'Eaton' and 'Eynebury' are shown to the south of St. Neots.	University of Bern
An accurate map of the county of Huntingdon	1731	Mapping from this date shows extensive settlement at St. Neots, predominantly located alongside a number of roads running both north-south and east-west and centred around a church. A market area to the east of the river is also present at this time. The settlement of Eaton is shown to the west of the river with an associated church. Eynsbury is shown directly to the south of St. Neots separates by a tributary running roughly east to west.	British Library

¹³ British Geological Survey, 2021 [online] available at: <https://www.bgs.ac.uk/> (last accessed January 2022)

¹⁴ Magic Map, 2022 [online] available at: <https://magic.defra.gov.uk/> (last accessed January 2022), Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

Title	Date	Description	Source
An accurate map of the county of Huntingdon	1749	No significant change observed from previous mapping.	University of Bern
Survey of the buildings, yards, gardens and closes on the site of the old Priory of St Neots	1757	Mapping from this date records the location of the Priory gate. With the area to the north of this (approximate location of proposed development area 3) identified as 'Joseph Eayres land' within the east of this a structure is shown identified as 'The Foundery. To the north of this land is attribute to 'Mrs Chambers' and a house is shown to the east of this. Proposed development area 5 appears to have been located within 'Cross Keys Closes' at this time, areas of undeveloped land to the north of St Neots.	Huntingdonshire Archive
Survey of several parcels of land on the site of the old Priory of St Neots	1757	'The site of the Old Priory' is shown to the north of the market, within the area previously identified as 'Cross Keys Closes', including the proposed development area 5.	Huntingdonshire Archives
St Neots documents collected by C.F. Tebbutt. Copy of St.Neots Map 1757	nd	The area to the north-east of the study areas is identified as 'The Priory Farm' / 'The Priory Field'. Elsewhere no significant change observed from previous mapping.	Huntingdonshire Archives
"A Survey....of the Open and Common Fields within the Parish of St Neots in the County of Huntingdon" Photostat in six parts, each approx. 46 x 43.5cms. This is a copy of the draft inclosure map by J. Dumbleton (1770). 51 x 37 inches. 'Photograph by Cambridge University Library March 1948, from original in possession of the Trustees of the Rowley Estate, Priory Hill, St Neots.'	1770	Mapping from this date is considerably damaged but appears to show the proposed development areas as primarily undeveloped, however, some buildings are apparent within the vicinity of proposed development area 3.	Huntingdonshire Archives
Caxton	1808	By this date St Neots and Eynesbury have expanded to the south and north respectively, to merge. The surrounding area is characterised by divided fields. A settlement is also apparent directly to the	British Library

Title	Date	Description	Source
		<p>west of the river crossing identified as Eaton Ford. The proposed development areas appear to have been undeveloped at this time and are located beyond the northern extent of the western area of St Neots.</p>	
Bedfordshire Sheet IX.NW	1884	<p>Mapping from this date shows the area to the west of the river, no significant change is observed from previous mapping.</p>	Ordnance Survey
Huntingdonshire Sheet XXV.SE	1887	<p>No significant change is observed to the west of the river. By this date expansion has occurred to the east and west of the main north-south road (Huntingdon Street). Proposed development area 3 has been developed by this date and is labelled as 'Brewery On Site of Priory'. Running roughly north-east to south-west from this area is a track labelled as 'Priory Path', which passes to the west of proposed development area 5. Buildings are also present within proposed development area 2 at this date. Elsewhere the proposed development areas appear to have remained undeveloped at this time. To the west of Eynesbury the site of a Roman camp is also recorded. Mapping also shows that the Great Northern Railway has been constructed to the east of St. Neots by this date.</p>	Ordnance Survey
Huntingdonshire XXV.11	1889	<p>Within the south of St. Neots a historic manor house is recorded on mapping of this date. No significant change observed from previous mapping.</p>	Ordnance Survey
Bedfordshire IX.5	1900	<p>Mapping from this date shows the west of St. Neots and Eaton Ford and Eaton Socon, no significant change observed from previous mapping.</p>	Ordnance Survey

Title	Date	Description	Source
Bedfordshire IX.5	1901	Mapping from this date shows the west of St. Neots and Eaton Ford and Eaton Socon. Minor development is shown throughout the map area, but no significant change was observed from previous mapping.	Ordnance Survey
Bedfordshire Sheet IX.NW	1902	Mapping from this date shows minor expansion within the east of St. Neots, elsewhere no significant change was observed from previous mapping.	Ordnance Survey
Huntingdonshire XXV.11	1926	Mapping from this date shows the area to the east of the river. The site of the Benedictine Priory is identified, with the building to the west (within proposed development area 3) labelled as 'Great Mill' and the building to the east as 'Malthouse'. No significant change is noted elsewhere within the proposed development areas, however, to the north of proposed development area 1 a tennis ground/recreation area/bowling green have been constructed. Mapping from this date also shows settlement expansion to the north, south and east of St. Neots. To the east of the church within an area identified as a sand pit mapping of this date also records 'Human Remains & Flint Implements found A.D. 1923.	Ordnance Survey
Huntingdonshire Sheet XXV.SE	1927	Within the area previously labelled as the site of a Roman camp mapping from this date shows 'Roman Coins & Pottery found'. No significant change observed from previous mapping.	Ordnance Survey
Huntingdonshire Sheet XXV.SE	1944	Mapping from this date shows some settlement expansion to the north and within the east of St. Neots, as well as to the west of Eaton Ford. Elsewhere no significant	Ordnance Survey

Title	Date	Description	Source
		change observed from previous mapping.	
EAW033053 ENGLAND, EAW033047 ENGLAND (1950)	1950	Aerial imagery from the 3 rd October 1950 (reference: EAW033053), shows proposed development area 1 as being an undeveloped field at this time, with the tennis courts and bowling green to its north. Small buildings are present within proposed development area 2, to the north of the malting (kiln) (MM001) with construction of what appears to be a boat house being undertaken next to the river. Buildings within the Priory Brewery site are shown as being consistent with mapping from this period. Proposed development area 5 also appears to have remained predominantly undeveloped at this time. Within the garden of the Priory (MM066) a structure is visible on the riverbank, consistent with the possible boundary structure (MM286) observed during the site visit, located approximately 12m to the south of the proposed development. This can be more clearly observed on image reference: EAW033047. ¹⁵	Britain from Above
Bedfordshire Sheet IX.NW	1952	Mapping from this date shows continues settlement expansion to the north of St. Neots and to the west of Eaton Ford. Some expansion by this date is also evident to the south of Eynesbury and the west of Eaton Socon. To the south of St. Neots, the site of a Romano-British settlement is shown. No significant change within the proposed development	Ordnance Survey

¹⁵ Britain from Above, 2022. EAW033053 ENGLAND (1950). The town, St Neots, from the north-west, 1950 [online] available at: <https://britainfromabove.org.uk/en/image/EAW033053> (last accessed February 2022), Britain from Above, 2022. EAW033047 ENGLAND (1950). The Market Square and town, St Neots, 1950 [online] available at: <https://www.britainfromabove.org.uk/en/image/EAW033047> (last accessed February 2022)

Title	Date	Description	Source
		areas observed from previous mapping.	
Huntingdonshire Sheet XXV.SE	1953	No significant change observed from previous mapping.	Ordnance Survey
TL16SE - A	1958	No significant change observed from previous mapping.	Ordnance Survey

4.3 Proposed development areas survey

A walkover survey of the proposed development areas was undertaken on the 14th February 2022. The purpose of the walkover was to identify and understand the potential risk of the development to both archaeology and built heritage assets within the study area. The survey also aimed to identify any other heritage assets not evident through previous historic research or listed on the HER.

Proposed development area 1

Proposed development area 1 is located to the north of St. Neot's Rowing Club (figure 4.5) within an area of open ground, with trees to the west and within the north and east. During the walkover survey it was noted that the height of this area appears to have been landscaped and raised possibly in order to provide flood protection to the surrounding buildings (shown in figure 4.6). Utilities are present along the eastern side of the proposed development area and run parallel with St. Anselm Place (shown in figure 4.1 and 4.2 below).

Figure 4.1: Southern and eastern boundary of proposed development area 1, as viewed from the north-east



Source: Mott MacDonald (2022)

Figure 4.2: Eastern boundary of proposed development area 1, as viewed from the east



Source: Mott MacDonald (2022)

A number of pieces of street furniture are located within proposed development area 1, including a planted feature possibly previously used as a well, however, the exact nature of this feature is unknown (figure 4.3).

Figure 4.3: View across proposed development area 1, from the north-east



Source: Mott MacDonald (2022)

A possible building platform was also identified within the trees within the north of proposed development area 1 (figure 4.4), dating to c. 19th century this does not appear on contemporary mapping of the area.

Figure 4.4: Location of possible building platform within proposed development area 1, as viewed from the west



Source: Mott MacDonald (2022)

Figure 4.5: Proposed development areas 1 and 2 indicated in orange and pink respectively, as viewed from the western bank of the River Great Ouse



Source: Mott MacDonald (2022)

Proposed development area 2

Proposed development area 2 is located to the south of proposed development area 1 (figure 4.5). Embankments are also present around the rowing club car park within proposed development area 2. Utilities and street furniture are present within and surrounding the car park. The proposed development area has a predominantly tarmacked surface with a combination of black and buff colouring. The existing modern buildings located within the proposed development area are shown in figures 4.6-4.8.

Figure 4.6: Proposed development area 2, as viewed from the east



Source: Mott MacDonald (2022)

Figure 4.7: Proposed development area 2, as viewed from the south-east



Source: Mott MacDonald (2022)

Figure 4.8: Proposed development area 2, as viewed from the south-west



Source: Mott MacDonald (2022)

[Proposed development area 3](#)

Figure 4.9 shows the view from proposed development area 2 towards, proposed development area 3. Proposed development area 3 is located to the south of proposed development area 2 and is predominantly within the existing footprint of the Priory Centre (figures 4.10 and 4.11). Surfacing surrounding the proposed development area is predominantly composed of block paving with concrete paving slabs used within the south. There is a designed public realm with coherent surfacing and street furniture, however, this is now appearing tired and dated. It does not relate to the public realm in the wider area.

Figure 4.9: Proposed development area 3, as viewed from the north



Source: Mott MacDonald (2022)

Figure 4.10: Northern end of the Priory Centre (proposed development area 3), as viewed from the east, proposed area of demolition indicated in yellow



Source: Mott MacDonald (2022)

Figure 4.11: Southern end on the Priory Centre (proposed development area 3), as viewed from the east



Source: Mott MacDonald (2022)

The buildings surrounding proposed development area 3 show evidence of additions to the original structures, for example as shown in figure 4.12.

Figure 4.12: Building to the east of proposed development area 3, with evidence of alterations to original historic structure



Source: Mott MacDonald (2022)

The riverside wall to the west of proposed development area 3 (figures 4.13 and 4.14) was noted to be of several phases and may be contemporary with the wall identified to the west of proposed development area 5.

Figure 4.13: Riverside wall to the west of proposed development area 3



Source: Mott MacDonald (2022)

Figure 4.14: Proposed development area 3, including the riverside wall, as viewed from the western bank of the River Great Ouse, proposed area of demolition indicated in yellow



Source: Mott MacDonald (2022)

During the survey a structure (MM286) was noted on the riverbank within the garden of the Priory (MM066) located at approximate NGR: TL 18093 60302 (to the south of proposed development area 3) and thought to be a possible structure originally part of the boundary precinct of the Priory (figures 4.15 and 4.16).

Figure 4.15: Possible Priory boundary structure (MM286) (indicated in red) viewed from the west bank of the River Great Ouse



Source: Mott MacDonald (2022)

Figure 4.16: Possible Priory boundary structure (MM286) (indicated in red), viewed from the west bank of the River Great Ouse, with the Priory Club (MM092) and Priory centre indicated in blue



Source: Mott MacDonald (2022)

Proposed development area 5

Proposed development area 5 is located to the north of St. Anselm Place within an area predominantly occupied by the Tan Yard Car Park. The car park is small with shallow associated utilities and modern buildings surrounding it (figure 4.17).

Figure 4.17: Proposed development area 5 (Tan Yard car park) viewed from the south



Source: Mott MacDonald 2022

A wall is present to the west of proposed development area 5, which predates the buildings within the area and may be a remnant of Tan Yard (shown in red in figure 4.18).

Figure 4.18: Wall to the west of proposed development area 5



Source: Mott MacDonald (2022)

West Street (shown in figure 4.19) runs roughly north-south, to the east of proposed development area where remnants to the area’s earlier more industrial character are visible. Buildings on the west of West Street appear to be of late 19th century to early 20th century date, with the modern housing on the east West Street reflecting this architectural character. West Street is present on mapping from 1887.

Figure 4.19: West Street as viewed from the south



Source: Mott MacDonald (2022)

4.4 Historic development

Table 4.2: Archaeological and historic periods

Prehistoric Periods	Historic Periods
Palaeolithic 500,000 to 10,000 BC	Roman AD 43 to 410
Late Glacial / Mesolithic 10 000 to 4,000 BC	Early Medieval AD 410 to 1066
Neolithic / Early Bronze Age 4,000 to 1,600 BC	Medieval AD 1066 to 1540
Middle Bronze Age 1,600 to 1,200 BC	Post-medieval AD 1540 to 1901
Late Bronze Age 1,200 to 700 BC	Modern AD 1901 to present
Early Iron Age 800 to 300 BC	
Middle Iron Age 300 to 100 BC	
Late Iron Age / Roman Transition 100 BC to AD 43	

4.4.1 Palaeoenvironmental

River valleys such as this are consistently utilised and settled throughout the archaeological record. Combined with the favourable conditions for preservation presented by alluvial deposits, such as those identified during evaluation (MM285) approximately 366m to the south-west of the proposed developments, this may lead to the increased potential for undiscovered geoarchaeological evidence. Superficial deposits of sand and gravel are also present within the

proposed development areas. These deposits can contain early prehistoric material that has been redeposited.¹⁶

4.4.2 Prehistoric

Evidence for activity during this period is limited, however, the CHER does record two findspots dating to the Palaeolithic: an unstratified Palaeolithic disc scraper (MM156) identified approximately 488m to the south-east of the proposed development areas and faunal remains, flint flakes and a handaxe (MM187) thought to date to the Palaeolithic, identified approximately 482m to the south-east of the proposed development areas.¹⁷

Early Neolithic finds were identified during evaluation for the St. Neots flood alleviation scheme in 2009 (MM285, located approximately 366m south-west of the proposed development areas). Considerable alluvial deposits were also identified within the flood plain area along with a gravel terrace/headland upon which the evidence for activity was recorded.¹⁸ Evidence for activity remains sparse throughout later prehistoric periods, however, a late Neolithic/early Bronze Age pit (MM244), was identified during excavation approximately 400m to the south-east of the proposed development areas and an unstratified bronze torc (MM147) also dating to the Bronze Age was discovered approximately 468m to the west.¹⁹ In addition to this, pottery dating to the Iron Age (MM229) was recorded approximately 340m to the south of the proposed development areas.²⁰

4.4.3 Roman

Evidence for activity during the Roman period includes ditches and a pit (MM221) located near proposed development area 5 (approximately 51m to the east), it is possible that these features indicate Romano-British occupation within this area or provide evidence for a field system. Settlement features (MM184) also attributed to this period were identified approximately 494m to the south-east, where gullies and ditches were recorded containing quantities of animal bone and pottery. This evidence is indicative of a settlement focus within the south-east of the study area at this time. In addition to this the CHER records a probable Roman Road (MM262), running approximately 293m to the north of the proposed development areas, aligned roughly east to west, which would have provided access to Cambridge. Isolated finds have also been recorded within the study area including a Roman coin (MM167), approximately 203m to the north-east and pottery (MM194) located approximately 439m to the south-east of the proposed development areas.²¹

Several shallow ditches dating to the early Roman period were identified during evaluation for the St. Neots flood alleviation scheme in 2009 (MM285, located approximately 366m south-west of the proposed development areas).²²

¹⁶ Historic England, 2015. Geoarchaeology: using earth sciences to understand the archaeological record [online] available at: <https://historicengland.org.uk/images-books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/heag067-geoarchaeology/> (last accessed January 2022)

¹⁷ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

¹⁸ *Ibid.*

¹⁹ *Ibid.*

²⁰ *Ibid.*

²¹ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record, Allen, M, Blick, N, Brindle, T, Evans, T, Fulford, M, Holbrook, N, Richards, J and Smith, A. 2016. The Rural Settlement of Roman Britain: an online resource [online] available at:

<https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> (last accessed January 2022)

²² Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

4.4.4 Early medieval

During the early medieval period settlement is believed to have been within the area known as Eynesbury, from *Eanulfesbyrig* meaning 'Eanulf's fortification', on the eastern side of the river.²³ This settlement is thought to have been associated with a monastery and market established c. 972-975 AD by Bishop Ethelwold.²⁴ There is also evidence for settlement during this period on the western side of the river.²⁵ A manor appears to have been located at Eynesbury at this time; during the late 900s AD land was given to the monastery by Earl Ælric and Ælfleda, his wife.²⁶

During the Viking invasion of 1010 the monastery was likely destroyed, however, the fact that a number of monks continued to inhabit the monastery until the Norman Conquest (1066), suggests that destruction was only partial.²⁷

The CHER records numerous assets dating to the early medieval period, including within close proximity to the proposed development area; a possible church (MM152) dating to the late early medieval period, located approximately 72m south-east of proposed development area 3 and two burial areas (MM170 and MM223), located approximately 22m south and 120m south-east of proposed development area 3, appear to have their origins during the early medieval period and were connected to the monastery/priory. Early medieval settlement evidence has also been recorded within the CHER, approximately 439m to the south-east of the proposed development areas, Anglo-Saxon buildings (MM192) were recorded, formal excavation revealed evidence for agricultural, industrial and domestic activity within the area. A timber structure (MM204) was also subsequently identified approximately 454m to the south-east of the proposed development areas, with an additional sunken-featured building and inhumation (MM173) dating to the period, identified approximately 440m to the south-east of the proposed development areas. Additional inhumations dating to this period also fall within the study area including, approximately 82m south of proposed development area 3 (MM183) and 441m south-east (MM168) of the proposed development areas.²⁸

Two find spots within the CHER data also date to the early medieval period. Stratigraphically located below evidence for the Priory, pottery and a sceatta (coin) (MM159) were identified

²³ Archaeological Solutions Ltd, 2009. Land at, and including, the old forge and 22A High Street, St Neots, Cambridgeshire [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-481-1/dissemination/pdf/archaeol7-79546_1.pdf (last accessed January 2022), Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022)

²⁴ Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022), St. Neots Museum, 2017. The Priory of St. Neots [online] available at: <https://www.stneotsmuseum.org.uk/articles/priory-st-neots/> (last accessed January 2022), Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

²⁵ Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022)

²⁶ British History Online, 1932. Parishes: St Neots in: A History of the County of Huntingdon: Volume 2, ed. William Page, Granville Proby and S Inskip Ladds [online] available at: <http://www.british-history.ac.uk/vch/hunts/vol2/pp337-346> (last accessed January 2022)

²⁷ St. Neots Museum, 2017. The Priory of St. Neots [online] available at: <https://www.stneotsmuseum.org.uk/articles/priory-st-neots/> (last accessed January 2022), Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

²⁸ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

approximately 22m to the south of proposed development area 3. Further finds also dating to the period (MM246) are thought to have been found approximately 495m to the south of the proposed development areas.²⁹

4.4.5 Medieval

Following the Norman conquest of 1066, a religious house was re-founded as a subsidiary of the Abbey of Bec, Normandy.³⁰ This Benedictine priory was established in c. 1080 near the river, the site of which is designated as a scheduled monument (MM002).³¹

At the time of the Domesday Survey (1086) settlements were recorded at Eynesbury, Eaton (Socon) and Sudbury with the latter two settlements located outside the study area for the proposed developments. When recorded, the settlement at Eynesbury consisted of 76 households with Eaton and Sudbury consisting of 55 and 6 households respectively.³² Both Eaton Socon and Eynesbury appear to have been manorial estates at this time.³³

Prior to 1113, a charter was granted for the creation of a new settlement in association with the Priory, located outside its walls and a church built for the priory completed construction in 1113.³⁴ Part of the grade II* listed Parish Church of St Mary (MM023) located approximately 565m to the south-east of the proposed development areas, also dates to the 12th century.³⁵ A weekly market located in close proximity to the priory subsequently gained royal authorisation in 1130 and the first bridge spanning the River Great Ouse here, was built in 1180 (MM163 / MM180, located approximately 109m and 97m south of proposed development area 3). At this date the settlement was named St Neots, for Saint Neot whose bones resided within the Priory and drew large numbers of people to the area on pilgrimage.³⁶ During this time Eynesbury

²⁹ *Ibid.*

³⁰ Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022), Archaeological Solutions Ltd, 2009. Land at, and including, the old forge and 22A High Street, St Neots, Cambridgeshire [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-481-1/dissemination/pdf/archaeol7-79546_1.pdf (last accessed January 2022)

³¹ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022)

³² Open Domesday [online] available at: <https://opendomesday.org> (last accessed January 2022)

³³ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), St. Neots Museum, 2017. The Priory of St. Neots [online] available at: <https://www.stneotsmuseum.org.uk/articles/priory-st-neots/> (last accessed January 2022)

³⁴ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

³⁵ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

³⁶ Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022), Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022), The Priory Centre, 2022. History of the Centre [online] available at: <https://priory-centre.com/history/> (last accessed January 2022), Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

parish was split and a new parish containing the lands associated with the Priory created and finalised in 1204.³⁷

The CHER contains a great deal of evidence for activity during this period including evidence pertaining to the Priory; Prior's Lodgings (MM134) and a possible Infirmary (MM211), located approximately 61m and 84m east of proposed development area 3 respectively, western Range, refectory and kitchens (MM248) located approximately 34m east, Cloister and Garth (MM149), located approximately 62m east and the eastern Range (MM231) located approximately 86m east. Additional assets associated with the Priory also include the site of the gatehouse (MM224) and the priory watermill (MM242) located approximately 57m and 61m south of proposed development area 3, respectively.³⁸

Between c. 1135-1153 a castle was constructed close to the river at Eaton Socon, it has not been established whether the settlement located here was relocated in response to the imminent construction of the castle or if the settlement had in fact relocated prior to this date.³⁹

Both the grade I listed Church of St Mary (MM031), located approximately 394m to the south-east and the grade II listed Church House (MM019), located approximately 581m to the south-east of the proposed development areas, date to the early part of the 13th century.⁴⁰ During the 1200s and 1300s the priory was impacted by the Crown's ability to seize revenue, used to fund its conflict overseas with France which drained the financial resources of the Priory leading to its virtual ruin.⁴¹ However, in c.1409-12 the Priory was made independent from the Abbey of Bec and gradually re-established itself by increasing the size of the market place and thus increasing trade and finances.⁴²

Two designated assets can be attributed to the mid-late 1400s, these include; the grade II* listed Ford House (MM044), located approximately 546m to the south-west and the grade II listed Old Flacon Inn (MM057), located approximately 130m to the south of the proposed development areas.⁴³

In c. 1536-9 the Priory was shut down during the dissolution of the monasteries by Henry VIII, materials from the fabric of the Priory building were distributed for local construction.⁴⁴

³⁷ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

³⁸ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

³⁹ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022)

⁴⁰ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

⁴¹ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), St. Neots Museum, 2017. The Priory of St. Neots [online] available at: <https://www.stneotsmuseum.org.uk/articles/priory-st-neots/> (last accessed January 2022)

⁴² *Ibid.*, Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022)

⁴³ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

⁴⁴ Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022), Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment->

Additional medieval evidence contained within the CHER of relevance includes; evidence of the pre-enclosure common open-field system in the form of ridge and furrow. Six areas of ridge and furrow are recorded within the CHER; MM263, MM267, MM268, MM272, MM273 and MM274, located approximately 236m west, 405m north-east, 153m south-west, 291m north, 267m south-west and 385m north-west of the proposed development areas, respectively.⁴⁵

4.4.6 Post-medieval

Prior to the start of the 17th century, St. Neots and the surrounding settlements were characterised by their reliance on agriculture.⁴⁶ In c. 1630 the River Great Ouse became navigable (MM261 River Great Ouse Navigation, located approximately 24m west of proposed development areas 1, 2 and 3) which resulted in the diversification of trade opportunities as commodities such as corn and coal relied upon waterborne distribution at this time.⁴⁷ The prosperity of St. Neots is also reflected in the architecture attributed to this time, particularly the merchant's houses located in the vicinity of the Market Square.⁴⁸ The economy of St. Neots also benefitted from its fortuitous geographical location, at the convergence of a number of roads and in close proximity to the Great North Road which, with the introduction of stagecoach transport and the Royal Mail, brought considerable passenger traffic to both St. Neots and Eaton Socon.⁴⁹ The CHER records three toll roads within the study area; the Biggleswade to Alconbury Hill Turnpike Trust (MM264), located approximately 100m south, 85m east and 254m west and Godmanchester to St Neots Turnpike Trust (MM269), located approximately 302m east of the proposed development, were both enacted in 1724. The St Neots to Cambridge Turnpike Trust, located approximately 290m to the south-east of the proposed development was enacted later, in 1772.⁵⁰ During the 1700s, within St. Neots alone there were 32 public houses a number of which were specifically coaching inns, which generally also provided stabling, food and accommodation.⁵¹

In 1735 land previously occupied by the Priory was partially utilised as the location for a bell foundry.⁵² It is possible that brewing within St. Neots has its origins with the Priory monks, however, a purpose-built brewery is thought to have been built on the site of the priory during

[adopted-october-2006-opt.pdf](#) (last accessed January 2022), St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022)

⁴⁵ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

⁴⁶ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

⁴⁷ *Ibid.*, British History Online, 1932. Parishes: St Neots in: A History of the County of Huntingdon: Volume 2, ed. William Page, Granville Proby and S Inskip Ladds [online] available at: <http://www.british-history.ac.uk/vch/hunts/vol2/pp337-346> (last accessed January 2022)

⁴⁸ *Ibid.*

⁴⁹ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

⁵⁰ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

⁵¹ O'Connor, B, 2009. Malting and Brewing in St. Neots [online] available at: <http://bernardoconnor.org.uk/Publications/Stneots/Agricultural%20Revolution%20in%20St%20Neots/Malting%20and%20Brewing%20in%20St%20Neots.htm> (last accessed January 2022), O'Connor, B, 2009. The Industrial Revolution in St. Neots [online] available at: <http://www.bernardoconnor.org.uk/Publications/Stneots/IndustrialRevolution.htm> (last accessed January 2022)

⁵² British History Online, 1932. Parishes: St Neots in: A History of the County of Huntingdon: Volume 2, ed. William Page, Granville Proby and S Inskip Ladds [online] available at: <http://www.british-history.ac.uk/vch/hunts/vol2/pp337-346> (last accessed January 2022), O'Connor, B, 2009. The Industrial Revolution in St. Neots [online] available at: <http://www.bernardoconnor.org.uk/Publications/Stneots/IndustrialRevolution.htm> (last accessed January 2022)

this period.⁵³ Areas of previously common land within the St. Neots environs were subject to enclosure by c.1770, as demonstrated by mapping from this date.⁵⁴

An Oast House (a structure for drying barley) (MM001 the Malting (Kiln)) was built within the Priory brewery site in c.1780-1782 along with a storehouse, stabling and a malthouse (MM106), located approximately 32m east and 9m south of the proposed developments (shown below in figure 4.20).⁵⁵

Figure 4.20: The Scheduled Malting (Kiln) (MM001) viewed from the north



Source: Mott MacDonald (2022)

After 1814 expansion of the Priory Brewery was commenced under new ownership, at which time remnants of the Priory, in the form of the gatehouse (MM224), were demolished.⁵⁶

The economy of St. Neots was again subject to change with the arrival of the Great Northern Railway in 1850, visible on mapping from 1887.⁵⁷ Both river and road traffic reduced as a result

⁵³ O'Connor, B, 2009. Malting and Brewing in St. Neots [online] available at: <http://bernardoconnor.org.uk/Publications/Stneots/Agricultural%20Revolution%20in%20ST%20Neots/Malting%20and%20Brewing%20in%20St%20Neots.htm> (last accessed January 2022)

⁵⁴ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), British History Online, 1932. Parishes: St Neots in: A History of the County of Huntingdon: Volume 2, ed. William Page, Granville Proby and S Inskip Ladds [online] available at: <http://www.british-history.ac.uk/vch/hunts/vol2/pp337-346> (last accessed January 2022)

⁵⁵ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

⁵⁶ O'Connor, B, 2009. Malting and Brewing in St. Neots [online] available at: <http://bernardoconnor.org.uk/Publications/Stneots/Agricultural%20Revolution%20in%20ST%20Neots/Malting%20and%20Brewing%20in%20St%20Neots.htm> (last accessed January 2022)

⁵⁷ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022), St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022)

of the railway, which in turn reduced the need for the number of coaching inns within the town.⁵⁸ However, the introduction of railway transport facilitated access to more widespread market opportunities for trade.⁵⁹ This is reflected within the town not only by the presence of a wide range of manufacturing, including but not limited to: paper and corn milling, tile and brick production, brewing and engineering. These industries are visible on mapping from 1887, St Neot's Corn Exchange also dates to 1863, and is identifiable on mapping from 1889, as well as a livestock market known to have been present by the end of the century.⁶⁰ It should also be noted that although not the predominant industry within the area, agriculture remained a significant contributor to the economy at this time.⁶¹

This expansion of industrial diversification within St. Neots also prompted housing development for those employed within the town. Expansion within St. Neots is visible on mapping from 1887, at this time development can be observed to the east and west of the main north-south road (Huntingdon Street).⁶²

4.4.7 Modern

Mapping from 1901 records the west of St. Neots, Eaton Ford and Eaton Socon, minor development is shown throughout the mapped area at this time. Mapping from 1902 records that only minor expansion has occurred within the east of the town. By 1926 a tennis ground/recreation area/bowling green is present to the north of the proposed development area with settlement expansion evident to the north, south and east of St. Neots.

In c.1932 it was observed that limited evidence of the Priory survived and the site at this time continued to be utilised for brewing.⁶³

Some expansion to the north and within the east of St. Neots, as well as to the west of Eaton Ford is recorded on mapping from 1944. The CHER records five assets that can be directly dated to the second world war, these include; two anti-tank blocks (MM128 and MM203), located approximately 203m north-east and 97m south of the proposed development areas and a Pillbox (MM256) located approximately 166m to the north-east. World war two Nissen type huts are also recorded (MM165), located approximately 7m east of proposed development area 2, however, no evidence of these buildings remains.⁶⁴ The CHER also records the site of a former prisoner of war camp (MM266), located approximately 404m to the north-east of the proposed development areas, identified from historical aerial photographs. By 1947, however, the area was recorded as a 'fertiliser making works'.⁶⁵

Aerial imagery from the 3rd October 1950 (reference: EAW033053), shows proposed development area 1 as being an undeveloped field at this time, with the tennis courts and bowling green to its north. Small buildings are present within proposed development area 2, to the north of the malting (kiln) (MM001) with construction of what appears to be a boat house

⁵⁸ *Ibid.*

⁵⁹ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

⁶⁰ *Ibid.*,3

⁶¹ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

⁶² *Ibid.*

⁶³ British History Online, 1932. Parishes: St Neots in: A History of the County of Huntingdon: Volume 2, ed. William Page, Granville Proby and S Inskip Ladds [online] available at: <http://www.british-history.ac.uk/vch/hunts/vol2/pp337-346> (last accessed January 2022)

⁶⁴ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

⁶⁵ *Ibid.*

being undertaken next to the river. Buildings within the Priory Brewery site are shown as being consistent with mapping from this period. Proposed development area 5 also appears to have remained predominantly undeveloped at this time. Within the garden of the Priory (MM066) a structure is visible on the riverbank, consistent with the possible boundary structure (MM286) observed during the site visit, located approximately 12m to the south of the proposed development. This can be more clearly observed on image reference: EAW033047.⁶⁶

The modern town of St. Neots has been formed by the expansion and merging of a number of previously separate settlements (Eaton Socon, Eaton Ford, Eynesbury and St. Neots).⁶⁷ Post 1950 the expansion of St. Neots was characterised by housing development on the periphery of the town as well as the creation of industrial estates, as demonstrated on mapping from 1952.⁶⁸

In 1965 a dual carriageway (the A1) was constructed to the west of the route of the Great North Road, this now forms the western boundary of St. Neots. Expansion of St. Neots continued following the construction of the A1, infilling the area west to east, bounded by the A1 on the west and the railway line to the east.⁶⁹

Aerial imagery from 1981 (Sortie: HSL/BEDS/81/0001) shows some demolition and alteration of buildings originally within and surrounding proposed development areas 2 and 3. To the east of the proposed development areas land previously shown as undeveloped fields has been developed by this date. Buildings as well as car parking areas are shown to occupy much of the previously undeveloped land.⁷⁰ Aerial imagery from 1991 (Sortie: HSL/BEDS/81/0001) shows buildings within proposed development area 2 and 3 consistent with their current arrangement and appearance, including the Priory Centre. By this date, to the east of the proposed development areas, there has been an expansion in car parking land use, including proposed development area 5 (Tan Yard, Waitrose and Priory Lane) and buildings.⁷¹ Expansion of the town has continued since, with the development at Loves Farm, to the east of the railway line commencing in 2006.⁷²

⁶⁶ Britain from Above, 2022. EAW033053 ENGLAND (1950). The town, St Neots, from the north-west, 1950 [online] available at: <https://britainfromabove.org.uk/en/image/EAW033053> (last accessed February 2022), Britain from Above, 2022. EAW033047 ENGLAND (1950). The Market Square and town, St Neots, 1950 [online] available at: <https://www.britainfromabove.org.uk/en/image/EAW033047> (last accessed February 2022)

⁶⁷ Huntingdonshire District Council, 2006. St Neots Conservation Area Character Assessment [online] available at: <https://www.huntingdonshire.gov.uk/media/2339/st-neots-ca-character-assessment-adopted-october-2006-opt.pdf> (last accessed January 2022)

⁶⁸ *Ibid.*

⁶⁹ *Ibid.*, St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022)

⁷⁰ National Collection of Aerial Photography, 2022. St Neots; St. Neots CP; Cambridgeshire; England [online] available at: <https://ncap.org.uk/frame/11-1-1-12-6-168> (last accessed February 2022)

⁷¹ National Collection of Aerial Photography, 2022. St Neots; St. Neots CP; Cambridgeshire; England [online] available at: <https://ncap.org.uk/frame/11-1-1-297-120> (last accessed February 2022)

⁷² St. Neots Town Council, 2019. History of St Neots [online] available at: <https://www.stneots-tc.gov.uk/about-the-town/history-of-st-neots/> (last accessed January 2022)

5 Key heritage assets

The section provides an overview of the key designated and non-designated heritage assets within the study area. Key assets are assets which are most likely to be impacted either physically or by impacts to their setting by development within the proposed development areas. Assets within the study area not included within this section have been scoped out as it is deemed they will not be impacted by the proposed development. A list of all heritage assets within the study area can be found within the gazetteer in Appendix B and location plans in Appendix A.

5.1 Key designated heritage assets

There are no designated heritage assets recorded within the proposed development areas. There are 128 designated heritage assets within the 1km study area.

5.1.1 Scheduled monuments

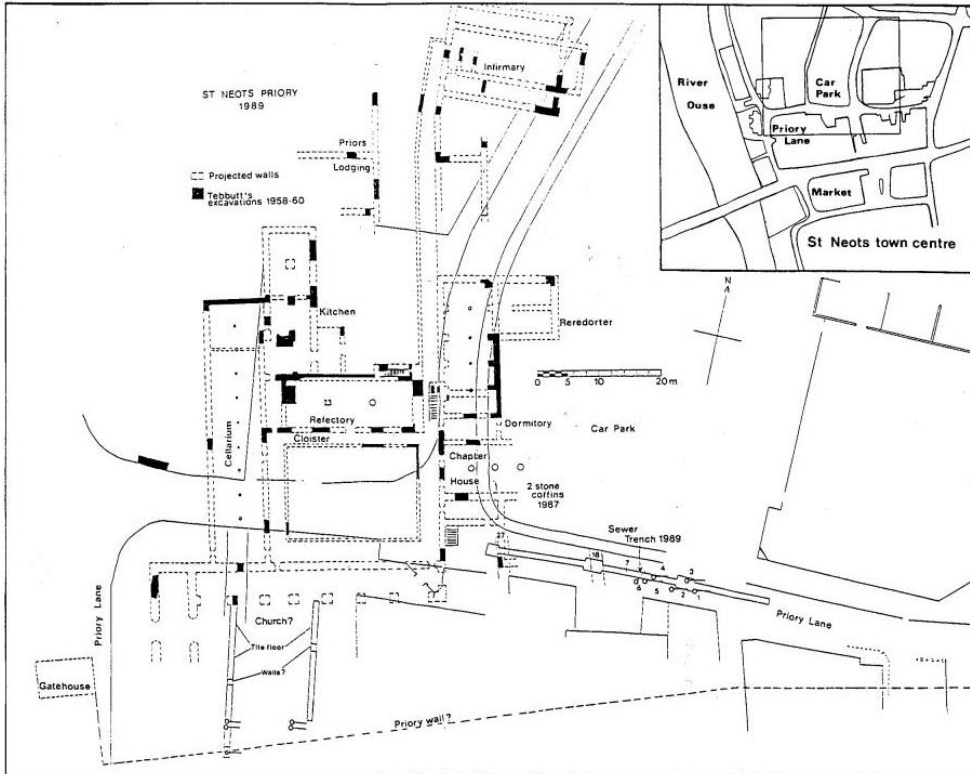
St Neots Priory

The site of St Neots Priory (MM002), discussed within section 4.5, is now predominantly covered by buildings of a modern date and there are no above ground remains extant. It is possible that the boundary of the priory precinct extended further than indicated by the scheduled area, figure 5.2 shows the possible extent produced using evidence from evaluations within the study area, however, this is not definitive and evidence for the Priory may also be present within a wider area. Proposed development areas 2, 3 and 5 are thought to have been within the Priory precinct and it is possible that proposed development area 1 was also within the environs of the Priory. The significance of St Neots Priory is derived from its archaeological interest and the evidence it potentially holds of past human activity worthy of expert investigation.

A number of events are recorded by the HER and are present within the study area. Excavation within St. Neots have been dominated by the work of CF Tebbutt, particularly between 1954-1960 when partial excavation of the Priory was undertaken. Both the scope and recorded detail of the excavation from this period is limited, with Tebbutt's proposed layout of the Priory later suggested to have been produced using incomplete information. Casual observations were undertaken in 1958 (MM277), located approximately 86m east of proposed development area 3, during construction of a factory on Priory Lane. The corner of a stone building dating to the medieval period was subsequently recorded. Pipe laying to the factory also brought to light a rubbish pit or ditch feature containing considerable amounts of pottery and other finds also dated to the medieval. From 1958-1963 a grant was provided by the Ministry of Work to fund Tebbutt's excavation work (MM280). This led to the exploration of the area approximately 61m to the south-east of proposed development area 3, between the factory and Priory Path, with further excavation also being undertaken in the garden of Priory House. Construction in 1985-1986 instigated a rescue excavation (MM284), located approximately 98m to the south of proposed development area 5, during which two stone coffins containing burials dating to the 13th century (medieval period) were saved. Trenching to replace a sewer line in 1989 partially destroyed the Scheduled Monument area however, inhumations were also encountered providing confirmation of a medieval cemetery first identified by Tebbutt (MM161, located approximately 348m north-east of the proposed development area). In 2004 a site visit during renovation works at 42 Market Square (MM281) identified stone thought to have originated within the Priory buildings which had evidently been removed and reused. Figure 5.1 below

shows the location of Tebbutt's excavations as well as the location of MM284 and the 1989 sewer trench and the projected location of the Priory walls.⁷³

Figure 5.1: Plan of St. Neots Priory excavated areas and projected layout



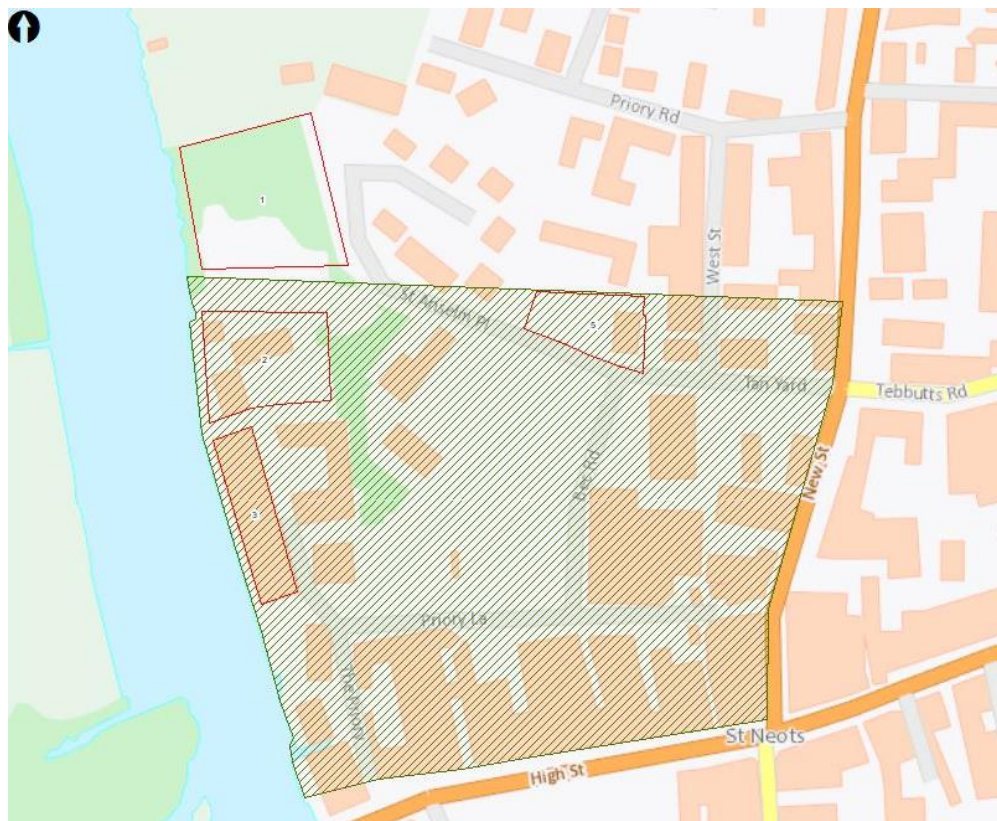
Source: Horton and Wait (1990)

Maltings (Kiln)

The Malting (Kiln) (MM001) or Oast House is a brick structure built within the Priory Brewery site during the post-medieval period (c. 1780-1782) which was originally used for drying barley, the CHER records that the area surrounding this asset has been drastically altered since its construction. The significance of this asset is derived from its historic interest.

⁷³ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record, Horton, W and Wait, G, 1990. St Neots Priory 1989, in: Proceedings of the Cambridge Antiquarian Society, Volume LXXIX [online] available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1895-1/dissemination/pdf/PCAS/1992_LXXIX/PCAS_LXXIX_1992_063-069_Horton_and_Wait.pdf (last accessed January 2022), Tebbutt, C. F. 1966, St Neots Priory. Proceedings of the Cambridge Antiquarian Society 59. Vol 59, pp. 33-74 [online] available at: <https://archaeologydataservice.ac.uk/library/browse/details.xhtml?recordId=3200033> (last accessed February 2022)

Figure 5.2: Proposed extent of Priory precinct



Source: Mott MacDonald (2022)

5.1.2 Listed buildings

There is one grade I listed building within the study area:

- Church of St Mary (MM031)

Five grade II* listed buildings and 118 grade II listed buildings are also present within the study area.

Of these, the following listed buildings are considered the most likely to be impacted by the proposed development. This is due to the potential alteration of the setting of these assets.

The Priory (MM066) is a two-storey house dating to the post-medieval (mid-18th century), the site of the Priory gatehouse is identified by a plaque within the garden wall. The Malthouse behind the Priory Club (MM106) is also contemporary with this asset (figure 5.3). The Priory Club (forming The Priory House) (MM092) is a two-storey building also dating to the post-medieval period (early 1800s) (figure 5.4). The significance of these assets is derived from both their architectural and historic interest.

Figure 5.3: The Malthouse behind the Priory Club (MM106) and The Malting (Kiln) (MM001), as viewed from the east



Source: Mott MacDonald (2022)

Figure 5.4: View towards The Priory Club (forming The Priory House) (MM092), from proposed development area 3 (to the west of the asset)



Source: Mott MacDonald (2022)

Figure 5.5 shows Priory Lane Car Park located within the Scheduled Monument, with The Priory (MM066), The Priory Club (forming The Priory House) (MM092) and The Malting (Kiln) (MM001) in the background.⁷⁴

⁷⁴ Cambridgeshire County Council. 2022. Cambridgeshire Historic Environment Record

Figure 5.5: View from the east of Priory Lane within MM002

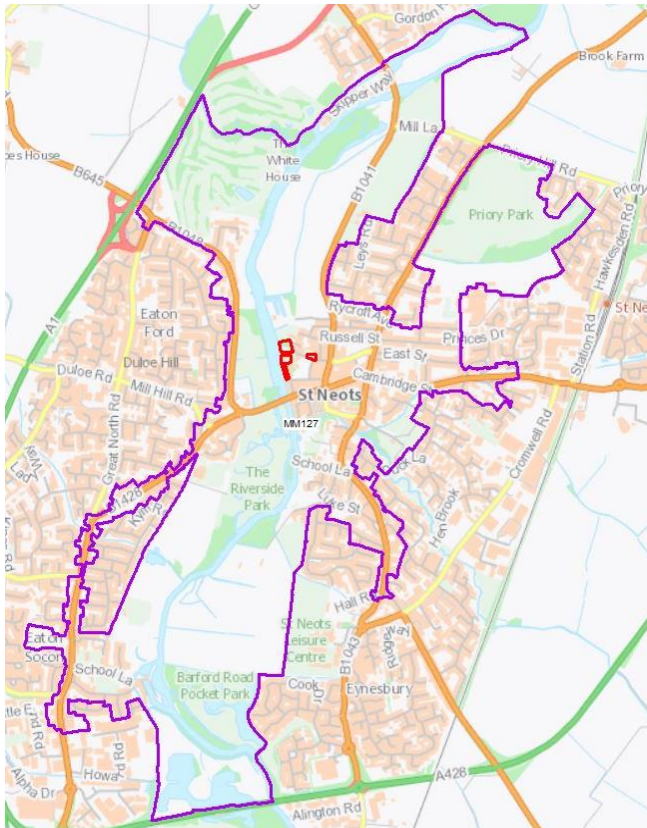


Source: Mott MacDonald (2022)

5.1.3 Conservation area

The proposed development areas are all located within the boundary of St Neots Conservation Area (MM127). This conservation area was first designated in 1971 and stretches from the A428 in the south to Little Paxton in the north and is mainly centred on the historic core of St Neots but also encompasses a large proportion of the surrounding area. The conservation area contains three scheduled monuments, two of which are within the 1km study area (MM001, MM002) and 149 listed buildings, 126 of which are contained within the 1km study area (MM003-MM126). Figure 5.6 below shows the conservation area indicated by a purple boundary and the proposed development areas indicated by a red boundary. The character of the conservation area surrounding the Priory Centre predominantly reflects the area's historic function as a brewery. The buildings within this area are predominantly one to two storeys in height and are of red brick construction with pitched roofs of plain tiles. Historic residential buildings to the south of the Priory Centre area are predominantly two storeys in height with boundary treatments consisting of red brick walls and railings. The area to the south of proposed development area 5 is dominated by the open Waitrose car park the boundary of which is delineated by concrete uprights and wooden boards which detract from the character of the conservation area. To the north of proposed development area 5 there is modern housing of between two and three storeys in height which also detracts from the historic character of the conservation area. To the east of this buildings on the west of West Street appear to be of late 19th century to early 20th century date, with the modern housing on the east West Street reflecting this architectural character this contributes positively to the conservation area. Boundary treatments surrounding proposed development area 5 consist of wooden panel and knee rail fencing which detract from the historic character of the conservation area. The wall to the west of proposed development area 5, does however, positively contribute to the historic character of the conservation area. Modern housing to the east and north of proposed development areas 1, 2, and 3 also detracts from the historic character, as does the mixture of different street surfaces for example, coloured tarmac / paving throughout the conservation area. The significance of this asset is derived from both its architectural and historic interest.

Figure 5.6: Conservation area in relation of the proposed development area



Source: Mott MacDonald (2022)

5.2 Key non-designated heritage assets

There are no non-designated heritage assets recorded within the proposed development areas. The CHER records 134 non-designated heritage assets within the 500m study area. There are seven non-designated heritage assets within 50m of the proposed development areas:

Proposed development area 1:

- Demolished WWII Nissen type huts (MM165)

Proposed development area 2:

- Demolished WWII Nissen type huts (MM165)

Proposed development area 3:

- Possible Priory boundary structure (MM286)
- Saxon sceatta and pottery finds (MM159)
- St Neots Priory graveyard (MM170)
- Western Range, refectory and kitchens, St Neots Priory (MM248)

Proposed development area 5:

- Undated features, land between West Street and Tan Yard, St Neots (MM259)
- Medieval ditch, New Street (MM177)

6 Archaeological potential

Areas of below-ground archaeological remains are difficult to predict, especially in areas where archaeological investigations have been limited. There is a higher potential for below-ground archaeological remains to survive in areas where there has been minimal redevelopment.

6.1 Palaeoenvironmental

Alluvial deposits have been identified approximately 366m to the south-west of the proposed developments. Due to the proximity of the proposed development sites to the River Great Ouse there is an increased potential for undiscovered geoarchaeological evidence. Superficial deposits of sand and gravel are also present within the proposed development areas. These deposits can contain early prehistoric material that has been redeposited. The potential for palaeoenvironmental evidence within all proposed development areas is therefore considered to be **medium**.

6.2 Proposed development area 1

6.2.1 Prehistoric

There is limited evidence for activity within the study area during this period. Archaeological remains of this date are likely to have been removed by later development including landscaping, tree planting and utilities installation. The potential for prehistoric evidence is therefore considered to be **low**. If present, any remains dating to this period are likely to be of local to regional importance.

6.2.2 Roman

Evidence for activity within the study area during the Roman period includes settlement / field system features a road and find spots. However, archaeological remains of this date are likely to have been removed by later development including landscaping, tree planting and utilities installation. The potential for evidence dating to the Roman period is therefore considered to be **low**. Any remains dating to this period are likely to be of local to regional importance.

6.2.3 Early medieval

There is considerable evidence for activity within the study area during this period including monastic and settlement evidence, inhumations and find spots. The potential for evidence dating to the early-medieval period is therefore considered to be **high**. Any remains from this period are likely to be of regional to national importance.

6.2.4 Medieval

There is considerable evidence for activity within the study area during this period including archaeological evidence pertaining to the Benedictine Priory, as well as documentary evidence for settlement within the study area at this time and medieval agricultural evidence in the form of ridge and furrow. Furthermore, a number of designated assets also date to this period. The potential for evidence dating to the medieval period is therefore considered to be **high**. Any remains from this period relating to the Priory are likely to be of regional to national importance.

6.2.5 Early post-medieval

At the start of this period St Neots and the surrounding settlements were well established with a reliance on agriculture. Post 1630 economic prosperity is reflected in merchants houses built in the vicinity of the market square. The potential for evidence dating to the early post-medieval period is considered to be **medium**. Any remains from this period are likely to be of local importance.

6.2.6 Late post-medieval

Evidence for activity during this period includes turnpike roads and the associated coaching inns / public houses as well as a bell foundry and brewery subsequently built on the site of the Priory. Mapping from this period indicates that proposed development area 1 was undeveloped at this time, however, a possible building platform dating to c. 19th century was identified within the north of the proposed development area during the survey. The potential for evidence dating to the late-post medieval period is therefore considered to be **high**. Any remains from this period are likely to be of local importance.

6.2.7 Modern

Aerial imagery from this period indicates that the proposed development area remained undeveloped. The potential for evidence dating to the modern period is considered to be **low**. Any remains from this period are likely to be of local importance.

6.3 Proposed development area 2

6.3.1 Prehistoric

There is limited evidence for activity within the study area during this period. Archaeological remains of this date are likely to have been removed by later development including landscaping, tree planting and utilities installation. The potential for prehistoric evidence is therefore considered to be **low**. If present, any remains dating to this period are likely to be of local to regional importance.

6.3.2 Roman

Evidence for activity within the study area during the Roman period includes settlement / field system features a road and find spots. However, archaeological remains of this date are likely to have been removed by later development including landscaping, tree planting and utilities installation. The potential for evidence dating to the Roman period is therefore considered to be **low**. Any remains dating to this period are likely to be of local to regional importance.

6.3.3 Early medieval

There is considerable evidence for activity within the study area during this period including monastic and settlement evidence, inhumations and find spots. Where it has not been destroyed by later development the potential for evidence dating to the early-medieval period is considered to be **high**. Any remains from this period are likely to be of regional to national importance.

6.3.4 Medieval

There is considerable evidence for activity within the study area during this period including archaeological evidence pertaining to the Benedictine Priory, as well as documentary evidence for settlement within the study area at this time and medieval agricultural evidence in the form of ridge and furrow. Furthermore, a number of designated assets also date to this period. It is likely that the Priory precinct extended into proposed development area 2 and therefore, where it has

not been destroyed by later development the potential for evidence dating to the medieval period is therefore considered to be **high**. Any remains from this period relating to the Priory are likely to be of regional to national importance.

6.3.5 Early post-medieval

At the start of this period St Neots and the surrounding settlements were well established with a reliance on agriculture. Post 1630 economic prosperity is reflected in merchants houses built in the vicinity of the market square. The potential for evidence dating to the early post-medieval period is considered to be **medium**. Any remains from this period are likely to be of local importance.

6.3.6 Late post-medieval

Evidence for activity during this period includes turnpike roads and the associated coaching inns / public houses as well as a bell foundry and brewery subsequently built on the site of the Priory. Mapping from this period indicates that proposed development area 2 was partially developed during this period. The potential for evidence dating to the late-post medieval period is therefore considered to be **high**. Any remains from this period are likely to be of local importance.

6.3.7 Modern

Aerial imagery from this period indicates that buildings were present within the proposed development area throughout this period. The potential for evidence dating to the modern period is considered to be **low**. These remains are likely to be of local importance.

6.4 Proposed development area 3

6.4.1 Prehistoric

There is limited evidence for activity within the study area during this period. Archaeological remains of this date are likely to have been removed by later development, in this case the bell foundry, brewery and Priory Centre. The potential for prehistoric evidence is therefore considered to be **low**. If present, any remains dating to this period are likely to be of local to regional importance.

6.4.2 Roman

Evidence for activity within the study area during the Roman period includes settlement / field system features a road and find spots. However, archaeological remains of this date are likely to have been removed by later development, in this case the bell foundry, brewery and Priory Centre. The potential for evidence dating to the Roman period is therefore considered to be **low**. Any remains dating to this period are likely to be of local to regional importance.

6.4.3 Early medieval

There is considerable evidence for activity within the study area during this period including monastic and settlement evidence, inhumations and find spots. Where it has not been destroyed by later development the potential for evidence dating to the early-medieval period is considered to be **high**. These remains are likely to be of regional to national importance.

6.4.4 Medieval

There is considerable evidence for activity within the study area during this period including archaeological evidence pertaining to the Benedictine Priory, as well as documentary evidence for settlement within the study area at this time and medieval agricultural evidence in the form of ridge and furrow. Furthermore, a number of designated assets also date to this period. It is likely

that the Priory precinct extended into proposed development area 3 and therefore, where it has not been destroyed by later development the potential for evidence dating to the medieval period is therefore considered to be **high**. Any remains from this period relating to the Priory are likely to be of regional to national importance.

6.4.5 Early post-medieval

At the start of this period St Neots and the surrounding settlements were well established with a reliance on agriculture. Post 1630 economic prosperity is reflected in merchants houses built in the vicinity of the market square. The potential for evidence dating to the early post-medieval period is considered to be **medium**. These remains are likely to be of local importance.

6.4.6 Late post-medieval

Evidence for activity during this period includes turnpike roads and the associated coaching inns / public houses as well as a bell foundry and brewery subsequently built on the site of the Priory including proposed development area 3. Mapping from this period confirms the presence of development within this development area. The potential for evidence dating to the late-post medieval period is therefore considered to be **high**. These remains are likely to be of local to regional importance.

6.4.7 Modern

Aerial imagery from this period indicates that buildings were present within the proposed development area throughout this period. The potential for evidence dating to the modern period is considered to be **low**. These remains are likely to be of local importance.

6.5 Proposed development area 5

6.5.1 Prehistoric

There is limited evidence for activity within the study area during this period. Archaeological remains of this date are likely to have been removed by later development including landscaping, tree planting and utilities installation. The potential for prehistoric evidence is therefore considered to be **low**. If present, any remains dating to this period are likely to be of local to regional importance.

6.5.2 Roman

Evidence for activity within the study area during the Roman period includes settlement / field system features a road and find spots. However, archaeological remains of this date are likely to have been removed by later development including landscaping, tree planting and utilities installation. The potential for evidence dating to the Roman period is therefore considered to be **low**. Any remains dating to this period are likely to be of local to regional importance.

6.5.3 Early medieval

There is considerable evidence for activity within the study area during this period including monastic and settlement evidence, inhumations and find spots. Where it has not been destroyed by later development the potential for evidence dating to the early-medieval period is considered to be **high**. These remains are likely to be of regional to national importance.

6.5.4 Medieval

There is considerable evidence for activity within the study area during this period including archaeological evidence pertaining to the Benedictine Priory, as well as documentary evidence for settlement within the study area at this time and medieval agricultural evidence in the form of

ridge and furrow. Furthermore, a number of designated assets also date to this period. It is likely that the Priory precinct extended into proposed development area 5 and therefore, where it has not been destroyed by later development the potential for evidence dating to the medieval period is therefore considered to be **high**. Any remains from this period relating to the Priory are likely to be of regional to national importance.

6.5.5 Early post-medieval

At the start of this period St Neots and the surrounding settlements were well established with a reliance on agriculture. Post 1630 economic prosperity is reflected in merchants houses built in the vicinity of the market square. The potential for evidence dating to the early post-medieval period is considered to be **medium**. These remains are likely to be of local importance.

6.5.6 Late post-medieval

Evidence for activity during this period includes turnpike roads and the associated coaching inns / public houses as well as a bell foundry and brewery subsequently built on the site of the Priory. Mapping from this period indicates that proposed development area 5 was undeveloped at this time. The potential for evidence dating to the late-post medieval period is therefore considered to be **medium**. These remains are likely to be of local importance.

6.5.7 Modern

Aerial imagery from this period indicates proposed development area 5 had been developed as a car park by 1991. The potential for evidence dating to the modern period is considered to be **low**. These remains are likely to be of local importance.

7 Impact assessment

7.1 Designated assets

The proposed development areas are all located within the boundary of St Neots Conservation Area (MM127) and therefore have the potential to introduce development which detracts from the current setting. However, the proposed developments also have the opportunity to improve the legibility and interpretation of the current setting, for example the post-medieval industrial setting within the area of the former Priory brewery.

The site of St Neots Priory (MM002) is now predominantly covered by buildings of a modern date and there are no above ground remains extant. It is likely that the boundary of the priory precinct extended further than indicated by the scheduled area, into proposed development areas 2, 3 and 5 and possibly 1. Any works below ground as part of the proposed developments that exceed the depth of existing made ground will have a negative impact on archaeological remains relating to the scheduled Priory.

The CHER records that the area surrounding the Malting (Kiln) (MM001) has been drastically altered since its construction. Proposed developments 1, 2 and 3 within the setting of this asset and the listed buildings identified within this report (the Priory (MM066), the Priory Club (forming The Priory House) (MM092) and the Malthouse behind the Priory Club (MM106) have the potential to alter the setting of these assets and as a result negatively impact them.

7.2 Non-designated assets and archaeology

There are no known non-designated heritage assets within the proposed development areas. The potential for palaeoenvironmental evidence within all the proposed development areas is considered to be medium.

7.2.1 Proposed development area 1

The potential for prehistoric evidence, Roman evidence and modern evidence is considered to be low. The potential for early post-medieval evidence is considered to be medium, with evidence for early medieval, medieval and late post-medieval considered to be high. Any unknown archaeological remains within the proposed development areas, if present, would likely be truncated by construction activities.

7.2.2 Proposed development area 2

The potential for prehistoric evidence, Roman evidence and modern evidence is considered to be low. The potential for early post-medieval evidence is considered to be medium, with evidence for early medieval, medieval and late post-medieval considered to be high. Any unknown archaeological remains within the proposed development areas, if present, would likely be truncated by construction activities.

7.2.3 Proposed development area 3

The potential for prehistoric evidence, Roman evidence and modern evidence is considered to be low. The potential for early post-medieval evidence is considered to be medium, with evidence for early medieval, medieval and late post-medieval considered to be high. However, any archaeological remains which pre-existed within the footprint of the brewery and subsequent Priory Centre, within proposed development area 3 are likely to have been removed by works during its construction. Any unknown archaeological remains within the proposed development areas, if present, would likely be truncated by construction activities.

7.2.4 Proposed development area 5

The potential for prehistoric evidence, Roman evidence and modern evidence is considered to be low. The potential for early post-medieval evidence and late post-medieval evidence is considered to be medium, with evidence for early-medieval and medieval considered to be high.

Therefore, it is concluded that the proposed development will result in negative impacts to archaeology including moderate to large for early medieval, medieval, early post-medieval and late post-medieval and low for prehistoric, Roman and modern. Any unknown archaeological remains within the proposed development areas, if present, would likely be truncated by construction activities.

8 Recommendations

Archaeology

Archaeological investigation will be required prior to planning. This should be undertaken as early as possible in the design stages as it may dictate the layouts of development. Areas 1, 2 and 5 will all require archaeological evaluation. The proposed development areas may not be suitable for geophysical survey in the form of magnetometry, however, the use of ground-penetrating radar (GPR) may be appropriate. All of the proposed development areas require trial trenching. Evaluation will determine whether any post-determination archaeological mitigation (archaeological investigation/preservation) will be required and what form it will take. Any demolition within proposed development area 3 may require archaeological mitigation which would include some form of post demolition archaeological investigation. This would also provide the opportunity for a community archaeological research project to allow local people to engage with the heritage of St Neots more directly.

Built heritage

General

The character and design of new development should be related to its use. For example residential development should reflect historic residential properties within the area, whereas office or community use is proposed this should reflect the more historic industrial architecture of the Priory. Design should not seek to replicate existing historic buildings, more draw on key characteristics, for example proportions, window sizes, materials and roofs, to create a new layer of history which sits comfortably within its surroundings.

Height and massing of new development should reflect existing building heights and massing in the conservation area in this location, which tend to be between two and three storeys. The roofscape is a particularly important feature in the conservation area with pitched, gabled roofs and the visual impact of the skyline should be a key consideration. New development should not seek to dominate or create landmarks.

Materials should reflect existing historic materials of predominantly brick, with either slate or plain tiles roofs and timber joinery.

Elsewhere within the study area it is recommended that the opportunity be taken to enhance the character of the conservation area for example by the addition of a low red brick wall surrounding the extent of car parks such as the Waitrose / Priory Lane car parks as opposed to the current concrete uprights and metal railings / wooden boards which detracts from the character of the conservation area. This would reflect historic boundary treatments within with conservation area and therefore be more in keeping with the historic character. Strategically planted trees would also be advantageous in order to frame key views within the conservation area and would also provide natural screening of car parks for example Waitrose / Priory Lane and housing for example to the north of St Anselm Place.

Surfacing and street furniture should be rationalised and a coherent palette identified. This palette should be incorporated into all new developments to create a unified and navigable streetscape which reflects the historic character of the conservation area.

It is also recommended that interpretation of the historic character and development of the area be increased for example using interpretation boards, public art and events to facilitate both local and visitor engagement with the heritage of St Neots.

Proposed development area 1

Proposed development area 1 is predominantly an area of open ground, with trees to the west and within the north and east. It is recommended that the proposed residential building height within this area does not exceed the existing two/three storey buildings within the Priory Centre area so as not to be unacceptably dominant in the conservation area. It is also recommended that the same types of material are used to reflect those within the Priory Centre area i.e. red brick with plain tile pitched rooves. The style of the proposed development should also reflect historic building styles within the area, in this case for residential development the post-medieval architectural style of The Priory (MM066) and The Priory Club (MM092) should be used as design influence.

[Proposed development area 2](#)

Proposed development area 2 is currently utilised as a car park and contains modern buildings. It is recommended that the proposed residential and retail building height within this area does not exceed the existing two storey buildings within the Priory Centre area. It is also recommended that the same types of material are used to reflect those within the Priory Centre area i.e. red brick with plain tile roofing. The style of the proposed development should also reflect historic building styles within the area, in this case for residential development the post-medieval architectural style of The Priory (MM066) and The Priory Club (MM092) should be used as design influence. Retail development should also reflect existing historic retail architecture for example frontages within the High Street.

[Proposed development area 3](#)

Proposed development area 3 (Priory centre) reflects the historical industrial heritage of the Priory Brewery originally within this area. Any alterations to the existing building to facilitate the creation of office/community space should sit below the height of the existing Priory Centre building. Development should take influence from smaller sheds and outbuildings which would have form part of the original brewery site. It is also recommended that the same types of material are used to reflect those within the Priory Centre area i.e. red brick with plain tile pitched rooves. The style of the proposed development should also be in keeping with the architecture of the existing Priory Centre and influence by the historic industrial character and historic building styles within the area such as, the Malthouse behind the Priory Club (MM106). It is possible that The Priory Centre may require a separate detailed assessment (such as a Historic Building Recording) to gauge the age of the elements comprising the building.

[Proposed development area 5](#)

Proposed development area 5 is currently utilised as a car park. It is recommended that the proposed residential building height within this area does not exceed the existing two/three storey buildings within the Priory Centre and West Street area. The style of the proposed development should also reflect historic building styles within the area, in this case for residential development the architectural style of the housing within West Street. It is also recommended that the same types of material are used to reflect those within the West Street area i.e yellow / red brick, with pitched rooves of slate / plain tile.

9 Conclusions

Mott MacDonald have been commissioned by Huntingdonshire District Council to produce a historic environment desk-based assessment (DBA) for four proposed development areas within the St Neots Priory Quarter / Priory Centre area. Within proposed development area 1 a four-storey residential building with a plot size of 3,382 m² is proposed, whereas within proposed development area 2 a three-storey building with a plot size of 2,076 m² is proposed for both retail and residential use. Within proposed development area 3 a three-storey building with a plot size of 1,157m² is proposed for both office and community use, within area 5 a three-storey building with a plot size of 1,196m² has been proposed for residential use.

The proposed development areas are located within the town of St Neots to the east of the River Great Ouse, within the Ouse Valley and fall within the St. Neots conservation area (MM127). Two scheduled monuments (MM001 and MM002) and 126 listed buildings are within the 1km study area (MM003-MM126). There are no designated or non-designated heritage assets within the proposed development boundaries, however, it has been determined that the scheduled Priory (MM002) likely extended further than it's scheduling suggests.

This assessment has identified that there are known archaeological remains within the study area, indicating that there was activity within this landscape from the prehistoric period. Cartographic and aerial photographic evidence indicate that only proposed development area 1 has remained undeveloped. The potential for palaeoenvironmental evidence within the proposed development areas is considered to be medium. The potential for archaeological remains dating to the early medieval and medieval is considered to be high within all proposed development areas, with remains dating to the late post-medieval considered to be high within proposed development areas 1-3. The potential for early post-medieval remains is considered to be medium within all proposed development areas, with the potential for late-post medieval remains within proposed development area 5 also considered to be medium. The potential for Prehistoric, Roman and Modern remains within all proposed development areas is considered to be low.

Archaeological investigation will be required prior to planning. This should be undertaken as early as possible in the design stages as it may dictate the layouts of development. Areas 1, 2 and 5 will all require archaeological evaluation. The proposed development areas may not be suitable for geophysical survey in the form of magnetometry, however, the use of ground-penetrating radar (GPR) may be appropriate. All of the proposed development areas require trial trenching. Evaluation will determine whether any post-determination archaeological mitigation (archaeological investigation/preservation) will be required and what form it will take. Any demolition within proposed development area 3 may require archaeological mitigation which would include some form of post demolition archaeological investigation. This would also provide the opportunity for a community archaeological research project to allow local people to engage with the heritage of St Neots more directly.

Depending on their design the proposed developments have the potential to introduce development which detracts from the character of the conservation area and setting of designated heritage assets and as a result cause negative impacts. However, the proposed developments also have the opportunity to improve the legibility and interpretation of the current conservation area through use of materials, massing and design consistent with the character of the conservation area. There is also an opportunity to integrate new development into the conservation area through rationalising and using unified street furniture and surfacing. Additional interpretation, through public art, information boards or events also presents the opportunity to create more vibrant area consistent with the aspirations of Huntingdonshire

District Council. It is possible that The Priory Centre may require a separate detailed assessment (such as a Historic Building Recording) to gauge the age of the elements comprising the building.

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A. Cambridgeshire Historic Environment Data

A.1 Gazetteer of heritage assets within the study area

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM001	N/A	1006821	Scheduled Monument	The Malting (kiln)	N/A	A late 18th or early 19th century brick malting kiln, conical on a short cylindrical base with buttraces. The kiln itself is structurally independant of the rest of the building.	Post-medieval
MM002	00548	1006882	Scheduled Monument	St Neots Priory (site of)	N/A	Site of St Neots Benedictine Priory, no extant remains, site now being mostly covered by modern buildings.	Early medieval-medieval
MM003	N/A	1127960	Listed Building	GARDEN WALL, PIERS AND GATE OF FORMER HALL PLACE FRONTING THE EAST SIDE OF CHURCH STREET AND NOW FORMING PART OF THE CURTILAGE OF NUMBERS 19, THE VICARAGE AND 29A	II	Early C18; Hall Place was pulled down in circa 1770. Red brick garden wall with plinth and weathered coping.	Post-medieval
MM004	N/A	1127961	Listed Building	COACH HOUSE IN VICARAGE GARDEN	II	Mid C19. 2 storeys with 2 windows on return. Tiled roof. Gault brick with gabled red brick front with lift doorway at 1st floor level. Segmental arched recessed ground floor windows with diamond leaded lights. Entrance portico on east side.	Post-medieval
MM005	N/A	1127962	Listed Building	33, CHURCH STREET	II	C19 early. 2 storeys. Double fronted with 3 windows. Tiled roof.	Post-medieval
MM006	N/A	1127963	Listed Building	DULOE HILL WINDMILL	II	Early C19 tower mill now a dwelling.	Post-medieval
MM007	N/A	1127964	Listed Building	2, EATON FORD GREEN	II	Earlier C17 timber framed cottage with wind braces.	Post-medieval
MM008	N/A	1127972	Listed Building	MORTON HOUSE	II	Early C19. 2 storeys. Multi-coloured stock brick.	Post-medieval
MM009	N/A	1127973	Listed Building	9, HIGH STREET	II	C19 mid-later. 2 storeys with slightly recessed 3 storey bay over goods entrance.	Post-medieval
MM010	N/A	1127974	Listed Building	CHURCH OF ST NEOT (CONGREGATIONAL)	II	Circa 1887-9 by Edward G Paine. Gothic style.	Post-medieval
MM011	N/A	1127975	Listed Building	10-18, HIGH STREET	II	No 10 C18, modern refronting. 2 storeys. 2 windows. Tiled roof. Pebbledash finish.	Post-medieval
MM012	N/A	1127976	Listed Building	24 AND 26, HIGH STREET	II	C18 timber framed building with evidence of double refronting later C18 - earlier C19.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM013	N/A	1127977	Listed Building	42, HIGH STREET	II	C16 late, altered. 2 storeys. 3 windows. Modern tiled roof with red brick ridge stack.	Post-medieval
MM014	N/A	1127978	Listed Building	44, HIGH STREET	II	C17 altered. 2 storeys and attic. 1 window gabled front.	Post-medieval
MM015	N/A	1127979	Listed Building	THE GLOBE PUBLIC HOUSE	II	C18. 2 storeys. 2 windows with rear wing.	Post-medieval
MM016	N/A	1127980	Listed Building	2, HUNTINGDON STREET	II	C18, altered. 3 storeys. 3 window and 5 window return to Cambridge Street. Slated roof.	Post-medieval
MM017	N/A	1127981	Listed Building	PILLAR	II	Circa 1822. Cast iron fluted column on pedestal carrying 4 scrolled arms originally supporting lanterns.	Post-medieval
MM018	N/A	1127988	Listed Building	"BEDFORD STREET WORKS OF PAYNE AND COMPANY LIMITED CORN MILL OF PAYNE AND COMPANY LIMITED"	II	Circa 1890 in modified Gothic style. Mill of 1 storey-6 storeys with irregular plan and various later additions and alterations	Post-medieval
MM019	N/A	1127989	Listed Building	CHURCH HOUSE	II	Early C13, 1/2 H plan. Red brick, partly refaced; return to street roughcast 2 storeys with attics in wings.	Medieval
MM020	N/A	1127990	Listed Building	MANOR HOUSE	II	C18 or earlier, refronted mid C19 and rear extension added.	Post-medieval
MM021	N/A	1127991	Listed Building	23 AND 25, BERKLEY STREET	II	Mid C19 semi-detached villa. 2 storeys 2 windows each.	Post-medieval
MM022	N/A	1127992	Listed Building	THE FERNS	II	Later C18. 2 storeys with attic. Red brick. Tile roof.	Post-medieval
MM023	N/A	1127993	Listed Building	PARISH CHURCH OF ST MARY	II*	C12 chancel and good late C12 north arcade of nave with carved capitals. Remainder of 5 bay nave, north and south aisles and chancel late C13. C17 tower. Tile and lead roof. Walls of rubble with freestone dressings; ashlar facing to tower. Good late C17 carved pulpit. Very fine series of early C16 carved bench ends in north aisle.	Medieval-Modern
MM024	N/A	1127995	Listed Building	7-11, BROOK STREET	II	C19 mid. 2 storeys row of cottages. 1 and 2 windows each.	Post-medieval
MM025	N/A	1127996	Listed Building	WALLS, RAILINGS AND GATES OF BROOK HOUSE	II	C18 early. Red brick, buttressed walls swept up from stone capped piers onto the street. Modern cast iron railings with urn finials.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM026	N/A	1127997	Listed Building	14, BROOK STREET	II	Early C19. 2 storeys. Double fronted with 3 windows.	Post-medieval
MM027	N/A	1127998	Listed Building	CHURCH HOUSE	II	Early C19. 2 storeys. Double fronted with 6 windows.	Post-medieval
MM028	N/A	1127999	Listed Building	20, BROOK STREET	II	C18, altered. 2 storeys. Formerly double fronted with 3 windows.	Post-medieval
MM029	N/A	1128000	Listed Building	HALL PLACE	II	House. Mid C16-early C17 with C18-C20 alterations and extensions. Timber-framed in part, encased in gault brick.	Post-medieval
MM030	N/A	1128001	Listed Building	THE SHRUBBERY	II	Earlier C19, on site of C18 house. 2 storeys. 4 windows with 1 window projecting wings.	Post-medieval
MM031	N/A	1128002	Listed Building	CHURCH OF ST MARY	I	Early C13, largely rebuilt later C15 and completed circa 1486; porches added circa 1489; west tower added circa 1490-1535.	Medieval
MM032	N/A	1128731	Listed Building	1, ST MARYS STREET	II	C18 early, cottage with later rear extension and addition at north end. 2 storeys 2 windows.	Post-medieval
MM033	N/A	1128732	Listed Building	CHEQUERS INN	II	C17, altered C18 and later. T shaped plan, probably built originally as 2 cottages with the rear range as a later addition.	Post-medieval
MM034	N/A	1128733	Listed Building	31 AND 33, ST MARYS STREET	II	C18 altered. Timber-framed range with street frontage refaced in brick earlier C19. Half-timbered range at rear of No 31 with brick nogging.	Post-medieval
MM035	N/A	1128734	Listed Building	41, ST MARYS STREET	II	C19 earlier. 2 storeys. Double fronted with 2 windows. Slated roof.	Post-medieval
MM036	N/A	1128735	Listed Building	4 and 6, St. Marys Street	II	C18 refronted mid C19. T shaped plan. 2 storeys and attics.	Post-medieval
MM037	N/A	1128736	Listed Building	10 and 11, Lee Court	II	C17 with later C19, 2 window gable front to road, 2 storeys and attic.	Post-medieval
MM038	N/A	1128737	Listed Building	1-6, Lee Court	II	C18 early, refronted mid C19. 2 storeys.	Post-medieval
MM039	N/A	1128738	Listed Building	24, ST MARYS STREET	II	Late C17 farmhouse, altered. 2 storeys and gabled dormers.	Post-medieval
MM040	N/A	1128739	Listed Building	TUDOR HOUSE	II*	C16 hall and south cross wing; north cross wing rebuilt late C17 extensive C19 additions and alterations.	Post-medieval
MM041	N/A	1128740	Listed Building	36, ST MARYS STREET	II	C19 mid. Jacobean style. 2 storeys and attics 1 window.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM042	N/A	1128741	Listed Building	40-44, ST MARYS STREET	II	C18, formerly 2 houses. 2 storeys. Timber-framed and plastered.	Post-medieval
MM043	N/A	1128742	Listed Building	QUAINTWAYS	II	C17 refronted C18. 2 storeys. Red brick facade. Old tile roof.	Post-medieval
MM044	N/A	1128743	Listed Building	FORD HOUSE	II*	Mid-late C15 altered. Large hall and crosswing house with solar wing at north end. 2 storeys.	Medieval – Post-medieval
MM045	N/A	1128744	Listed Building	160 AND 162, ST NEOTS ROAD	II	Later C17 or earlier C18. Formerly 2 cottages, now one residence.	Post-medieval
MM046	N/A	1128745	Listed Building	KINGS HEAD HOTEL	II	Late C18, altered earlier C19. 2 storeys and dormers. Formerly double-fronted with 4 windows.	Post-medieval
MM047	N/A	1128746	Listed Building	11 AND 13, SOUTH STREET	II	C19 mid. 2 storeys. 2 windows each. Gault brick. Slated roofs.	Post-medieval
MM048	N/A	1129889	Listed Building	3, MARKET SQUARE	II	Earlier C19. 3 storeys. 3 window and 4 window return. Slated gable roof.	Post-medieval
MM049	N/A	1129890	Listed Building	7, MARKET SQUARE	II	C18. 3 storeys. 3 windows. Painted brick. Moulded wood cornice below parapet.	Post-medieval
MM050	N/A	1129891	Listed Building	9, MARKET SQUARE	II	Early C19. 3 storeys. 2 windows. Slated roof.	Post-medieval
MM051	N/A	1129892	Listed Building	11, MARKET SQUARE	II	C18. 3 storeys. 2 windows. Plastered frontage. Modern tiled roof.	Post-medieval
MM052	N/A	1129893	Listed Building	CROSS KEYS HOTEL	II	C17 with half H plan and wings at rear, later extended eastward to incorporate the former White Lyon Inn.	Post-medieval
MM053	N/A	1129894	Listed Building	15, MARKET SQUARE	II	C17 origin with front remodelled mid C20. 2 storeys and attics. Timber framed and plastered.	Post-medieval
MM054	N/A	1129895	Listed Building	35, 37 AND 37A, MARKET SQUARE	II	Late C18. 3 storeys. 4 windows. Modern tiled roof. Painted brick.	Post-medieval
MM055	N/A	1129896	Listed Building	39, MARKET SQUARE	II	Early C19. 3 storeys and dormer. 2 windows. Gault brick.	Post-medieval
MM056	N/A	1129897	Listed Building	BRIDGE HOTEL	II	Late C16 or early C17 nucleus with later additions, mostly mid C19.	Post-medieval
MM057	N/A	1129898	Listed Building	OLD FALCON INN	II	South end late C15; back west wing and extension to north added late C17.	Medieval-Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM058	N/A	1129899	Listed Building	18, MARKET SQUARE	II	C19 earlier. 3 storeys. 5 windows. Tiled roof. Gault brick.	Post-medieval
MM059	N/A	1129900	Listed Building	20, MARKET SQUARE	II	C19 earlier, similar to No 18. 3 storeys and cellars.	Post-medieval
MM060	N/A	1129901	Listed Building	30, MARKET SQUARE	II	Earlier-mid C19. 3 storeys. 3 windows. Gault brick.	Post-medieval
MM061	N/A	1129902	Listed Building	PAINE'S BREWERY AND RELATED BUILDINGS FORMING TWO COURTYARDS TO THE REAR	II	Circa 1831 with symmetrical facade, 3 storeys	Post-medieval
MM062	N/A	1129903	Listed Building	40 AND 42, MARKET SQUARE	II	C17 origin with front remodelled C18. 3 storeys with gabled front.	Post-medieval
MM063	N/A	1129904	Listed Building	ST MARY'S SCHOOL	II	Circa 1868 in Gothic style. 1 storey.	Post-medieval
MM064	N/A	1129905	Listed Building	NUMBER 3 NOW INCORPORATED INTO NUMBERS 1 TO 3 BARRETT'S	II	C19 mid. 3 storeys, 1 window.	Post-medieval
MM065	N/A	1129906	Listed Building	14-18, NEW STREET	II	C19 mid, row of cottages. 2 storeys.	Post-medieval
MM066	N/A	1129908	Listed Building	THE PRIORY	II	C18 mid. 2 storeys, cellars and dormers.	Post-medieval
MM067	N/A	1161850	Listed Building	3A,3B AND 5, BROOK STREET	II	C19 mid, formerly 2 houses. 3 storeys. 2 windows each. Tiled roof. Painted brick.	Post-medieval
MM068	N/A	1161861	Listed Building	HILARY HOUSE	II	Earlier C19. 2 storeys and basement. Double fronted with 3 windows.	Post-medieval
MM069	N/A	1161866	Listed Building	30, CAMBRIDGE STREET	II	C19 earlier-mid. 2 storeys. 3 windows. Tiled roofs. Gault brick.	Post-medieval
MM070	N/A	1161873	Listed Building	GARAGES AT THE SHRUBBERY	II	Earlier C19. 1 storey with gabled dormers. Irregular 5 window frontage.	Post-medieval
MM071	N/A	1161977	Listed Building	21 AND 23, HIGH STREET	II	Mid C19, formerly one building. 3 storeys and basement.	Post-medieval
MM072	N/A	1161981	Listed Building	57, HIGH STREET	II	C18 later, former town Assembly Rooms; altered. 3 storeys.	Post-medieval
MM073	N/A	1162026	Listed Building	2, HOWITTS LANE	II	C18 cottage, 1 storey and dormers. 2 windows. Norfolk reed thatch roof with central ridge stack of multi-coloured stock brick.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM074	N/A	1162036	Listed Building	12, HUNTINGDON STREET	II	C19 early. 2 storeys and attic.	Post-medieval
MM075	N/A	1162038	Listed Building	84, LUKE STREET	II	C18, formerly 2 cottages with 1 window each. 2 storeys.	Post-medieval
MM076	N/A	1162069	Listed Building	BURNSIDE	II	C17 or early C18 timber framed house refronted earlier C19. 2 storeys.	Post-medieval
MM077	N/A	1162076	Listed Building	16, MARKET SQUARE	II	Early C19. 3 storeys. 4 windows.	Post-medieval
MM078	N/A	1162080	Listed Building	26, MARKET SQUARE	II	C19 earlier-mid. 3 storeys. Double fronted with 5 windows.	Post-medieval
MM079	N/A	1162084	Listed Building	28, MARKET SQUARE	II	C19 earlier. 3 storeys. 4 windows. Tiled roof. Gault brick.	Post-medieval
MM080	N/A	1162095	Listed Building	BULL INN PUBLIC HOUSE AT REAR OF NUMBER 34	II	C18. Painted brick front and old tiled roof. 2 storeys with hipped dormers.	Post-medieval
MM081	N/A	1162130	Listed Building	44, MARKET SQUARE	II	C18 later. 2 storeys, cellars and hipped dormers. 2 windows.	Post-medieval
MM082	N/A	1162167	Listed Building	2 Montagu Square	II	C18 timber framed building, formerly 2 cottages with 1 window each. 2 storeys and 1 storey with dormers.	Post-medieval
MM083	N/A	1162188	Listed Building	5, NEW STREET	II	C19 early. 2 storeys. Double-fronted with 3 windows.	Post-medieval
MM084	N/A	1162193	Listed Building	CONSTITUTIONAL CLUB	II	C19 earlier. 2 storeys. Double fronted with 3 windows.	Post-medieval
MM085	N/A	1162239	Listed Building	7-9 and 12, Lee Court	II	Earlier C18, refronted later C19. 2 storeys. 2 windows. Tiled roof.	Post-medieval
MM086	N/A	1162265	Listed Building	26, ST MARYS STREET	II	C19 mid. 2 storeys. Double fronted with 3 windows. Slated roof.	Post-medieval
MM087	N/A	1162279	Listed Building	38, ST MARYS STREET	II	C18, formerly 2 cottages. 2 storeys. 3 windows.	Post-medieval
MM088	N/A	1162295	Listed Building	GARDEN WALL TO NORTH EAST OF NO 140	II	C18. Red brick with toothed course and coping. Modern entrance gateway.	Post-medieval
MM089	N/A	1162301	Listed Building	SMITHY AND STABLES AT REAR OF NUMBERS 15 AND 17	II	Later C18 - earlier C19. Blacksmith's shop at south end with stables and workshops at north end. 2 storeys. Irregular frontage.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM090	N/A	1309690	Listed Building	166 AND 168, ST NEOTS ROAD	II	Later C17 or earlier C18 timber-framed cottage; altered.	Post-medieval
MM091	N/A	1309710	Listed Building	20 AND 22, ST MARYS STREET	II	Early C18 semi-detached pair of cottages. 2 storeys and gabled dormers.	Post-medieval
MM092	N/A	1309731	Listed Building	"THE PRIORY CLUB(FORMING THE PRIORY HOUSE)"	II	C19 early, 2 storeys and dormers with lower rear extension. Tiled roof. Multi-coloured stock brick.	Post-medieval
MM093	N/A	1309771	Listed Building	50 AND 52, MARKET SQUARE	II	Early C19. 3 storeys. 6 windows, Gault brick.	Post-medieval
MM094	N/A	1309804	Listed Building	THE LAURELS	II	Mid C19 villa. 2 storeys and attics. Double fronted with 3 windows.	Post-medieval
MM095	N/A	1309825	Listed Building	ROYAL OAK HOTEL	II	C19 later, in Tudor style. 2 storeys and cellars. 4 gabled window bays.	Post-medieval
MM096	N/A	1309856	Listed Building	SHORTSANDS HOUSE	II	Early C19 with mid C19 1 storey and 2 storey additions at each end and modern extension on south side.	Post-medieval
MM097	N/A	1309874	Listed Building	The Eaton Oak	II	C19 earlier mid. 2 storeys. Double fronted with 3 windows. Slated roof with projecting eaves and gable stacks.	Post-medieval
MM098	N/A	1309886	Listed Building	3,5 AND 11, CAMBRIDGE STREET	II	Range of small houses of C18 or early C19, altered. Mostly 2 storeys some with attics.	Post-medieval
MM099	N/A	1309921	Listed Building	BROOK HOUSE	II*	C18 early. 2 storeys. Double fronted with 7 windows. Tiled hipped roof with wooden eaves cornice with simplified modillions.	Post-medieval
MM100	N/A	1330600	Listed Building	24, MARKET SQUARE	II	C18 early. 2 storeys, cellars and dormers. Double fronted with 5 windows.	Post-medieval
MM101	N/A	1330601	Listed Building	PAINE'S BREWERY	II	C18 earlier-mid, 3 storeys. 4 windows. Tiled roof. Red brick with stone dressings.	Post-medieval
MM102	N/A	1330602	Listed Building	46, MARKET SQUARE	II	C19 mid-later. 3 storeys. Painted brick. Tiled roof.	Post-medieval
MM103	N/A	1330603	Listed Building	MONUMENTTAGUE HOUSE	II	Late C18 refaced mid C20 reusing original red brick. Modern tile roof. 3 storeys. Stone bands between storeys.	Post-medieval
MM104	N/A	1330604	Listed Building	WRESTLER'S ARMS PUBLIC HOUSE	II	C19 mid-later. 3 storeys and cellars. Double fronted with 3 windows.	Post-medieval
MM105	N/A	1330605	Listed Building	VERNON HOUSE	II	C19 late, in Tudor style. 3 storeys. Double fronted with 3 windows.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM106	N/A	1330606	Listed Building	MALTHOUSE BEHIND THE PRIORY CLUB	II	C18 barns, formerly of L shaped plan with flash kiln in north wing; the central part of the east wing has been destroyed for the erection of a Community Centre.	Post-medieval
MM107	N/A	1330625	Listed Building	CORNER HOUSE	II	C18 earlier-mid with later C19 1 storey shop extension on north side.	Post-medieval
MM108	N/A	1330626	Listed Building	23-29, ST MARYS STREET	II	Mid C19 cottages and shops. Irregular 2 storey range of 2 and 3 windows each. Slated roofs.	Post-medieval
MM109	N/A	1330627	Listed Building	AVENUE FARM	II	C17 later or C18 earlier. L shaped plan comprising farm house (No 138A) and service wing (No 138) along road.	Post-medieval
MM110	N/A	1330628	Listed Building	156, ST NEOTS ROAD	II	C17 later, timber-framed cottage with windbraces. Linear plan with 3 ground floor rooms and internal chimney.	Post-medieval
MM111	N/A	1330630	Listed Building	NUMBER 19 INCORPORATING FORMER NOS 1 AND 2 BROOK STREET	II	C18 altered. 2 storeys. Irregular facade with splayed corner treatment. Tiled roof.	Post-medieval
MM112	N/A	1330636	Listed Building	BARCLAY'S BANK	II	Circa 1901 in Neo-Georgian style. 2 storeys and basements.	Modern
MM113	N/A	1330637	Listed Building	6, MARKET SQUARE	II	c19 early. 2 storeys. 2 windows with 3 window return and 1 window splayed corner treatment.	Post-medieval
MM114	N/A	1330638	Listed Building	22, MARKET SQUARE	II	C19 earlier. 3 storeys. 4 windows. Tiled roof. Gault brick. Wooden eaves cornice.	Post-medieval
MM115	N/A	1330994	Listed Building	5, HOWITTS LANE	II	Earlier C18 cottage with later addition at east end. 1 storey and attic. Double fronted with 2 windows.	Post-medieval
MM116	N/A	1330995	Listed Building	44 AND 44A, HUNTINGDON STREET	II	c18 front, perhaps to earlier building. 2 storeys. Timber framed and plastered.	Post-medieval
MM117	N/A	1331001	Listed Building	"BERKLEY HOUSE BERKLEY LODGE"	II	C19 earlier-mid. Irregular range of 2 storeys with 1 storey stable range.	Post-medieval
MM118	N/A	1331002	Listed Building	21, BERKLEY STREET	II	Late C18 refaced earlier-mid C19. Formerly 3 cottages with 1 storey and dormers semi-detached pair with 1 window each, and 2 storeys, 1 window addition at north end.	Post-medieval
MM119	N/A	1331003	Listed Building	SHIRDLEY HOUSE	II	Early C18 farmhouse, refronted earlier C19. T shaped plan, with later wing at rear. 2 storeys and attics.	Post-medieval
MM120	N/A	1331004	Listed Building	24 AND 26, BERKLEY STREET	II	C19 mid. Semi-detached pair of villas. 2 storeys.	Post-medieval
MM121	N/A	1331005	Listed Building	GARDEN WALL, GATE PIERS AND GATES OF THE SHRUBBERY.	II	C18 later. Red brick wall with weathered coping with dentil band below.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM122	N/A	1331023	Listed Building	THE VICARAGE	II	Circa 1849 enlarged 1855-60. Tudor style. 2 storeys and attic.	Post-medieval
MM123	N/A	1331024	Listed Building	CROSSHALL	II*	C17 timber framed house refronted earlier C18 with later alterations.	Post-medieval
MM124	N/A	1331025	Listed Building	1, EATON FORD GREEN	II	C17 later or C18 earlier. 1 storey cottage with box dormers and 2 storey addition at west end.	Post-medieval
MM125	N/A	1438089	Listed Building	St Neots War Memorial	II	St Neots war memorial comprises a two-tiered pillar decorated at the top with a stone collaredged with hollow dropped squares, from which hang carved floral garlands incorporating a poppy-head at the centre point. The dedicatory inscription is incised onto the front face and reads: THE/ GLORIOUS/ DEAD/ 1914 – 1918/ 1939 – 1945. The side faces are inscribed on a panel in lead lettering with the names of the fallen from the First World War. The names of the fallen from the Second World War in leaded lettering are inscribed on a panel on the lower tier. The memorial is set upon a three-stepped base, each step topped with paving slabs.	Modern
MM126	N/A	1438228	Listed Building	Eynesbury War Memorial	II	Eynesbury War Memorial consists of a Latin cross with pierced central square detail with rose motifs. The cross and its arms are octagonal in shape and rise from a slightly tapered octagonal shaft with a turreted collar incorporating Tudor flowers carved in relief around its base. It is set upon a square plinth with carved turreted pillars at each corner and with a flower motif carved on each face. The memorial is set upon a two-stepped octagonal base.	Modern
MM127	N/A	N/A	Conservation Area	St Neots	N/A	Designated in November 1971	N/A
MM128	MCB28858	N/A	Monument	World War II anti tank block, New Street, St Neots	N/A	A Second World War roadblock with five concrete anti-tank cubes is visible on historic aerial photographs and was mapped as part of the Bedford Borough NMP project. Located at the end of New Street, St. Neots, where it meets with Island Common and centred at TL 18337 60624, two concrete cubes about 1.3 metres square are placed either side of the road.	Modern
MM129	MCB16651	N/A	Building	Riverside warehouse, St. Neots	N/A	Five storey warehouse, with entrance from river at water level.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM130	CB14971	N/A	Building	St. Neots Baptist Chapel	N/A	A Baptist chapel was originally built on this site in 1800. It was rebuilt in 1816, enlarged to the rear and a gallery added in 1821, and further altered and a wide porch built in 1897. The walls are of gault brick, rendered at the front, and has a hipped slate roof.	Post-medieval
MM131	MCB27757	N/A	Monument	Medieval pits and 18th-19th century structural remains, Market Square, St Neots	N/A	<p>Archaeological evaluation carried out in 2019 to the rear of properties fronting onto Market Square, St Neots comprised two evaluation trenches. The work was carried out prior to the construction of residential development. The evidence from trench 1 comprised a posthole, eight pits, three probable service trenches and another possible pit. Recorded in sections of the trench were structural remains of a post medieval date including wall features, possible drains and a brick floor. The finds assemblage suggest dates ranging from the late 17th to late 19th century date. The evidence from trench 2 comprised two brick inspection pits associated with the former garage and a series of brick walls of a Victorian to 20th century date. A small number of undated pits were also encountered. Made ground containing finds of a medieval and post medieval date were recorded in trench 2 while waterlogged deposits were also noted.</p> <p>Subsequent excavation carried out also in 2019 identified four main phases of activity. The earliest phase dates to the 12th-14th century and consisted of two deposits previously identified during the evaluation phase along with a series of intercutting pits from the excavation. One large pit containing quantities of pottery, animal remains, a bone needle, flint, shell, slate and iron fragments. The pit also contained waterlogged deposits which were sample. Organic remains present suggested use as a cess pit. A number of additional pits associated with this phase were identified towards the southern extent of the site and a pit and a ditch in the service trench to the north.</p>	Medieval - Modern
MM132	<i>Duplicated entry</i>						
MM133	MCB23992	N/A	Monument	Former Bower Engineering Works, St Neots	N/A	Site of former engineering works producing iron at St Neots recorded on Ordnance Survey maps from 1885.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM134	MCB28851	N/A	Monument	Prior's Lodgings, St Neots Priory	N/A	<p>Between 1959 and 1961 the site of the priory at St Neots was subject to targeted excavation by CF Tebbutt.</p> <p>Excavations north of the kitchen revealed a building aligned east-west and measuring 40ft by 26ft internally. It appears to have been of a timber construction but the foundations were extensively robbed out and only slight traces of floors were encountered. Finds included some painted glass while an exterior surface contained 12th century St Neots ware. It was suggested by the author that this may represent the Prior's Lodgings.</p>	Medieval
MM135	MCB18501	N/A	Monument	Post medieval fish ponds, Church Street, St Neots	N/A	<p>Area excavation prior to redevelopment of the Church Street area of St Neots revealed several phases of archaeological features. Further to the large fish pond excavated by Addyman in the 1960s further possible pond features were excavated to the south of the site. The majority of artefacts retrieved from these features suggested a post medieval date; however the presence of a small number of sherds of medieval date were also found. An even later dated pond was found to cut the bedding trenches at the extreme south of the site.</p>	Post-medieval
MM136	00564	N/A	Monument	Site of stocks and whipping post, St. Neots churchyard	N/A	<p>Site of stocks and whipping post in churchyard N of Church Path, W of Church Street.</p>	Medieval - Post-medieval
MM137	MCB28844	N/A	Monument	Post medieval well and ditch, Huntingdon Street, St Neots	N/A	<p>Salvage observations made during the construction of a sewage pipeline in St Neots in 1954. Opposite the Chapel on Huntingdon Street, the edge of a pit or ditch was identified containing some animal bone while just north of it a brick cistern was broken into. It was posited that this was one of a number of wells created to provide water for fire fighting.</p>	Post Medieval
MM138	11976	N/A	Monument	Human remains and shallow linear feature, Cedar house Car Park, St Neots	N/A	<p>In advance of further development an evaluation took place at Cedar House Car Park in April 1997. Six trenches were excavated. One contained two shallow linear features, containing a single sherd of medieval pottery, whilst a small quantity of human bone was recovered from trench 3 from at least 2 individuals including 2 rib fragments, 3 vertebrae fragments and bones from a foot, thought to have been disturbed during the construction/demolition of Cedar House. Most trenches showed severe modern disturbance, caused</p>	Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						by the construction and demolition of Cedar House, and its subsequent use as a school in the mid 20th century. The results of the evaluation suggest the late Saxon Settlement did not extend as far north as the present site.	
MM139	00553	N/A	Monument	Ditch & finds, Market Square, St Neots	N/A	Salvage recording along a sewage pipeline excavated in Market Square in the 1950s identified a substantial ditch feature approximately 12ft wide and 5ft deep running parallel to St Neots Road. It contained the usual pottery of the C16 and C17 and shoes of the C15 and C16 - one with a bronze buckle in the shape of a figure eight. Finds of equal interest were sea mussel and oyster shells, proving river navigation to the coast. The ditch appears to have been infilled when the town was raised above flood level with 9inches of gravel laid over it, followed by 6inches of mud and finally 2ft of gravel.	Medieval - Post- medieval
MM140	00562	N/A	Monument	Eynesbury Bridge Ford	N/A	Old ford across the Hen Brook; wing wall found, made of red brick (C17?). Close to the Eynesbury Bridge on the S side just opposite the door of Eynesbury Post Office, the foundations of a red brick wall were found 2 feet down. This appeared to be the wing wall of a ford over the brook, and the cobbled approach to such a ford was found in previous road excavations.	Post Medieval
MM141	<i>Duplicated entry</i>						
MM142	MCB24019	N/A	Monument	Former School, St Mary's Street, St Neots	N/A	Site of former School recorded on Ordnance Survey maps from 1885. Now demolished.	Post- medieval
MM143	11511	N/A	Monument	Medieval features and post-medieval tannery, St. Mary's Street, St. Neots	N/A	A programme of archaeological investigation revealed some medieval features, together with evidence for an early post medieval tannery on the site.	Medieval - Post- medieval
MM144	MCB17570	N/A	Monument	Undated ditches, Priory Road, St Neots	N/A	An evaluation on the site of the former youth centre revealed three archaeological features. Two heavily truncated ditches, dating to no earlier than the medieval period, were recorded within one trench, while a large undated ditch ran east to west across the evaluation site. No evidence for Anglo-Saxon activity or the medieval priory was recorded. Basic details and photographs were taken of the pillbox (a rare type 22 and the only known remaining in St Neots) in the northeast corner of the investigation area (see CB15200).	Medieval - Post- medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM145	00395	N/A	Monument	Iron Age or Saxon hut, St. Neots	N/A	Pagan Saxon sunken hut recorded by CF Tebbutt in 1963 during building. No report was published. (1969) Now thought to be IA.	Prehistoric
MM146	MCB17279	N/A	Monument	Site of the Battle of St Neots (1648)	N/A	The Battle of St Neots was fought on 10 July 1648 when a force of retreating Royalists were attacked and defeated by Parliamentary forces.	Post-medieval
MM147	00670	N/A	Find spot	Bronze torc find, Eaton Ford	N/A	Part of a bronze torc made of square sectioned wire with a simple terminal was found on the surface of the field. The torc, from Eaton Ford, is of twisted single-strand bronze with square section, plain square terminal, incomplete. Now in the Longsands Museum, St Neots.	Prehistoric
MM148	00554	N/A	Monument	Medieval well, St. Neots	N/A	Medieval well found opposite E end of Cross Keys Hotel; well was 25 feet deep; top 4 feet made of brick, remainder of Medieval stonework.	Medieval
MM149	MCB28849	N/A	Monument	Cloister and Garth, St Neots Priory	N/A	Between 1959 and 1961 the site of the priory at St Neots was subject to targeted excavation by CF Tebbutt. Evidence for the cloister and the garth was identified to the west of the Eastern Range and north of the church. The walkway measured approximately 10ft 6 inches wide. The inner wall of the cloister was consisted of existing walls from the surrounding buildings while the outer wall appeared to be a minor one measuring 1ft 4 inches wide with a foundation wall 2ft 6 inches wide and may have formed a sub wall for a timber superstructure. Approximately 30ft of the north cloister sub wall was excavated without revealing any offsets to support a stone vaulted roof. Clay pantiles were recovered along with a number of tubular bronze rivetted lace tags.	Medieval
MM150	MCB18506	N/A	Monument	Medieval features, 42 Market Square, St Neots	N/A	A single evaluation trench was excavated to the rear of 42 Market Square providing evidence for medieval activity. The earliest activity appears to predate the 12th or 13th century, and comprises two pits, a cobble layer and a possible relict land surface, although no evidence for waste disposal during this period. During the 12th to 13th century there may have been small scale industrial processing taking part at the site, and a pit of this date with staining around the edge may represent a tanning pit or fish tank. The next phase of activity relates to a wall foundation on a SW-NE alignment, possibly	Medieval - Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						relating to an earlier building at the site, and bounding an area to the N.	
MM151	MCB23995	N/A	Building	Former corn Mill, St Neots	N/A	Former mill, recorded as John Bull Mill at St Neots recorded on Ordnance Survey maps from 1927	Post-medieval
MM152	MCB28841	N/A	Monument	Priory Church, 7-11 Market Square, St Neots	N/A	Excavation and investigations by CF Tebbutt showed site of priory. Two trenches, approximately 43ft apart were cut to provide foundations for a new shopping arcade to the rear of 7-11 Market Square. Evidence of the priory was encountered.	Medieval - Post-medieval
MM153	CB14644	N/A	Monument	Post-Medieval riverside structures, 30 Market Square, St. Neots	N/A	Evaluation revealed the remains of post-medieval riverside structures.	Post Medieval
MM154	MCB18499	N/A	Monument	Saxo-Norman to post medieval remains, Church Street, St Neots	N/A	Excavation identified features and finds ranging in date from the late Neolithic/early Bronze Age to the early modern period. The results help to characterise the late Anglo-Saxon settlement at St Neots and identified further portions of the seventeenth to eighteenth century mansion, Hall Place. In addition, small scale Romano-British activity and evidence demonstrating the shift in focus from the area to the core of St Neots, to the west, during the medieval period was recorded.	Early Medieval to Medieval
MM155	MCB31118	N/A	Monument	Possible site of former workhouse, Church Street, St Neots	N/A	A parish workhouse is said to have been on Church Street at the north end of the brick wall for Hall Place. Documentary evidence suggests it was a former stable block of the Hall that included a hospital, almshouse and workhouse in the 19th century. Demolished 1843 when the workhouse inmates were relocated to Eaton Socon. Ruins survived until 1963.	Post-medieval
MM156	00567c	N/A	Find spot	Palaeolithic find, St Neots	N/A	A palaeolithic disc scraper discovered in a gravel heap.	Prehistoric
MM157	00552	N/A	Monument	Medieval roadway, Market Square, St. Neots	N/A	Cobbled Medieval roadway. Old St Neots Road, High St; found on cutting a trench parallel to W side of Market Square. Embedded in its cobbled surface was a late C16 shoe sole and a C17 horseshoe.	Medieval - Post-medieval
MM158	MCB19233	N/A	Monument	Medieval and 19th century features	N/A	Large medieval ditches and pits were recorded, and may represent quarrying activity on site. Medieval settlement activity comprising pits and post holes were also noted. The remains of 19th century outbuildings and garden walls were identified across the site. 1 sherd of Saxo-Norman pottery, 78 sherds of medieval, 29 sherds of post medieval and 56 sherds of early modern pottery were recovered.	Medieval - Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM159	00548b	N/A	Find spot	Saxon sceatta and pottery finds, St Neots Priory	N/A	Finds of Anglo-Saxon pottery and a sceatta of C7 - C8 in a ditch under monastic foundations.	Early Medieval
MM160	MCB24016	N/A	Monument	Former Kiln, Huntingdon Street, St Neots	N/A	Site of former kiln recorded to the rear of property fronting onto Huntingdon Street on Ordnance Survey maps from 1885. There is no reference to the nature of the kiln.	Post-medieval
MM161	00570	N/A	Monument	Cinerary urns, St. Neots	N/A	Site of the cemetery given by CF Tebbutt. Several cinerary urns found a few years ago (1820) in St Neots. They were hand made of unbaked clay. The mouths of the urns were covered by tiles. Skeletons were dug up in the vicinity. They were found in field belonging to GJ Gorham esq, on the E side of Huntingdon Street.	Unknown
MM162	12191	N/A	Park and garden	Crosshall Lodge, St Neots	N/A	Crosshall Lodge - gardens? No air photograph	Post-medieval
MM163	00545	N/A	Monument	St Neots Bridge	N/A	<p>William de Ferrers, Earl of Derby, thrown out of his chariot and over the parapet of St Neots bridge, died directly afterwards;</p> <p>Bridge in a very ruinous state, toll for two years granted. Inquisition held before the Bishop of Lincoln and other commissioners to enquire touching the state of the bridge. It was apparently almost entirely of timber. An estimate given for rebuilding it, still largely of timber. It was however, probably at this period that the present stone bridge was built.</p> <p>A stone bridge of three arches, spanning the River Ouse partly in the parish of St Neots, Hunts. and partly in the parish of Eaton Socon, Beds. The central arch is the largest and that on the St Neots side is the smallest and probably of a later date than the others. The roadway was widened some years ago by throwing out cantilevers just below the road level; and further</p> <p>alterations to the approach on the Beds. side were made last year. The bridge crosses the Ouse at the W end of town, from the W end of Market Square and connects the town with the adjoining county of Bedfordshire. The bridge, over the river itself, is in three spans with semi-circular arches, but is continued westward in a series of eight smaller semi-circular arches and a causeway, over the low-lying ground on the Bedfordshire side. It was built of Ketton and Barnack ashlar, stone rubble, brick and modern material. According to</p>	Medieval - Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						<p>Leland, the bridge was of timber in 1538, but this may only refer to the main span and not to the piers. The lower stones of the second arch from the E and the whole of the third arch, are possibly of C14, but the upper part of the former was rebuilt probably in the latter part of the C16. An inquisition of 1588, relating mainly to the causeway, may indicate the approximate date of this rebuilding. The easternmost arch and the first four arches on the Beds. bank were built probably in C17. The four arches still further W were built in 1647 and the causeway is old but so much refaced as to make it impossible to assign it to a definite date. The bridge has been repaired at various times and modern work includes a considerable rebuilding of the large pier on the Beds bank between the third and fourth arches from the E, the widening of the whole structure on the N side by corbelling out a parapet - wall on the cantilevers above the arches, and the widening of the S side of the arches over the river itself in a similar manner. The piers between the arches have pointed cutwaters on both sides except those to the three western-most arches, which, on the N side, have flat pedestal buttresses with moulded caps and bases; on the middle one of these buttresses is a panel carved with the date 1647 and the letters ANNO in the spandrels. On the N side of the easternmost pier is a stone inscribed Edward Ashcroft. The first pier on the Bedfordshire side of the river is very massive and the pier between the work of 1647 and the arch on the E side is some 30 feet in height and without cutwaters. The first arch from the E is narrow and was probably rebuilt in the C17. It has plain voussoirs and a flat soffit. The second, or central arch over the river is of two chamfered ribs with coursed rubble filling between them; a break in the masonry about one third up the height of the arch indicates the junction of the later with the original work, and the soffit of the upper part is divided into panels by cross ribs. The upper orders of the second and third arches have been cut into by the modern cantilevers causing the widening above and the E haunch of the third arch has been partly rebuilt. The next four spans have plain semi-circular arches of ashlar; about one and a half feet above the arches the walling for about one and a half feet is of C17 brickwork, above which it is modern brick. On the S side above the arch volts is a moulded string which however has been, in places,</p>	

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						<p>destroyed by modern work; between the buttresses practically the whole of this side of these arches has been covered with modern stucco. Condition: Good</p> <p>It is quite certain that an important road from East Anglia to the Midlands crossed the river at this spot, and that the St Neots monks built a bridge and causeway of which the earliest existing mention is in 1180. This was undoubtedly a wooden bridge probably resting on stone piers.</p> <p>The necessary recurring repairs to wooden bridges are recorded for the years 1293, 1388 and 1588. In 1542 there was an enquiry as to who should pay for repairs now that the priory had been dissolved and the inhabitants of the town disclaimed responsibility.</p>	
<i>MM164</i>	<i>Duplicated entry</i>						
MM165	MCB28856	N/A	Monument	WWII Nissen type huts, St Neots	N/A	<p>A group of five Second World War military Nissen-type buildings are visible on historic aerial photographs and were mapped as part of the Bedford Borough NMP project. Located in the corner of a field flanking the River Great Ouse and adjacent the Brewery (formerly the site of a priory) and centred at TL 18118 60435, the Nissen type military buildings are each about 4.7 X 2.5 metres, set out in 2 rows of 2 separated from each other by about 3 metres, long sides parallel with the adjacent field boundary, with the fifth building being some 11 metres to the southwest. The buildings appear to have no windows; with doorways all sited on the river-facing (WSW) ends of the buildings. The buildings are not present on aerial photographs taken in 1941 but have been constructed by 1945. The rather precise and orderly placement, small size, lack of windows and isolated position in a field suggest that these were military buildings used for some kind of storage rather than accommodation for military personnel. There are several wartime roadblocks and a pillbox in fairly close proximity, so perhaps these buildings were associated with the local Home Guard. The buildings are still present on aerial photographs taken in 1950 but have been demolished by 1968. Aerial photographs taken in 2013 show that the site is now a car park in St Anselm Place and no evidence of the buildings can be seen.</p>	Modern

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM166	<i>Duplicated entry</i>						
MM167	00539	N/A	Find spot	Roman coin, St. Neots	N/A	Roman coin found at St Neots by CF Tebbutt, presented to Norris Museum, St Ives, 1st brass Trajan (364 - 378)	Roman
MM168	MCB18500	N/A	Monument	Saxon burial and medieval features, Church Street, St Neots	N/A	<p>Area excavation prior to redevelopment of the Church Street area of St Neots revealed several phases of archaeological features. The burial lay just north of the Addyman excavations and south of the quarrying observed by Tebbitt suggesting that it belonged to the same group identified by Tebbitt. The disturbed semi-articulated skeleton of a young adult female with the head was at the western end was excavated. Approx 40% of the skeleton remained which despite the fragmentary condition of the remains had a high level of preservation. Five fragments of late Saxon St Neots ware were recovered from the grave fill. In very close proximity to the inhumation, several pits and a gully, thought to be of medieval date were excavated. Two of the pits cut into the burial feature. There is no obvious function for these pits but their proximity to the burial must be of significance given the sparse distribution of medieval dated features across the site as a whole.</p> <p>The excavation identified features and finds ranging in date from the late Neolithic/early Bronze Age to the early modern period. The results help to characterise the late Anglo-Saxon settlement at St Neots and identified further portions of the seventeenth to eighteenth century mansion, Hall Place. In addition, small scale Romano-British activity and evidence demonstrating the shift in focus from the area to the core of St Neots, to the west, during the medieval period was recorded.</p>	Early Medieval – Medieval
MM169	<i>Duplicated entry</i>						
MM170	00548a	N/A	Monument	St Neots Priory graveyard	N/A	Numerous finds of burials have been made under properties on the north side of the Market Square, presumably past of the priory graveyard.	Early Medieval – Medieval
MM171	MCB28842	N/A	Monument	Medieval inhumations, 23-35 High Street, St Neots	N/A	Many skeletons found during construction of Boots (No 23), Woolworths and 35 High Street. Trench containing stone	Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						chips thought to be foundation trench of S wall of St Neots priory. Fragment of C15 stained glass. Burials very common along N side of Market Square & many are well outside line of priory wall.	
MM172	MCB24017	N/A	Monument	Former Wesleyan School, Wesleyan School Road, St Neots	N/A	Site of former Wesleyan School recorded on Ordnance Survey maps from 1885. Now demolished.	Post-medieval
MM173	MCB17661	N/A	Monument	Anglo-Saxon inhumation and building, Hall Place, St Neots	N/A	body of an Anglo-Saxon inhumation, the lower half of which was cut away by the hollow of an Anglo-Saxon sunken-featured building. The hollow subsequently became a rubbish pit.	Early-medieval
MM174	MCB16650	N/A	Monument	Paine's chimney, St. Neots	N/A	Tall redbrick chimney, with 'Paines' in white bricks. Built for malt extract factory, left in place as advertisement after factory burnt down in 1950s. Now carries telecommunication antennas.	Post-medieval
MM175	MCB28859	N/A	Monument	Saxon to medieval ditch, St Neots	N/A	Following the discovery of the substantial boundary ditch at the corner of Cambridge Street and Church Street, a second investigation was carried out some 140ft south of the corner in order to investigate the potential line of the ditch. This cut produced a section of the ditch with a wattle-lined causeway supported by stones and split stakes. The ditch appeared to be 8ft wide and 7ft deep with the final 3ft below the water table. A few sherds of St Neots ware was recovered from the base layer with developed St Neots ware from the layer above. As at the Cambridge Street corner, 13th century buildings sealed the ditch.	Early Medieval - Medieval
M176	<i>Duplicated entry</i>						
MM177	MCB17406	N/A	Monument	Medieval ditch, New Street, St. Neots	N/A	An evaluation trench identified a large medieval ditch, possibly part of the precinct of St Neots Priory.	Medieval
MM178	<i>Duplicated entry</i>						
MM179	MCB28845	N/A	Monument	16th century building, medieval well and inhumations, 33 Market Square, St Neots	N/A	During the demolition of 33 Market Square the remains of a 16th century building was demolished. Under this a stone lined well and several shallow pits containing 15th century jars were recorded. Several pits overlay or disturbed graves containing	Medieval - Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						skeletons of all ages and sexes. Pottery was St Neots ware.	
MM180	00547	N/A	Monument	Bridge (site of) and associated finds, St. Neots	N/A	C16 - C17 leather shoes, wood and nails, probably the remains of the original bridge over the River Ouse.	Medieval - Post-medieval
MM181	MCB25825	N/A	Monument	The Laurels, St Neots	N/A	The Laurels recorded on Ordnance Survey First Edition maps from 1885.	Post-medieval
MM182	MCB24008	N/A	Building	Barley Mow public house, Eaton Ford	N/A	Barley Mow public house, still in use, recorded on Ordnance Survey maps from 1885. Now a private dwelling.	Post-medieval
MM183	00551	N/A	Monument	Late Saxon inhumations, Barclays Bank and Cross Keys, St Neots	N/A	Skeletons found under Cross Keys Hotel , Barclays, Woolworths, Boots, and 35, High St. Burials found on both sides of Priory wall line, and represented both sexes. No grave goods or other objects, burials situated E - W; no coffins. Possible that Priory wall was initially farther S; then later withdrawn due to growth of trading area.	Early Medieval - Medieval
MM184	MCB18496	N/A	Monument	Roman settlement features, Church Street, St Neots	N/A	<p>Area excavation prior to redevelopment of the Church Street area of St Neots revealed several phases of archaeological features. Several large ditches and gullies dating to the Romano-British period were recorded in the central area of the site containing large amounts of pottery, predominantly shell-tempered ware and sandy grey ware.</p> <p>Study of the pottery and animal remains from these features suggest that there was a modest level of domestic activity on the site during the Roman period, accompanied by small scale butchery. These results further support the statement following Addyman's excavations that there was Romano-British settlement in the area of Church Street. A single distal left femur of an infant was also retrieved during the excavations and the level of preservation suggested that the femur had either been disturbed or redeposited.</p> <p>The excavation identified features and finds ranging in date from the late Neolithic/early Bronze Age to the early modern period. The results help to characterise the late Anglo-Saxon settlement at St Neots and identified further portions of the seventeenth to eighteenth century mansion, Hall Place. In addition, small scale Romano-British activity and evidence demonstrating the shift in focus from the area to the core of St Neots, to the west, during the medieval period was recorded.</p>	Roman

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM185	MCB27749	N/A	Monument	Former burial ground, St Neots	N/A	Site of former burial ground recorded on Ordnance Survey maps from 1885. Associated with the Baptist Chapel on the opposite side of the road. Disused by the 1920s Third Edition map	Post-medieval
MM186	13050	N/A	Monument	Medieval and Post-Medieval remains, 11-13 New Street	N/A	An evaluation revealed a small area of relatively undisturbed medieval deposits below post-medieval and modern overburden.	Medieval - Post-medieval
MM187	00568	N/A	Find spot	Palaeolithic finds, Hall Place, St. Neots	N/A	A possible palaeolithic handaxe, flint flakes and faunal remains discovered in a gravel pit.	Prehistoric
MM188	CB15258	N/A	Monument	Roman and late Saxon features, Church Lane, St. Neots	N/A	An evaluation revealed features containing Late Saxon and Roman pottery, likely to represent a continuation of the Saxon site to the north.	Early Medieval - Post-medieval
MM189	MCB24014	N/A	Building	Inn, New Street, St Neots	N/A	Former public house recorded on Ordnance Survey maps from 1885. still in use.	Medieval - Post-medieval
MM190	MCB24020	N/A	Monument	Site of former Gas works, Bedford Street, St Neots	N/A	Site of former Gas works recorded on Ordnance Survey maps from 1885. Now demolished.	Post-medieval
MM191	MCB28860	N/A	Monument	Saxon to medieval ditch, St Neots	N/A	Following the discovery of the substantial boundary ditch at the corner of Cambridge Street and Church Street, a second investigation was carried out some 390ft south of the corner at the entrance to Hall Place in order to investigate the potential line of the ditch. This cut produced a section of the ditch some 8ft wide and 7ft deep with the final 3ft below the water table. A few sherds of St Neots ware was recovered from the base layer with developed St Neots ware from the layer above.	Early Medieval - Medieval
MM192	MCB17662	N/A	Monument	Anglo-Saxon buildings, Hall Place, St Neots	N/A	Between 1929 and 1932 a number of Anglo-Saxon sunken-featured buildings were revealed during gravel quarrying at Hall Place. On excavation a range of domestic, agricultural and industrial evidence was discovered.	Early Medieval
MM193	MCB16502	N/A	Monument	Medieval and post medieval remains, land rear of 46 Market Square, St Neots	N/A	A desk-based assessment and trial trench evaluation were carried out in advance of a proposed housing development. Historic documents suggest that the market square was laid out after 1100 on a site adjoining the priory precinct. Surviving 15th century buildings to the east suggest that tenements had begun to occupy the square by the later medieval period. The southern side of Market Square itself	Medieval - Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						has been raised artificially by approximately 1.25 m from its medieval level and similar attempts to mitigate flooding from the river may characterise the properties to the south. The evaluation revealed activity of medieval (12th to 14th century), late medieval (14th to 15th century) and post medieval date (17th to 18th century date). Medieval remains comprise a surface and pits, followed by levelling layers to raise the height of the poorly drained site. Late medieval remains comprise a ditch, postholes and two cobbled areas, including a possible malting oven, with a large ditch and pit above. Finally a 17th or 18th century brick lined well was recorded. From at least 1772, 46 Market Square was the Queen's Head Inn, and the malting oven may have been associated with a possible late medieval precursor of the inn.	
MM194	00560	N/A	Find spot	Roman pottery, Wool Pack PH, St. Neots	N/A	RB pottery found in excavations for foundations of Wool Pack PH.	Roman
MM195	MCB23998	N/A	Monument	Chemical manure works, St Neots	N/A	Chemical manure works at St Neots recorded on Ordnance Survey maps from 1927.	Modern
MM196	MCB28854	N/A	Monument	Former congregational chapel, St Neots	N/A	Site of Congregational chapel built in 1714, converted to a Sunday school in 1888 when a replacement chapel was built immediately to the south, and destroyed by fire in 1968.	Post-medieval - Modern
MM197	08953	N/A	Monument	Medieval ditches and former road surface, Market Square, St. Neots	N/A	Salvage recording carried out during the installation of a sewage pipeline in 1954. in the section from South Street to the Market Square two ditches were recorded aligned at right angles to a third ditch that ran parallel to the old metalled road surface. The ditches contained cattle and sheep bone, leather shoe fragments from the late 15th-16th centuries and a small amount of pottery from the 15th-17th centuries.	Medieval - Post-medieval
MM198	MCB23996	N/A	Monument	Phoenix Iron Works, St Neots	N/A	Former mill, recorded as John Bull Mill at St Neots recorded on Ordnance Survey maps from 1927.	Modern
MM199	MCB24009	N/A	Building	Former public house, Market Square, St Neots	N/A	Former public house recorded on Ordnance Survey maps from 1885.	Post-medieval
MM200	MCB31119	N/A	Find spot	Cattle remains, Town Bridge, St Neots	N/A	During bridge repairs in 1962 postholes were dug in the river upstream of the current bridge. Many cattle skulls all split down the centre were recovered along with 16th-17th century pottery. Possibly associated with slaughter houses on the west side of the Square.	Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM201	00561	N/A	Building	C15 House, St. Neots	N/A	C15 house in High Street, 150 yards E of South Street, late C15, wing built c 1700, much altered, modern front.	Medieval – post-medieval
MM202	MCB18498	N/A	Monument	Early to Middle Saxon ditch, Church Street, St Neots	N/A	The excavation identified features and finds ranging in date from the late Neolithic/early Bronze Age to the early modern period. The results help to characterise the late Anglo-Saxon settlement at St Neots and identified further portions of the seventeenth to eighteenth century mansion, Hall Place. In addition, small scale Romano-British activity and evidence demonstrating the shift in focus from the area to the core of St Neots, to the west, during the medieval period was recorded.	Early Medieval
MM203	MCB28840	N/A	Monument	World War II anti tank block, Cambridge Street, St Neots	N/A	A Second World War anti-tank cube and roadblock is visible on historic aerial photographs and was mapped as part of the Bedford Borough NMP project. Located at the town end of St Neots Bridge, adjacent Bridge House and centred at TL 18109 60222, the structure is a rectangular block of concrete about 3 x 2 metres in length and width, with an approximate height of 2 metres.	Modern
MM204	00567	N/A	Monument	Late Saxon settlement, Hall Place, St. Neots	N/A	Excavation in 1961 revealed a Late Saxon timber building of some complexity and parts of perhaps five or six more, as well as a number of ditches, postholes and pits.	Roman – Early Medieval
MM205	MCB16648	N/A	Building	St Neots Museum	N/A	Museum founded in 1995, housed in the old Magistrates' Court - the cells have been retained.	Unknown
MM206	MCB25820	N/A	Building	Willow Bank, St Neots	N/A	Willow Bank House, recorded on Ordnance Survey First Edition maps from 1885.	Post-medieval
MM207	11511	N/A	Monument	Medieval features and post-medieval tannery, St. Mary's Street, St. Neots	N/A	A programme of archaeological investigation revealed some medieval features, together with evidence for an early post medieval tannery on the site.	Medieval - Post-medieval
MM208	MCB18584	N/A	Monument	Medieval occupation, High Street, St Neots	N/A	An archaeological evaluation was undertaken on the land to the rear of 22 A High Street, St Neots. Despite modern truncation to many parts of the site, intercutting pits, postholes and a gully all of medieval date were recorded towards the centre and southern end of the site. Well preserved medieval features including a pit were located	Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						towards the north of the site. A relatively small amount of pottery was recovered from the medieval features, all of which was dateable to the medieval or post medieval period. A small quantity of post medieval ceramic building material was also retrieved.	
MM209	MCB24015	N/A	Monument	Former Kiln, St Mary s Street, St Neots	N/A	Site of former kiln recorded to the rear of property fronting onto St Mary's Street on Ordnance Survey maps from 1885. There is no reference to the nature of the kiln.	Post-medieval
MM210	00558	N/A	Monument	Site of pound, St. Neots	N/A	Site only, no remains.	Medieval - Post-medieval
MM211	MCB28852	N/A	Monument	Possible Infirmary, St Neots Priory	N/A	The possible infirmary building was encountered in 1959 while digging a soakaway from the factory with evidence comprising a cobblestone floor and the foundation of an aisled building. The inside floor of this structure contained a number of Saxon pottery sherds.	Medieval
MM212	MCB23993	N/A	Monument	Site of former kiln, St Neots	N/A	Site of former kiln at St Neots recorded on Ordnance Survey maps from 1885.	Post-medieval
MM213	00566	N/A	Monument	Medieval ditches, St. Neots	N/A	Medieval ditches; trial trenches revealed the corner of a large and deep ditch, bordering Huntingdon Street and East Street, which had been filled in the C12 or C13 and wooden buildings with stone sub-walls built over it; also over part of it were two small iron-smelting furnaces of the same date.	Medieval
MM214	<i>Duplicated entry</i>						
MM215	MCB17655	N/A	Monument	Hall Place (site of), Church Street, St Neots	N/A	Excavation revealed the foundations and yard of a late 17th-early 18th house.	Post-medieval
MM216	MCB25198	N/A	Monument	Undated ditch and wells, High Street, St Neots	N/A	Two probable post medieval wells and an undated ditch recorded by museum staff at High Street St Neots on 2001. The wells comprised one machine made brick and a second of oolitic limestone of a likely earlier date than the brick well. A ditch or trench was also noted aligned diagonally across the site, however, no dating evidence was identified.	Post-medieval
MM217	MCB30674	N/A	Monument	Medieval and post medieval features, Huntingdon Street, St Neots	N/A	Archaeological evaluation undertaken in advance of redevelopment of the site for residential purposes identified evidence of medieval to post medieval activity. Boundary	Medieval - Post-medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						ditches dating to the medieval period suggested agricultural activity during that period while post medieval activity was characterised by 19th century domestic activity. A single boundary ditch dating to the medieval period was identified. The ditch was aligned north-south and was identified in trenches 2 and 7. Post medieval features included a pit and a post hole in trench 7, a well in trench 2 and an east-west aligned ditch in trench 5. Finds recovered from these features primarily dated to the 18th-19th century. A number of undated features were also identified including two pits, a ditch and a post hole.	
MM218	<i>Duplicated entry</i>						
MM219	MCB17426	N/A	Monument	Post-medieval features, Huntingdon Street, St Neots	N/A	Prior to 1959 the site had been occupied by Wistaria House. Cartographic evidence has indicated that there were structures on the western part of the site from 1757, whilst the east part of the site appears to have been garden. An evaluation revealed a series of later post medieval features, consisting of a substantial waste pit and other pits of 18th - 20th century date, possibly the result of quarrying for construction materials relating to the building of Wistaria House.	Post-medieval - Modern
MM220	00569	N/A	Find spot	Unspecified object, St. Neots	N/A	Me object. Original card missing.	Unknown
MM221	11935	N/A	Monument	Roman features, Tan Yard, St Neots	N/A	A ditch and pit/butt end of a ditch containing Roman artefacts were discovered during an evaluation in 1997.	Roman
MM222	MCB19927	N/A	Monument	Medieval features at the Old Fire Station, Huntingdon Street, St Neots	N/A	An archaeological evaluation followed by a subsequent phase of geotechnical investigations. 20 trial trenches were excavated and have been divided into four areas. In the first area located within the footprint of the former Old Fire Station a well, postholes, ditches and two pits were uncovered. These features have been dated to the medieval period. In Area B, 2 trenches showed evidence of medieval ridge and furrow and substantial 14-15th century sand/gravel quarries. The remaining trenches in the area consisted of modern tarmac and hardcore sealing a thick layer of dark silty material with 19-20th century material in. Area C was similar to this 19-20th century layer and did not contain any archaeological features. Area D uncovered 2 modern post holes and 2 19-20th century gravel quarry pits. The majority	Medieval - Modern

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						<p>of pottery recovered from all features on this site date to the 13-15th centuries, mainly found across the first two areas, as well as the 19-20th centuries which were mainly found across areas C and D.</p> <p>The geophysical survey identified areas of heavy quarrying across most of the site except the western area of the site. Following on from the evaluation an open area excavation was carried out over Areas A and B of the evaluation. A roadside ditch was identified as 11th century, and during the 12th century the area appears to have been divided into a series of long narrow rectangular plots fronting onto Huntingdon Street. Finds recovered indicate the area was occupied until the 16th century. There is evidence of some timber framed buildings associated with the rectangular plots, with yard areas and wells. The buildings have been identified through post holes, beam slots and drip gullies. Several of the buildings had an internal oven. Occupation began again in the 18th century.</p>	
MM223	11509	N/A	Monument	Medieval burial ground, St Neots Priory	N/A	Part of the Medieval priory burial ground was revealed during an archaeological assessment. A large pit, containing burnt building materials, was also found, possibly suggesting the presence of Saxon structures in the vicinity.	Early Medieval - Medieval
MM224	00548c	N/A	Monument	St Neots Priory gatehouse (Site of)	N/A	Site of priory gatehouse, near to present day Bridge Hotel. Pulled down 1814.	Medieval
MM225	CB14643	N/A	Monument	Medieval and Post-Medieval structural remains, 15/17 South St., St. Neots	N/A	Evaluation revealed remains of Medieval and post-Medieval structures fronting South Street.	Medieval - Post-medieval
MM226	MCB28853	N/A	Monument	13th century ditch, Russell Court, St Neots	N/A	Substantial ditch or stream containing 13th century pottery reported during construction of the Russell Court Flats on Russell Street in 1959.	Medieval
MM227	MCB23994	N/A	Building	John Bull Mill, St Neots	N/A	Former mill, recorded as John Bull Mill at St Neots recorded on Ordnance Survey maps from 1927.	Post-medieval
MM228	<i>Duplicated entry</i>						
MM229	00550	N/A	Find spot	Iron Age and Saxon pottery, St. Neots Junior School	N/A	Iron Age 'A' and late AS pottery found at junior school playing field, presented by CF Tebbutt to Norris Museum, St Ives; deer horn and bones were also found	Prehistoric – Early Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM230	<i>Duplicated entry</i>						
MM231	MCB28848	N/A	Monument	Eastern Range, St Neots Priory	N/A	<p>In 1958 the south and east foundation walls and four central octagonal pillar bases of a building measuring 30ft by 50ft was recorded. It was suggested this was the undercroft of the dorter forming the east side of the cloister. The pillar bases appear to be 13th century. Finds included medieval pottery, glass and a 15th century lead groat depicting the head of the 'boy bishop'</p> <p>In 1958 evidence of a medieval stone building was recorded during the construction of a factory north of Back Lane (now Priory Lane). The area of the car park was later subject to more extensive excavation between 1959 and 1961 revealing further evidence of what appears to be the eastern range of the priory. The Dormitory - stone built structure of five 14ft bays with a central line of pillars. The floor was clay or mortar and not apparently tiled. Finds included Barnack stone, stone and clay roof tiles, cobblestones, some glazed floor tiles, lead window came, painted glass and painted plaster. Pottery was of a 15th-16th century date and a 16th century French token or jetton was also recorded. Foundations for the Day Stairs encountered on the western side of the Dormitory. The southern most bay of the Dormitory appears to have had a different function with a dividing wall inserted at some stage and the floor dug out to a depth of 4ft 6in. This tank was then filled to a depth of 12 inches with snad and weak mortar followed by a clay floor, some mud or silt accumulation and finally sealed by another clay floor. The function of this tank feature remains uncertain. South of the dormitory a series of robber trenches and wall foundations indicated the presence of a series of further rooms forming part of the eastern range including was was interpreted by the auther as part of the Chapter House.</p>	Medieval
MM232	MCB25824	N/A	Monument	Crosshall Lodge, St Neots	N/A	Lodge with boathouse to the east, recorded on Ordnance Survey First Edition maps from 1885. Now demolished.	Post-medieval
MM233	00567b	N/A	Monument	Medieval fishpond, Hall Place, Church Street, St Neots	N/A	Excavation revealed a filled-in medieval fishpond which contained a number of waterlogged organic items including several leather shoes.	Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM234	00556	N/A	Monument	Market Square (site of old parish church), St. Neots	N/A	'Original parish church was flanking the Market Square. Removed C13.'	Medieval
MM235	11871	N/A	Monument	Post-Medieval tanning activity, 43-45 Church Street, St. Neots	N/A	A desktop cartographic evaluation was followed by trial trenching of 4% of the development area by BUFAU on behalf of McCarthy and Stone (Developments) Limited. The results of the trenching suggest that alluviation had made the area uninhabitable in the Saxon and Medieval periods. Evidence for Post Medieval tanning activity, which probably originated in the Medieval period along the Hen Brook frontage, included well sealed deposits including animal bones and in particular cattle horn cores at St. Mary's Street, dating to the late C17 and early C18. An undated drainage or property boundary ditch was also discovered. Pottery included a C14-C15 sherd from trench no. 5 and sherds of C16 pot from trench nos. 1, 4 and 5.	Medieval - Post-medieval
MM236	MCB24006	N/A	Monument	Former Rose and Crown public house, Eaton Ford	N/A	Former Rose and Crown public house, now demolished, recorded on Ordnance Survey maps from 1885.	Post-medieval
MM237	12194	N/A	Park and garden	Vicarage, St Neots (Park)	N/A	Grounds near vicarage and hall. Mostly built over, some trees and lawns remain.	Post-medieval
MM238	00567a	N/A	Find spot	Human remains and flint implements, St. Neots	N/A	Human remains and flint implements discovered in 1923.	Unknown
MM239	MCB27748	N/A	Monument	Former blacksmiths workshop, St Neots	N/A	Site of former blacksmiths workshop recorded on Ordnance Survey maps from 1885. Since demolished.	Post-medieval
MM240	MCB19928	N/A	Monument	Medieval occupation at the Old Fire Station, St Neots	N/A	Following on from the evaluation (ECB3611) an open area excavation was carried out over Areas A and B of the evaluation. A roadside ditch was identified as 11th century, and during the 12th century the area appears to have been divided into a series of long narrow rectangular plots fronting onto Huntingdon Street. Finds recovered indicate the area was occupied until the 16th century. There is evidence of some timber framed buildings associated with the rectangular plots, with yard areas and wells. The buildings have been identified through post holes, beam slots and drip gullies. Several of the buildings had an internal oven. Occupation began again in the 18th century. An archaeological evaluation followed by a subsequent phase of geotechnical investigations. 20 trial trenches were excavated and have been divided into four areas. In the first area located within the footprint of the former Old Fire Station	Medieval - Modern

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						a well, postholes, ditches and two pits were uncovered. These features have been dated to the medieval period. In Area B, 2 trenches showed evidence of medieval ridge and furrow and substantial 14-15th century sand/gravel quarries. The remaining trenches in the area consisted of modern tarmac and hardcore sealing a thick layer of dark silty material with 19-20th century material in. Area C was similar to this 19-20th century layer and did not contain any archaeological features. Area D uncovered 2 modern post holes and 19-20th century gravel quarry pits. The geophysical survey identified areas of heavy quarrying across most of the site except the western area of the site. Excavations following on from evaluation, towards the eastern side of Huntingdon Street, St Neots, revealed a sequence of fluctuating occupation spanning the 11th–early 20th centuries. A roadside ditch along Huntingdon Street was established around the 11th century and by the 12th century the area was divided into a series of long narrow rectangular plots fronting onto Huntingdon Street. These represent a suburban expansion of the town of St. Neots, the development of which thrived throughout the 13th–mid 14th centuries, before going into a period of prolonged decline with identifiable activity ending in the late 16th–early 17th century. Occupation began again in the mid-17th century and has continued until the present. Some early 20th century garden features produced substantial groups of material associated with the inhabitants of Cressner House. Overall, the excavations present a useful insight into the fluctuating fortunes of St. Neots and interesting information on a specific early 20th century household.	
MM241	CB15260	N/A	Monument	Undated ditches, Crosshall Road, Eaton Ford	N/A	Evaluation trenching revealed features of probable post-medieval or later date.	Post-medieval - Modern
MM242	00546	N/A	Monument	Priory watermill, St. Neots	N/A	Built on the riverside, near the gatehouse, immediately N of the old horse-watering place, now a public access to the river adjoining the 'Bridge Hotel'.	Medieval
MM243	<i>Duplicated entry</i>						
MM244	MCB18497	N/A	Monument	Late Neolithic/early Bronze Age pit, Church Street, St Neots	N/A	Area excavation prior to redevelopment of the Church Street area of St Neots revealed several phases of archaeological	Prehistoric - Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						<p>features. A single pit dating to the late Neolithic / early Bronze age was recorded towards the centre of the study area. The pit was not fully excavated as it extended beyond the site boundary. A near complete grog and sand tempered collared urn was found, which appeared to have been placed upright and complete in the bottom of the pit. No sign of cremated material were found and no other artefacts were retrieved from the feature. Several residual flakes of struck flint were recovered from later features which might suggest that there was a greater extent of prehistoric activity across the site, much disturbed by later activity.</p> <p>The excavation identified features and finds ranging in date from the late Neolithic/early Bronze Age to the early modern period. The results help to characterise the late Anglo-Saxon settlement at St Neots and identified further portions of the seventeenth to eighteenth century mansion, Hall Place. In addition, small scale Romano-British activity and evidence demonstrating the shift in focus from the area to the core of St Neots, to the west, during the medieval period was recorded.</p>	
MM245	CB15396	N/A	Monument	Structural remains and burials, St Neots Priory	N/A	<p>A watching brief was carried out in 1989. Human remains recovered consisted of three complete males, one female; in addition there were fragmentary remains of three males, one female and a child. One piece of St Neots shell-tempered ware was found in association with one of the burials. A surface consisting of grey brown silt with small pebbles up to 4cm across, probably a floor make-up level was seen, also a possible wall trench. A floor, consisting of small red tiles approximately 10cm by 10cm and 1.5cm thick with traces of a brown monochrome glaze was found. It was not possible to determine the siting of Priory buildings as a result of this watching brief as had been hoped. The floors and wall trench should all belong to the Priory, but must represent a new building.</p>	Early Medieval - Medieval
MM246	00393	N/A	Find spot	Saxon finds, Willow Bank House, St. Neots	N/A	<p>Probable site of find of pagan Saxon rings. 5 Saxon pot-rings, one bun shaped; presumably loom weights. The owner of the property on which the site falls, at the time of report, Mr. H Pope, knows nothing of the finds. Mr. Tebbutt was not contacted. The indicated site falls in a private garden.</p>	Early Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM247	MCB28855	N/A	Monument	Medieval to post medieval drainage ditches, St Neots	N/A	A medieval and/or post medieval drainage ditch system is visible on historic aerial photographs as earthworks and was mapped as part of the Bedford Borough NMP project. Located on flood meadows adjacent St Neots Bridge on the west bank of the River Great Ouse and centred at TL 17979 60393, the interconnected rectilinear ditches extends about 152.5 metres NNW-SSE and 128 metres WSW-ENE. Visible as earthworks in aerial photographs taken between 1945 and 1968, the drainage system has since been plough-levelled with the creation of The Riverside Park.	Medieval - Post-medieval
MM248	MCB28850	N/A	Monument	Western Range, refectory and kitchens, St Neots Priory	N/A	Between 1959 and 1961 the site of the priory at St Neots was subject to targeted excavation by CF Tebbutt. Evidence for the Western Range was found by trenching within the garden at Priory House. In this area a roadway some 15ft wide and comprised of compacted cobblestones was recorded along with support bases associated with the outer walls of the Western Range. Here, the range appeared to be of a similar dimension to the Eastern Range. However, the wall foundations were of a poor construction and it was suggested they formed the base for a timber framed and thatched range of buildings rather than stone built. Further north, the northwestern part of the refectory and adjoining kitchen was recorded. The refectory occupied the entire north side of the cloister, serving to join the east and west ranges and measured 80ft by 26ft. A substantial structure, where the stone was not robbed, the walls measured some 5ft thick. A brick internal partition was inserted at a later stage in the 15th century at the western end forming a smaller room or passage 9ft 6inches wide. A thickening of the wall at the northeast end of the refectory formed the foundation for the pulpit. The kitchen showed evidence of remodelling during its period of use with the 12th century kitchen built extending north from the northwest end of the refectory with an internal measurement of 21ft by 68ft. In the 14th century the building appears to have been reconstructed with the central columns removed and single span roof inserted. At the southern end, a series of seven floors were identified with finds ranging from the 12th century to the 16th century. A great hearth and two smaller ovens were identified. East of the kitchen a series of additional features were identified including traces of a cellar 3ft 6inches below the then ground level containing	Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						Late Saxon to Saxo-Norman pottery along with a sump or soakaway as well as further clay floors possibly associated with more ephemeral timber framed buildings.	
MM249	<i>Duplicated entry</i>						
MM250	00565	N/A	Monument	Saxon/Medieval ditch, medieval tenements and iron working site, St. Neots	N/A	Demolition of houses forming the SE corner of the cross roads at St Neots allowed excavation by Tebbutt and Rudd in 1964. Traces of a deep defensive ditch were found running parallel with Cambridge Street, sweeping round the corner to follow Church Street, it probably enclosed the pre-conquest village site. The ditch appears to have been infilled during the late 12th-13th century. The next phase of activity saw the layout of the present street alignment of Cambridge and Church Street with several buildings constructed within plots. The earliest building comprised cobblestone foundations 2ft wide and bedded on clay with a timber framed superstructure. The Cambridge Street frontage measured 37ft while the Church Street wall could only be identified for 11ft. Finds included stone slates, Cistercian ware and a bronze thimble. This building phase lasted until the 17th century when it was replaced with a row of wooden framed cottages which itself lasted until the 20th century when they were replaced with brick built structures. Lumps of iron slag were recorded from the 13th century onwards along with two small trench furnaces on the Church Street frontage. The furnaces were round bowl shaped containing wood ash, slag and quantities of blue clay. Associated postholes around the furnaces indicate a covering structure.	Early Medieval - Modern
MM251	MCB24125	N/A	Monument	Former Eatonford Farm, St Neots	N/A	19th century farmhouse recorded on Ordnance Survey First Edition maps. Now demolished.	Post-medieval
MM252	MCB23237	N/A	Monument	Late Saxon to Post Medieval features at Land off Windmill Row, St Neots	N/A	An archaeological evaluation was carried out in October 2016 identified a series of finds and features dating from the 10th century through to the late post-medieval period. The earliest possibly dated feature on the site was a ditch located in Trench 1 which contained 10th to 12th century pottery, animal bone and a residual sherd of Middle Saxon pottery. A pit and ditch containing 11th to 13th century pottery were identified in Trench 3. The remaining features were either undated or dated to the late-post medieval period. The undated features consisted of pits. The features of a post	Early – medieval - Modern

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						medieval date included pits, brick walls, a well and a brick floor. The finds assemblage from the site consisted of Middle Saxon to post medieval pottery sherds, possible 15th century bricks and peg tile, post medieval brick, peg tile, tobacco pipe and oyster shell. Subsequent archaeological monitoring on groundworks carried out in 2020 revealed features associated with the 19th century phase of activity including brick floors, twelve brick walls and a cobbled surface.	
MM253	MCB23997	N/A	Monument	Malthouse, St Neots	N/A	Former malthouse at St Neots recorded on Ordnance Survey maps from 1927.	Modern
MM254	MCB24010	N/A	Building	Former public house, Market Square, St Neots	N/A	Former public house recorded on Ordnance Survey maps from 1885.	Post-medieval
MM255	MCB28843	N/A	Monument	Former Methodist Chapel, Huntingdon Street, St Neots	N/A	Former methodist chapel recorded on Ordnance Survey First Edition maps from 1885. Now appears to have been replaced by Assembly Rooms.	Post-medieval
MM256	CB15200	N/A	Building	Pillbox, St. Neots Common	N/A	A World War II pillbox stands in the northeast corner of the area investigated. It is a Type 22, hexagonal structure constructed largely in brick with a concrete roof and lintels. It is the only example of a type 22 pillbox known to be built in St Neots and the only known pillbox still remaining in the area.	Modern
MM257	MCB31120	N/A	Monument	Former wharf, later Public Rooms, St Neots	N/A	Commercial wharf site at this location in the post medieval period. Series of buildings built and altered on the premises including a shop demolished in 1819, 1820 stonemasons yard and wharf was present. Public Rooms built 1845 and consisted of a large hall with two smaller rooms at the west end. The wharf remained. Used variously as a corn exchange, a county court, for public meetings and in the 20th century as a roller rink and cinema. Building demolished 1963 and site inspected by Tebbutt who noted that the cellar floor contained well worn cobbles and limestone blocks possibly from the Priory.	Post-medieval
MM258	MCB24018	N/A	Monument	Former School, High Street, St Neots	N/A	Site of former School recorded on Ordnance Survey maps from 1885. Now demolished.	Post-medieval
MM259	MCB17803	N/A	Monument	Undated features, land between West Street and Tan Yard, St Neots	N/A	An evaluation recorded two shallow scoops, possibly representing the bases of pits, in the western part of the site, and an undated post hole and shallow gully in the eastern area. No archaeological evidence was recovered relating to the 10th century Benedictine Priory which stood c.100m to	Unknown

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
						the S of the site, and no other features or unstratified finds were noted.	
MM260	MCB25821	N/A	Monument	19th century Cemetery, St Neots	N/A	Cemetery recorded on Ordnance Survey First Edition maps from 1885.	Post-medieval
MM261	MCB29426	N/A	Monument	River Great Ouse Navigation	N/A	The Great Ouse rises near Brackley in Northamptonshire, but has never been navigable above Bedford. In the Middle Ages it ran via Upware and Wisbech, but changed course before the end of the 13th century to come out at King's Lynn. During the 14th century navigation was not possible above St Ives. Improvements for navigation above St Ives came in 1617 when a Letters Patent was granted by the Crown to John Gason. By 1635 navigation had reached Great Barford, some 7.5 miles short of Bedford. However, the Civil War resulted in the decline of these improvements. An Act was passed in 1665 to make the Ouse navigable to Bedford, but nothing was done until 1674 when a lease of the site was secured by Henry Ashley. By 1687 he had restored the navigation to Great Barford with Bedford being reached in 1689. Between 1817-21 the Ouse outfall was modified with a 2.5 mile cut-off channel constructed from Eau Bank to King's Lynn harbour, designed to increase scour and reduce siltation. In 1892 the navigation was bought by Leonard Taylor Simpson who increased traffic from King's Lynn to Bedford. Simpson's attempts to charge realistic tolls was opposed by the county councils and by Bedford and Godmanchester Corporations, who combined to force closure of the navigation in 1904. By 1909 there had been no navigation above St Ives, but the river was opened as far as Godmanchester in 1935 and Eaton Socon in 1939. In 1951 the Great Ouse Restoration Society was formed to reopen to Bedford and after the repair of several locks the navigation reached Bedford in 1978.	Post-medieval
MM262	MCB30152	N/A	Monument	Probable Roman Road, Cambridge to Bolnhurst (modern A428)	N/A	Probable minor road running west from the known Roman town at Cambridge [see Associated Monument Records]. Followed by parish boundaries for most of the course to St Neots. Section identified in gravel workings near Bushmead Priory [at c.TL 122609]. Course further west uncertain. [See OS Linear Archive for bibliography to 1967, air photo coverage 1940s, field investigation 1974.	Roman

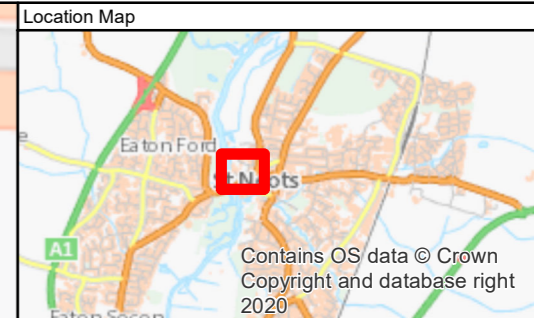
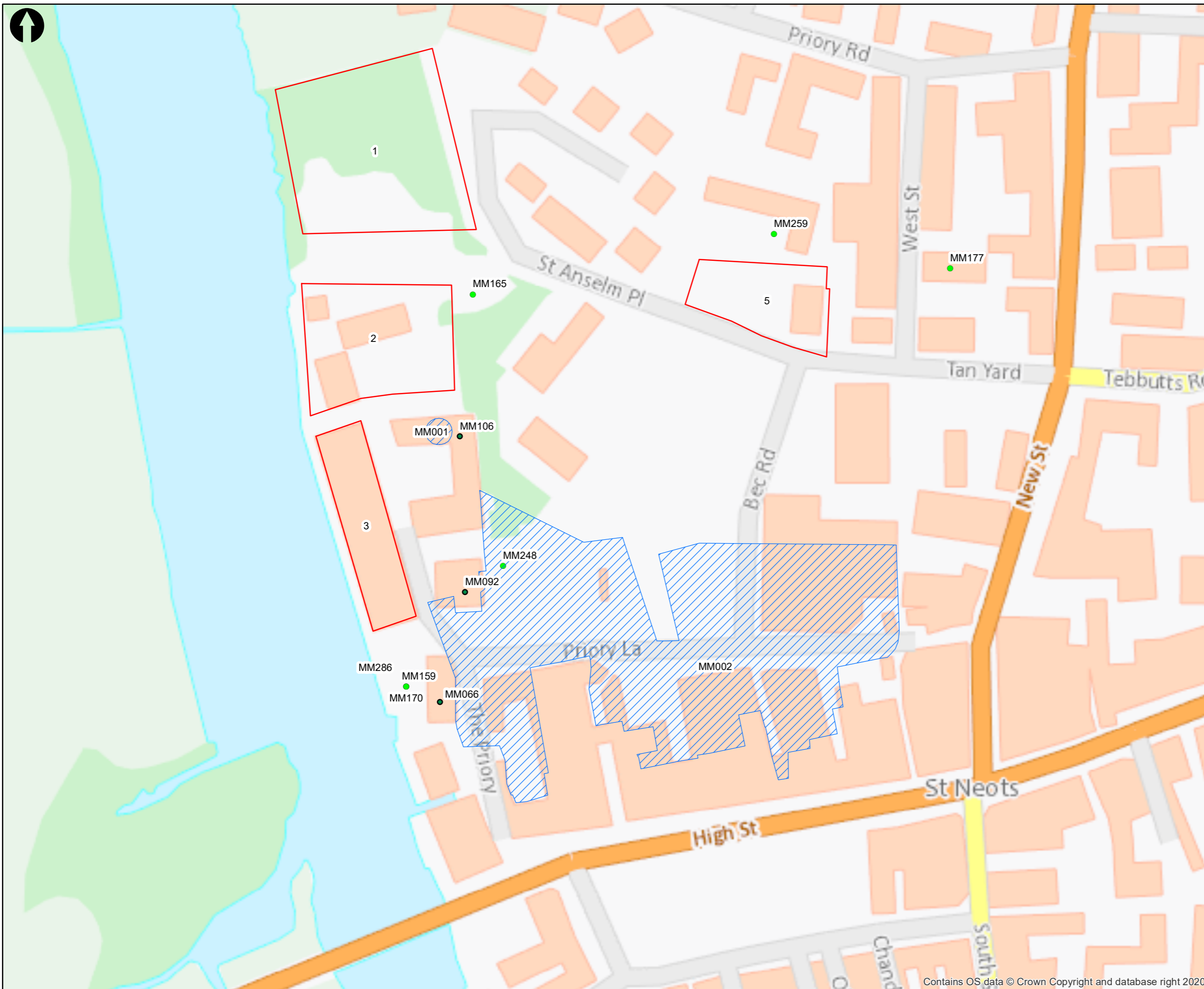
MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM263	MCB16714	N/A	Landscape	Former ridge and furrow, St Neots	N/A	This record illustrates the known extent of former ridge and furrow in the parish. It is defined by previously identified areas of ridge and furrow from historic aerial imagery that has since been destroyed or is not visible since c.2000.	Medieval
MM264	MCB31381	N/A	Monument	Biggleswade to Alconbury Hill Trust	N/A	Biggleswade to Alconbury Hill Turnpike Trust enacted by Act of Parliament in 1724 and dissolved 1867.	Post-medieval
MM265	MCB31312	N/A	Monument	St Neots to Cambridge Turnpike Trust	N/A	St Neots to Cambridge Turnpike Trust enacted by Parliament in 1772. Dissolved 1876. Additional section added leading south to Bourn in 1834.	Post-medieval
MM266	MCB29275	N/A	Monument	Former prisoner of war camp, Huntingdon Road, St Neots	N/A	A Second World War prisoner of war camp is visible on historic aerial photographs and was mapped as part of the Bedford Borough NMP project. Located in a field on the west side of Huntingdon Street, St Neots, adjacent the road known as The Crescent and centred at TL 18599 60804, this was one of two POW camps in the St Neots area, the other location as yet unidentified but known as Beeson House and thought to be in nearby Little Paxton. Located within a small field (within which are medieval ridge and furrow cultivation earthworks), the Huntingdon Street POW camp comprises 20 variously sized rectangular military buildings, being a mix of pitched roof and Nissen type huts, along with 3 toilet/ablutions blocks and other features. An oblique aerial photograph taken in 1947 describes the camp as being a fertiliser making works at that time, indicating it has closed as a POW camp and been repurposed. All of the buildings visible in 1945 are still extant, along with the abluion blocks. Aerial photographs taken in 1950 show that the former camp has been demolished and residential housing is being constructed across the site. No evidence of the camp can be seen in aerial photographs taken in 2013	Modern
MM267	MCB16714	N/A	Landscape	Former ridge and furrow, St Neots	N/A	This record illustrates the known extent of former ridge and furrow in the parish. It is defined by previously identified areas of ridge and furrow from historic aerial imagery that has since been destroyed or is not visible since c.2000.	Medieval
MM268	MCB16714	N/A	Landscape	Former ridge and furrow, St Neots	N/A	This record illustrates the known extent of former ridge and furrow in the parish. It is defined by previously identified areas of ridge and furrow from historic aerial imagery that has since been destroyed or is not visible since c.2000.	Medieval

MM number	HER reference	NHLE Reference	Record type	Name	Grade	Description	Period
MM269	MCB31487	N/A	Monument	Godmanchester to St Neots Turnpike Trust	N/A	Turnpike road enacted by Parliament in 1724. Dissolved in 1867.	Post-medieval
MM270	MCB19696	N/A	Monument	Former Brookside Steam Mills, Brook Street, St. Neots	N/A	The site of this mill on Brook Street went through various identities. Originally a corn mill in the 1820s, under the Squire family, it was sold by George Squire and remained unused until 1859. John Powers took over and it was called Brookside Steam Mills. He left soon after 1862 whereby it became George Bower's Vulcan Iron Works, known as Meter Works on OS maps. Between 1900-1907 it was used by a company aking Maltcon dried vegetable cubes. During WW1 it was requisitioned to station troops. After the war Paine and Co Ltd turned the site into a Malt Extract Factory, which suffered a devastating fire in 1947 and again in 1955 at which point it was abandoned.	Post-medieval - Modern
MM271	00548	1006882	Monument	St Neots Priory (Site of)	Scheduled Monument	Site of St Neots Benedictine Priory, no extant remains, site now being mostly covered by modern buildings.	
MM272	MCB16714	N/A	Landscape	Former ridge and furrow, St Neots	N/A	This record illustrates the known extent of former ridge and furrow in the parish. It is defined by previously identified areas of ridge and furrow from historic aerial imagery that has since been destroyed or is not visible since c.2000.	Medieval
MM273	MCB16714	N/A	Landscape	Former ridge and furrow, St Neots	N/A	This record illustrates the known extent of former ridge and furrow in the parish. It is defined by previously identified areas of ridge and furrow from historic aerial imagery that has since been destroyed or is not visible since c.2000.	Medieval
MM274	11587	N/A	Landscape	Earthwork remains of ridge and furrow, St Neots	N/A	This record illustrates the known extent of ridge and furrow visible as earthworks visible on LiDAR data or aerial imagery. It is defined by identified areas of ridge and furrow visible on LiDAR data from the Environment Agency dated to 2017.	Medieval
MM275	00555	N/A	Monument	Brick sewer, South Street, St. Neots	N/A	Sewers running N - S along South Street, from corner of Brook Street to Market Square - High Street entrance; from the brickwork - narrow, red-yellow - date probably C17.	Post-medieval
MM286	N/A	N/A	N/A	Possible Priory boundary structure	N/A	Possible boundary marker indicating corner of Priory precinct identified during site visit. Approximate NGR: TL 18093 60302	Unknown

A.2 Archaeological investigations within the study area

MM number	Name	HER number	Type	Date
MM276	Salvage recording at corner of Cambridge Street and Church Street, St Neots in 1964	ECB6291	Intervention	01/01/1964 - 31/12/1964
MM277	Casual observations during construction of factory, Priory Lane, St Neots in 1958	ECB6289	Intervention	01/01/1958 - 31/12/1958
MM278	Excavations at St Neots in 1927-46	ECB6548	Intervention	01/01/1927 - 31/12/1946
MM279	Site visit to St. Mary's Church, St. Neots	ECB1863	Intervention	Unknown
MM280	Excavation at St. Neots Priory, 1958-63	ECB6546	Intervention	01/01/1958 - 31/12/1963
MM281	Site visit, 42 Market Square, St. Neots, 2004	ECB2205	Interpretation	11/06/2004 - 11/06/2004
MM282	Casual observation at Westgate Store, High Street, St Neots in 2001	ECB5463	Interpretation	08/07/2001 - 08/07/2001
MM283	Excavation at Huntingdon Street, East Street	ECB6547	Intervention	01/01/1964 - 31/12/1964
MM284	Rescue excavation at St. Neots Priory, 1985-6	ECB48	Intervention	01/01/1985 - 31/12/1986
MM285	Evaluation for the St Neots flood alleviation scheme, 2009	ECB3169	Intervention	24/02/2009 - 27/02/2009

B. Figures



Key to Symbols

- Proposed development area boundaries
- Scheduled Monuments
- Listed buildings
- HER point
- Asset identified during site visit

Notes

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A	28/02/22	IN	Heritage gazetteer	JT	MH
Rev	Date	Drawn	Description	Ch'k'd	App'd

M M
MOTT MACDONALD

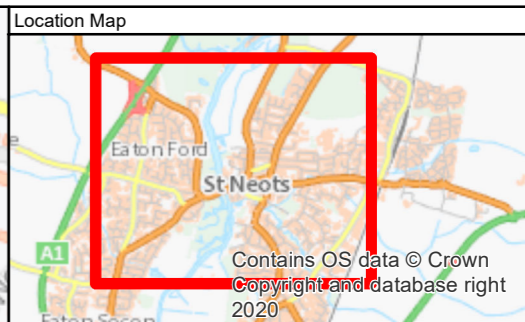
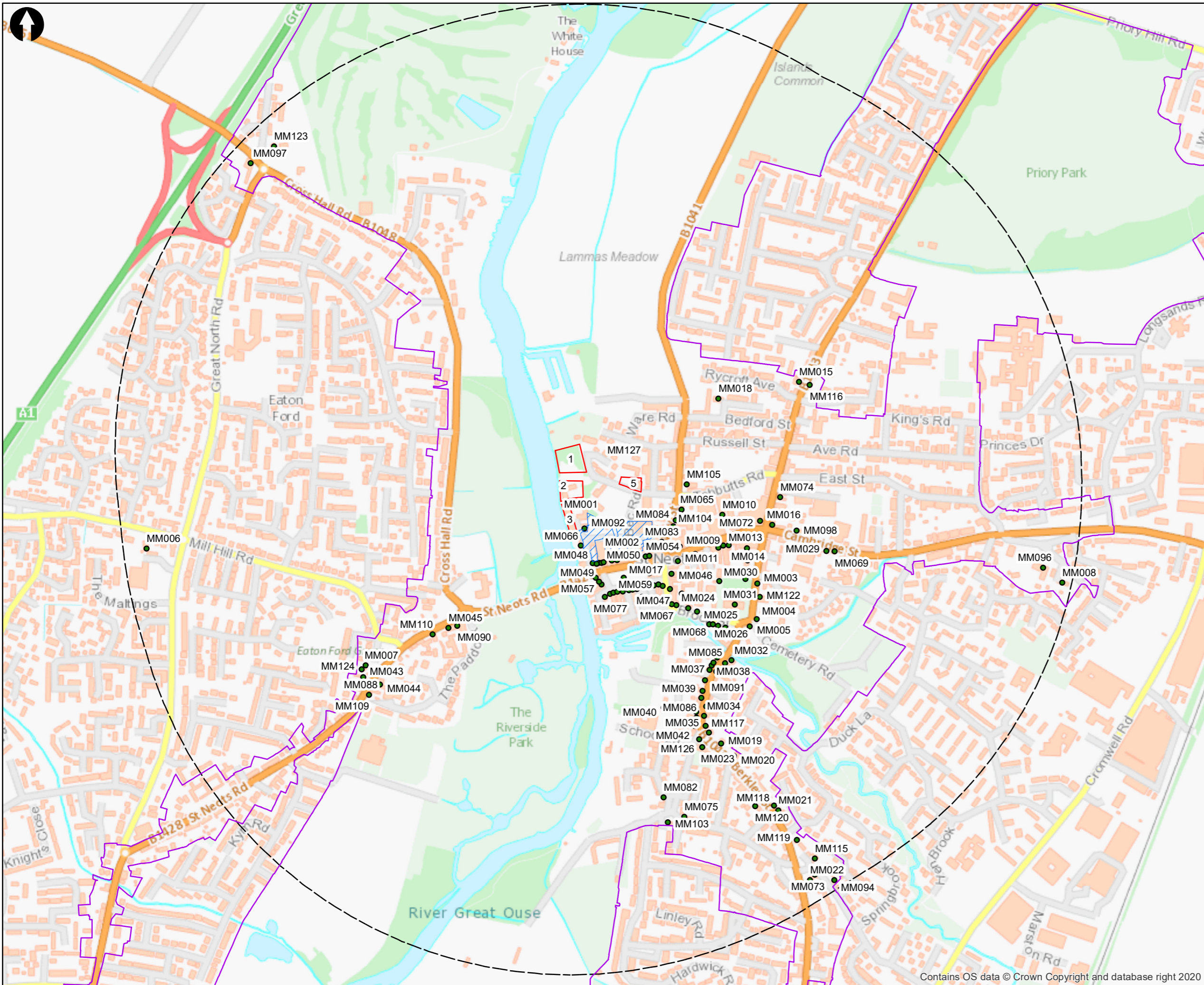
Mott MacDonald House
 8-10 Sydenham Road
 Croydon, CR0 2EE
 United Kingdom
 T +44 (0)20 8774 2000
 F +44 (0)20 8681 5706
 W mottmac.com

Client
 Huntingdonshire District Council

Title
 St Neots Priory Quarter and Priory Centre
 Key heritage assets

Designed	I Newman	Eng Check	N/A
Drawn	I Newman	Coordination	J Timothy
GIS Check	J Timothy	Approved	M Hopper
Scale at A3	Status	Rev	Security
1:1,276	PRE	P1	STD





Key to Symbols

- Study area
- Proposed development area boundaries
- Scheduled Monuments
- Listed buildings
- Conservation area

Notes

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 NHLE, managed by Historic England 2022

Rev	Date	Drawn	Description	Ch'k'd	App'd
A	28/02/22	IN	Heritage gazetteer	JT	MH

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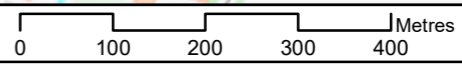
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 8-10 Sydenham Road
 Croydon, CR0 2EE
 United Kingdom
 T +44 (0)20 8774 2000
 F +44 (0)20 8681 5706
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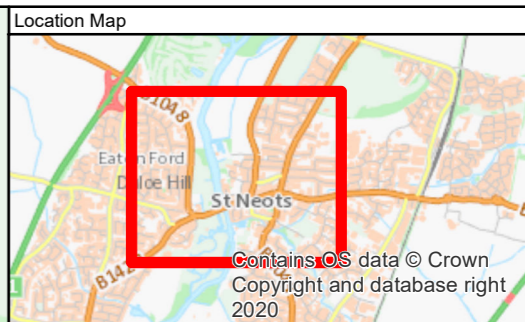
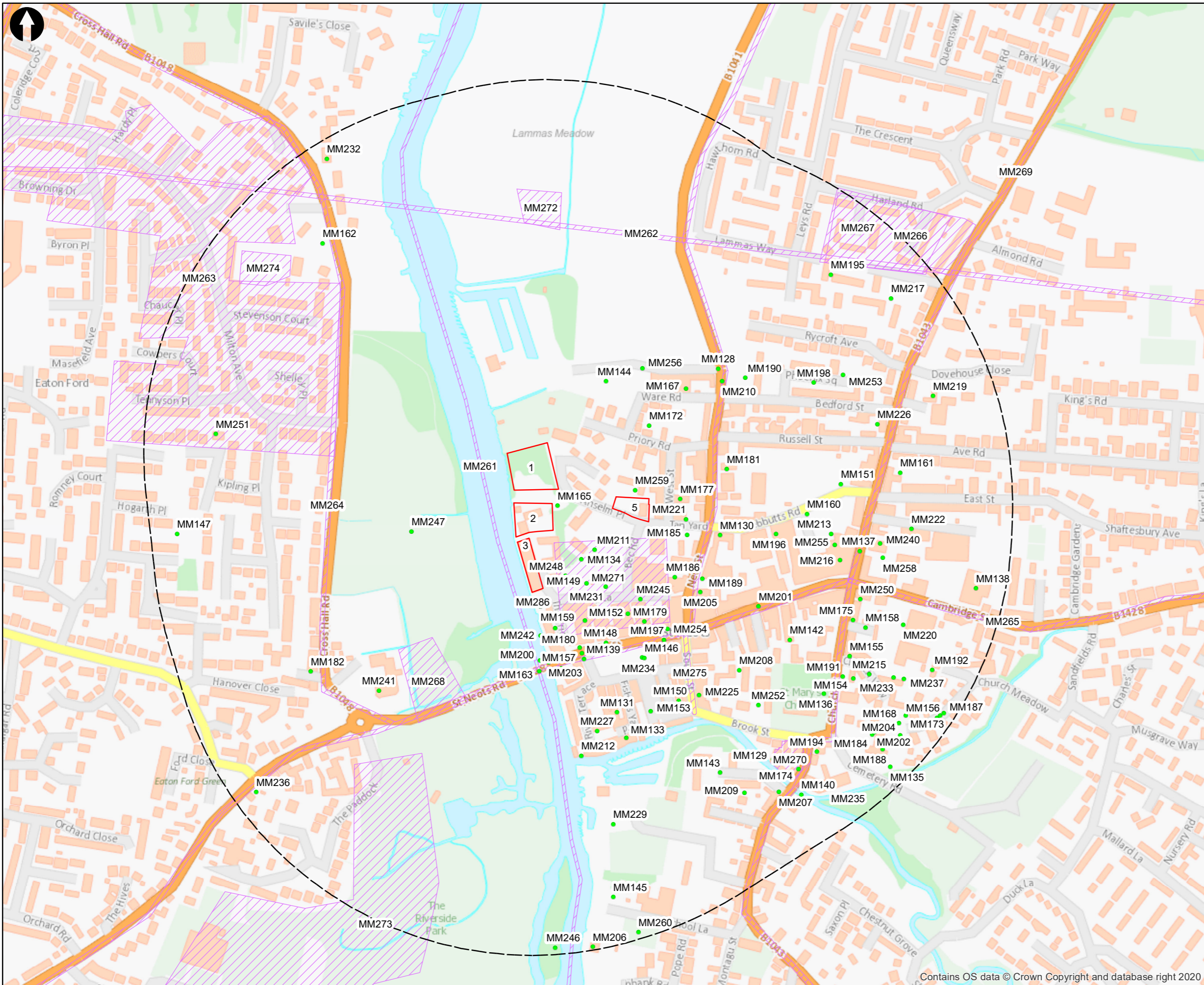
Client
 Huntingdonshire District Council

Title
 St Neots Priory Quarter and Priory Centre
 Designated heritage assets

Designed	I Newman	Eng Check	N/A
Drawn	I Newman	Coordination	J Timothy
GIS Check	J Timothy	Approved	M Hopper

Scale at A3	Status	Rev	Security
1:8,167	PRE	P1	STD





Key to Symbols

- Proposed development area boundaries
- Study area
- HER point
- HER polygon
- Asset identified during site visit

Notes

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Rev	Date	Drawn	Description	Ch'k'd	App'd
A	28/02/22	IN	Heritage gazetteer	JT	MH

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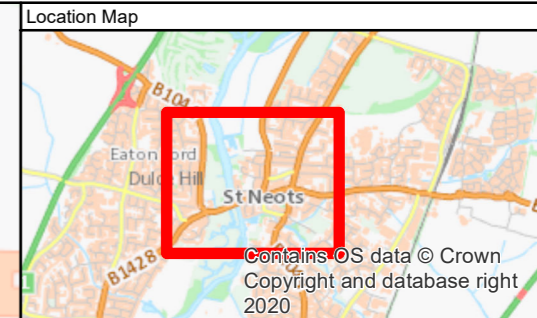
Mott MacDonald House
 8-10 Sydenham Road
 Croydon, CR0 2EE
 United Kingdom
 T +44 (0)20 8774 2000
 F +44 (0)20 8681 5706
 W mottmac.com

Client
 Huntingdonshire District Council

Title
 St Neots Priory Quarter and Priory Centre
 Non-designated heritage assets

Designed	I Newman	Eng Check	N/A
Drawn	I Newman	Coordination	J Timothy
GIS Check	J Timothy	Approved	M Hopper
Scale at A3	Status	Rev	Security
1:4,949	PRE	P1	STD





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Key to Symbols

- Proposed development area boundaries
- Study area
- Event point
- Event line

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Rev	Date	Drawn	Description	Ch'k'd	App'd
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Mott MacDonald House
 8-10 Sydenham Road
 Croydon, CR0 2EE
 United Kingdom
 T +44 (0)20 8774 2000
 F +44 (0)20 8681 5706
 W mottmac.com

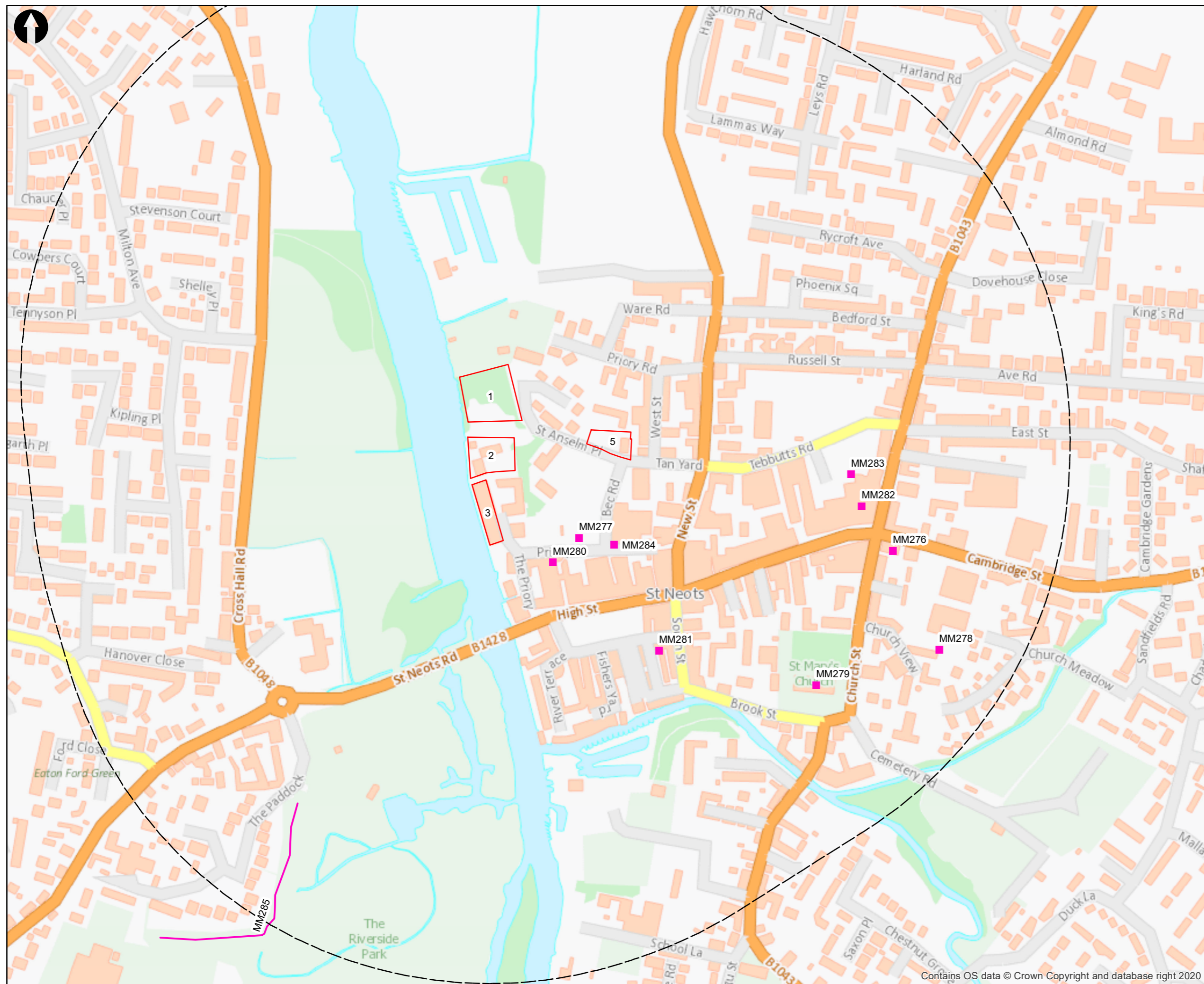
Client
Huntingdonshire District Council

Title
St Neots Priory Quarter and Priory Centre Archaeological events

Designed	I Newman	Eng Check	N/A
Drawn	I Newman	Coordination	J Timothy
GIS Check	J Timothy	Approved	M Hopper

Scale at A3	Status	Rev	Security
1:4,083	PRE	P1	STD

Drawing Number



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