



KDK ARCHAEOLOGY LTD

Heritage Asset Impact Assessment

Land to South of Pound Farm
London Road
St Ippolyts
Hertfordshire



Site Data

KDK project code:	985/SILR
County:	Hertfordshire
Village/Town:	St Ippolyts
Civil Parish:	St Ippolyts
NGR (to 8 figs):	TL 19277 27404
Present use:	Equestrian facility
Planning proposal:	Construction of nine dwellings with associated landscaping, services and access.
Local Planning Authority:	North Herts District Council
Planning application ref/date:	Pre-planning application: 25/01543/PRE
Date of fieldwork:	06/02/2026
Client:	Dave Fisk Pound Farm London Road St Ippolyts, Hitchin

Quality Check

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Summary

In May 2026, KDK Archaeology Ltd prepared a Heritage Asset Assessment of Land to the South of Pound Farm, London Road, St Ippolyts, Hertfordshire. The site is located outside the main settlement of St Ippolyts, on the main road from Hatfield to Hitchin. It is currently occupied by modern stables and divided into small pastures. The proposed development calls for the erection of nine dwellings. Although the proposed development will impact the setting of the known heritage assets, the topography of the site and the design choices serve to minimise that impact. Whilst recent archaeological investigations in the vicinity found minimal cultural evidence, the chance discovery of a late 6th or early 7th century inhumation at Pound Farm means that the site has low-moderate potential to contain archaeological features. Therefore, a programme of archaeological investigation may be required.

1 Introduction

1.1 The project was commissioned by Dave Fisk, and was carried out in order to support a planning application for the development of the site.

1.2 *Planning Background*

This assessment has been required under the terms of the National Planning Policy Framework (NPPF) (MHCLG 2025) in order to inform development proposals.

1.3 *The Site*

Location

The proposed development site is located in the village and civil parish of St Ippolyts, and the administrative district of North Herts Council. It is centred on National Grid Reference TL 19277 27404 (Fig. 1).

Description

The site is a small equestrian centre located in a sloping field in an area to the northwest of St Ippolyts village and just to the southeast of the town of Hitchin. The London Road forms the eastern boundary. To the north are several residences occupying the former buildings of Pound Farm, which is no longer a working farm. To the south are open fields and to the east there is a pumping station between the site and Ippollitts Brook (Fig. 2).

Geology and Topography

The proposed development is located in a low area on the west side of Ippollitts Brook. The landscape is undulating, with the site itself in a hollow, at an elevation of approximately 77m AOD, with rising ground on all sides. On the east side of the brook, the land rises steeply. The village of St Ippolyts is at the top of the scarp, with the church at an elevation of approximately 90m AOD.

The underlying geology consists of sedimentary chalk of the Zig Zag Chalk Formation, which formed between 93.9 and 100.5 million years ago. Overlying the chalk are sedimentary deposits of clay, silt, sand and gravel. These are of more recent, but diverse origins, including subaerial down-slope layers and fans of accumulated material identified as Head-Clay, silt, sand and gravel, which have been deposited in the past 2.6 million years; Glaciofluvial deposits of sand and gravel formed between 116 and 860 thousand years ago, and unclassified rocks (<https://geologyviewer.bgs.ac.uk>).

Proposed Development

The proposed development plan calls for the demolition of the existing stables and the erection of nine dwellings, with associated amenities and services (Fig. 3).



Figure 1: General location (scale 1:25,000)
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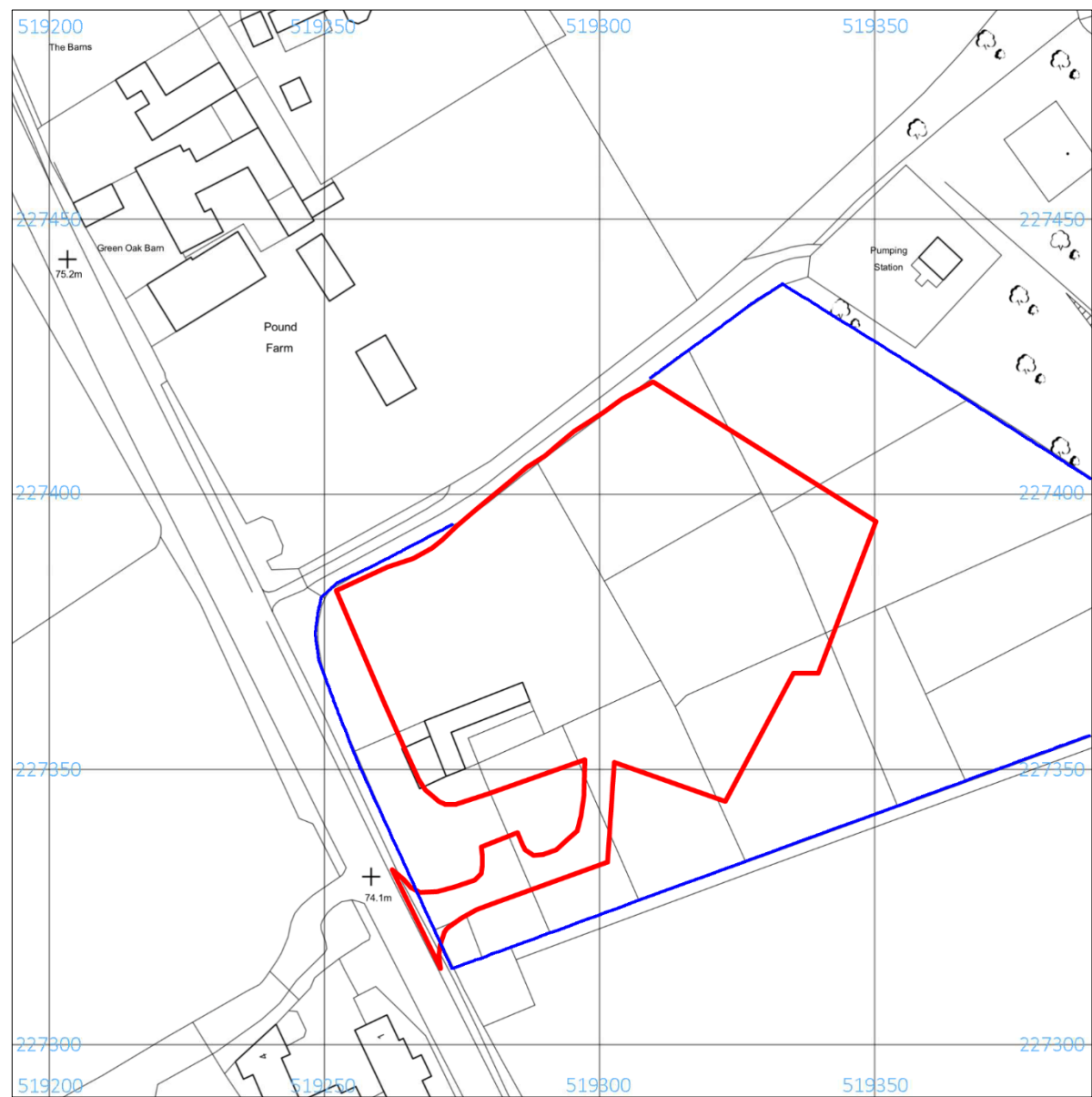


Figure 2: Site location (scale 1:1250)
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Figure 3: Proposed development (scale 1:600)



2 Aims and Methods

- 2.1 This Heritage Asset Assessment has been prepared in order to comply with Paragraphs 207 and 208 of the National Planning Policy Framework (NPPF) (MHCLG 2025), whereby the significance and setting of the heritage asset(s) and the potential impacts of the proposed development are set out in order to inform the Planning Application.

This requires the collation of existing information in order to identify the likely extent, character and quality of the known or potential heritage assets and/or archaeological resources, in order that appropriate measures for mitigating the impact of development might be considered (CIfA 2020).

- 2.2 The assessment was carried out according to the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (CIfA 2020) with additional reference to Historic England Advice Note 12, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019b) and Historic England Planning Note 3, *The Setting of Heritage Assets* (Historic England 2017).

As part of the assessment of significance, this report will evaluate the various interests associated with the site, including:

- Archaeological interest
- Historic interest

- 2.3 The following readily available sources of information were consulted for the assessment:

Archaeological Databases

The principal archaeological database to the known archaeology of an area is the Historic Environment Record prepared largely on a county basis and available in limited form on the website Heritage Gateway. The data used in this report was sourced directly from the Hertfordshire HER, Hertford. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 0.5km radius.

Historic Documents

Documentary research is essential to assess the history of a site, its context and significance. The principal source consulted was the Hertfordshire Archives and Local Studies (HALS), Hertford.

Cartographic and Pictorial Documents

Old maps and illustrations provide additional and often unique information to enhance the study of a site and its context. The principal sources consulted were the National Library of Scotland and the University of Bern.

Air Photographs

Aerial photographs can be extremely informative with regard the layout and use of a particular site and its development over time. It can also provide further contextual information which can allow a better understanding of the heritage asset and its significance. The principal source consulted was the Historic England Aerial Photo Explorer.

Geotechnical Information

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess



the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and paleoenvironmental deposits.

Secondary and Statutory Sources

The principal source consulted was the *North Herts Local Plan 2011-2031* (2022).

2.4 **Survey**

As part of the assessment a survey of the site was undertaken on 6 February 2026, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.



3 Archaeological and Historical Background

- 3.1 The village of St Ippolyts takes its name from its 11th century church, dedicated to St Hippolytus. It was a post-Conquest settlement, although there is archaeological evidence in the study area for occupation dating back to at least the Neolithic period. The proposed development site is somewhat peripheral to the village, being more closely associated with the historic road connecting Hitchin to Hatfield, which parallels Ippollitts Brook in the valley bottom.

The location of known heritage assets recorded in the HER is shown in Fig. 4, and details appear in Section 9 (HER reference 185.25).

Prehistoric (before 600BC)

There have been a number of prehistoric finds in the vicinity of the proposed development site, particularly to the west, where cropmarks of possible Late Neolithic to Early Bronze Age ring ditches have been identified. The finds from the study area are also of this date, and include a possible Neolithic spearhead found in Windmill Field (HER 296), a flint end scraper (HER 320) two Neolithic or Bronze Age flint 'arrowheads' (HER 389) and a Late Bronze Age sword of the 'Ballintober' type (HER 4866).

Iron Age-Roman (600BC – c.AD450)

There have been no Iron Age remains found in the study area, but a small amount of Roman material has been recovered, including some Romano-British pottery found in Gosmore, to the west of the proposed development site (HER 396) and a Roman spearhead, found in Windmill Field, northwest of the site (HER 1422).

Saxon (c.450-1066)

Although St Ippolyts was not an independent entity until after the Conquest, Hitchin was an important Saxon period settlement, named in the *Tribal Hidage* as the land of the Hicce (Friel 1982: 2). In 1951, a human burial found during construction work at Pound Farm was identified as a Saxon warrior (HER 1617). The skeleton was buried with a number of grave goods, including an iron shield boss, a long knife known as a scramasax, a belt buckle and tag, fragments of several knives and some coloured scabbard beads. The shield boss is of a type dated to the mid-6th century (Fitzpatrick-Matthews 2022:24).

Medieval (1066-1500)

St Ippolyts does not appear in the Domesday Book, with this area probably being part of the manor of Almshoe. There may have been a small settlement here prior to the construction of the church at the end of the 11th century, but it is also possible that the settlement developed after the church, a chapel of Hitchin parish, was built. Tradition ascribes the building of the church to Countess Judith, the niece of King William.

There is very little evidence for medieval occupation in the study area. Recent archaeological geophysics on a site just to the north of Pound Farm identified ridge and furrow, which was subsequently correlated to shallow gullies seen in archaeological evaluation trenches (MHT40377). This finding suggests that this area was part of Hitchin's open field system, which is further supported by later documents, which identify land along Ippollitts Brook as the remains of 'Cow Common' (QS/E44).

Post-Medieval (1500-1900)

By the post-medieval period, Hitchin was an important market town and the main road from Hatfield to Hitchin passed through the study area. A number of listed farm buildings, including Pound Farm (HER 15095), survive. Brookend Farm (HER 15096) retains a 17th century farmhouse



and barn, whilst Mill Farm (HER 15293) was built in 1830 as a home for the miller of a new windmill (HER 5975).

An Act of 1725 turnpiked the road from Welwyn to Hitchin, improving transportation along the London Road. The Black Horse Tavern, run by the Kingsley family, who rented Pound Farm, was located in New England, a small settlement on the southern edge of Hitchin (HER 30308).

3.2 *The Known Archaeology and History of the Site*

The proposed development site is located just to the south of Pound Farm, which dates to at least the middle of the 18th century. On the 1766 Dury and Andrews map of Hertfordshire, the farm is identified as 'Nipples Pound', so at that time the site was presumably the location of the village pound, where stray animals would be confined (Fig. 5). When it ceased being used as a pound is uncertain, but by the time of the 1816 Enclosure map, it is described as a farm that belonged to John Day. The proposed development site was not part of the farm at that date. Instead, it was part of a larger holding belonging to Henry Crabb, a wealthy brewer who lived in Hitchin (Fig. 6). The Enclosure Award describes Plot 91 as Pound Close, slightly over seven acres of land. It is further described as an 'old enclosure', meaning it had been in private hands before the Enclosure Act.

Soon after the Enclosure Act, the property seems to have changed hands. One source suggests that John Day sold the farm to Mr. Brown Collison, who owned large areas of land around Hitchin (Rance 1987: 155). By the early 1830s, Pound Farm was occupied by the Kingsley family, who also ran the Black Horse public house in New England (Kelly's 1855: 216). The farm remained in the Collison family, farmed by the Kingsleys, until the early 20th century.

Historic maps indicate that the proposed development site was undeveloped throughout the 19th and 20th centuries, and appears to have been part of Pound Farm. At the time of the 1910 Lloyd George survey, the owner is listed as Mrs. Amos, of Maydencroft Manor in St Ibbs. The surveyor's notebook originally notes the occupier of both Pound Farm and the southern field as R. Kingsley, but this is crossed out and 'Ansell' is written in. Mr. Charles Frederick Ansell, master butcher, lived at his property on Bancroft in Hitchin, where he had a house, shop and slaughterhouse, but he owned a considerable amount of land around Hitchin.

The proposed development site remained open land through the 20th century. Aerial photographs from the 1940s (not shown) and the 1960 Ordnance Survey map both show the field laid to grass (Fig. 7).

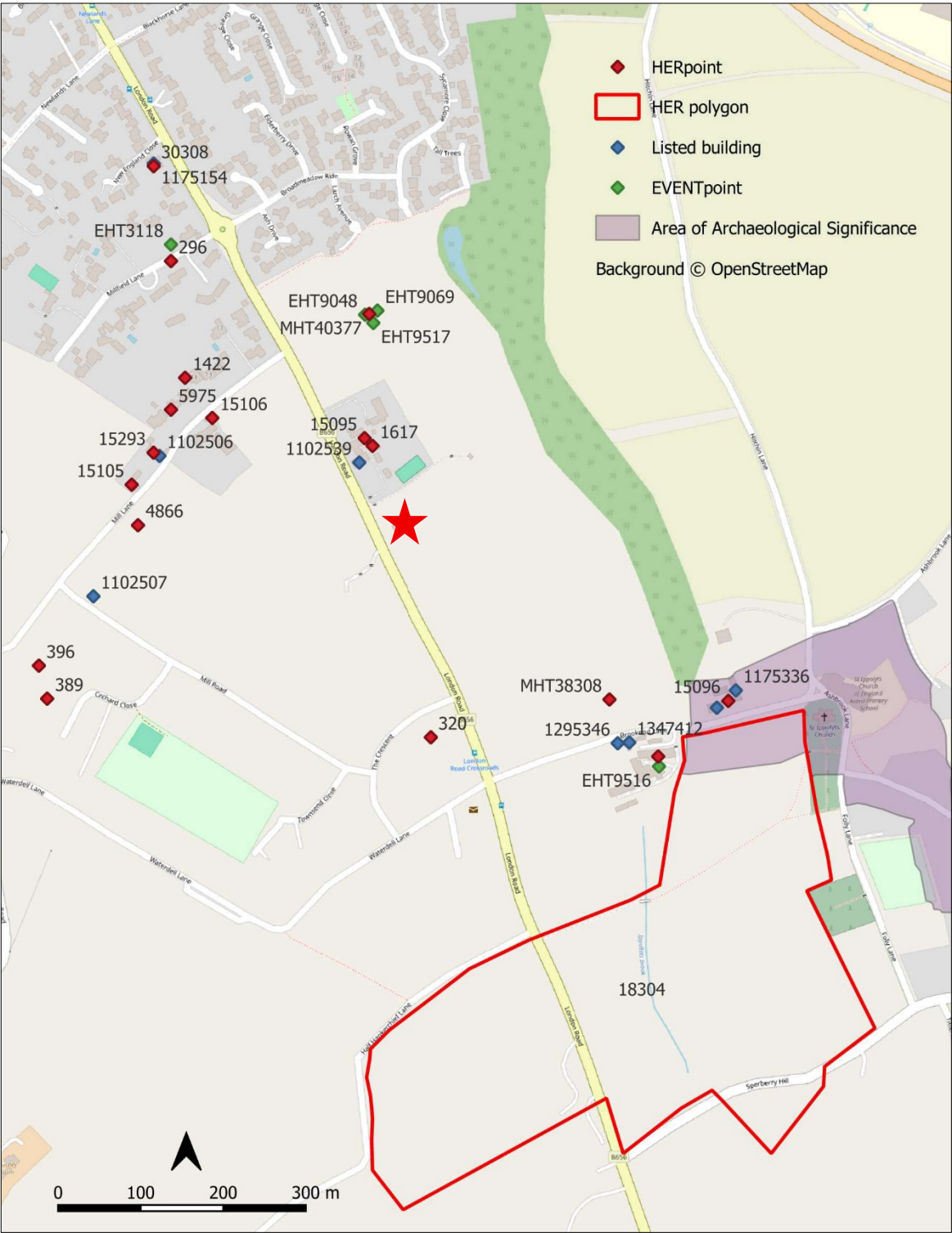


Figure 4: Heritage assets recorded in the Hertfordshire HER, site marked with red star (scale 1:7500)



3.4 Cartographic Evidence



Figure 5: Extract from 1766 Dury and Andrews map of Hertfordshire, with site immediately to the south of 'Nipples Pound' (not to scale)
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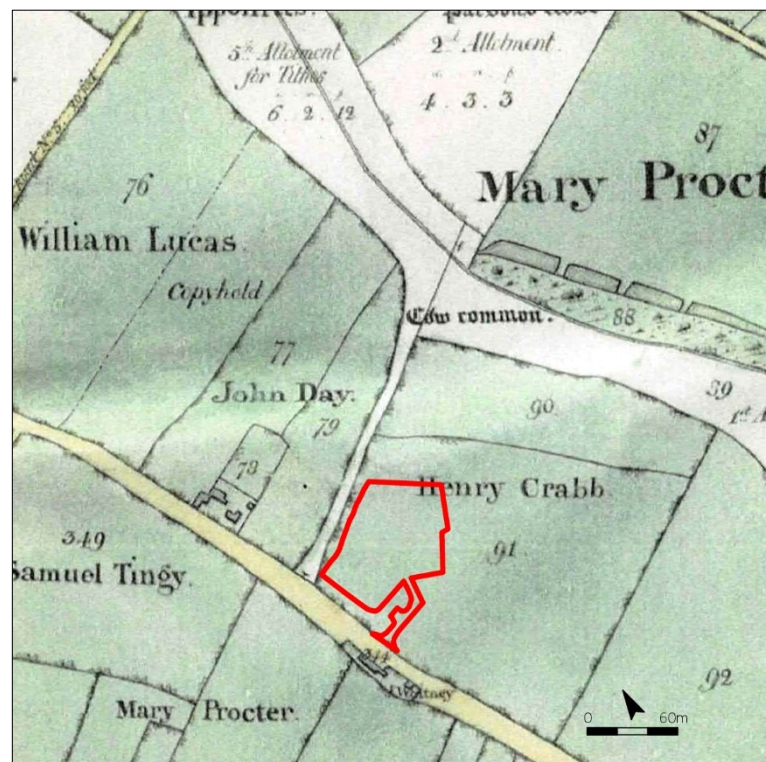


Figure 6: Extract from 1816 Ippollitts Enclosure map (scale 1:5000)

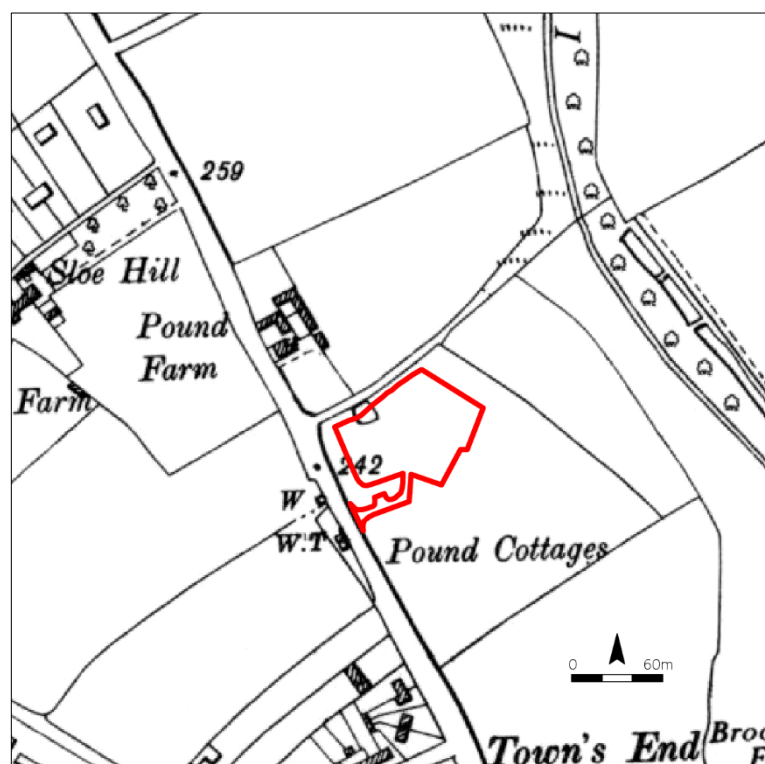


Figure 7: Extract from 1960 Ordnance Survey map (scale 1:5000)
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4 Survey

On 6 February 2026, the author conducted a site visit in order to evaluate current conditions at the site and to better understand the potential impact of development on the neighbouring heritage assets.

4.1 *Extent, Access and Present Use*

The site is accessed directly from the east side of the London Road, via a gated drive. London Road, the B656, is the main route leading south out of Hitchin, heading towards Hatfield via Codicote and Welwyn (Plates 1-3). The site is currently used as an equestrian centre and is divided into paddocks using a combination of permanent and temporary fencing.

The western part of the site slopes from the southeast to the northwest, forming a semi-circular hollow with the lowest point along the northern part of the field, rising again to the northwest, towards Pound Farm (Plates 4-6). Because of the topography, the buildings of Pound Farm are only visible from the higher ground at the southern edge of the site (Plate 7).

Further to the east, the land becomes somewhat flatter as it approaches Ippollitts Brook. A pumping station, which is accessed via a lane along the northern boundary of the site, forms the eastern boundary (Plate 8).

4.2 *Buildings*

There is a modern, L-shaped stable on the western edge of the site (Plate 9). Other temporary structures are located around the stable.



Plate 1: London Road, facing northwest from site entrance



Plate 2: London Road, facing southeast from site entrance



Plate 3: View from just inside entrance gate, facing east northeast



Plate 4: View from centre of site towards St Ippolyts, facing southeast



Plate 5: View from entrance drive across site, facing northeast



Plate 6: Northwest corner of site, facing west



Plate 7: View across site from London Road, facing northeast



Plate 8: View from high ground, across site towards Pound Farm, facing northwest



Plate 9: Stable, facing northwest

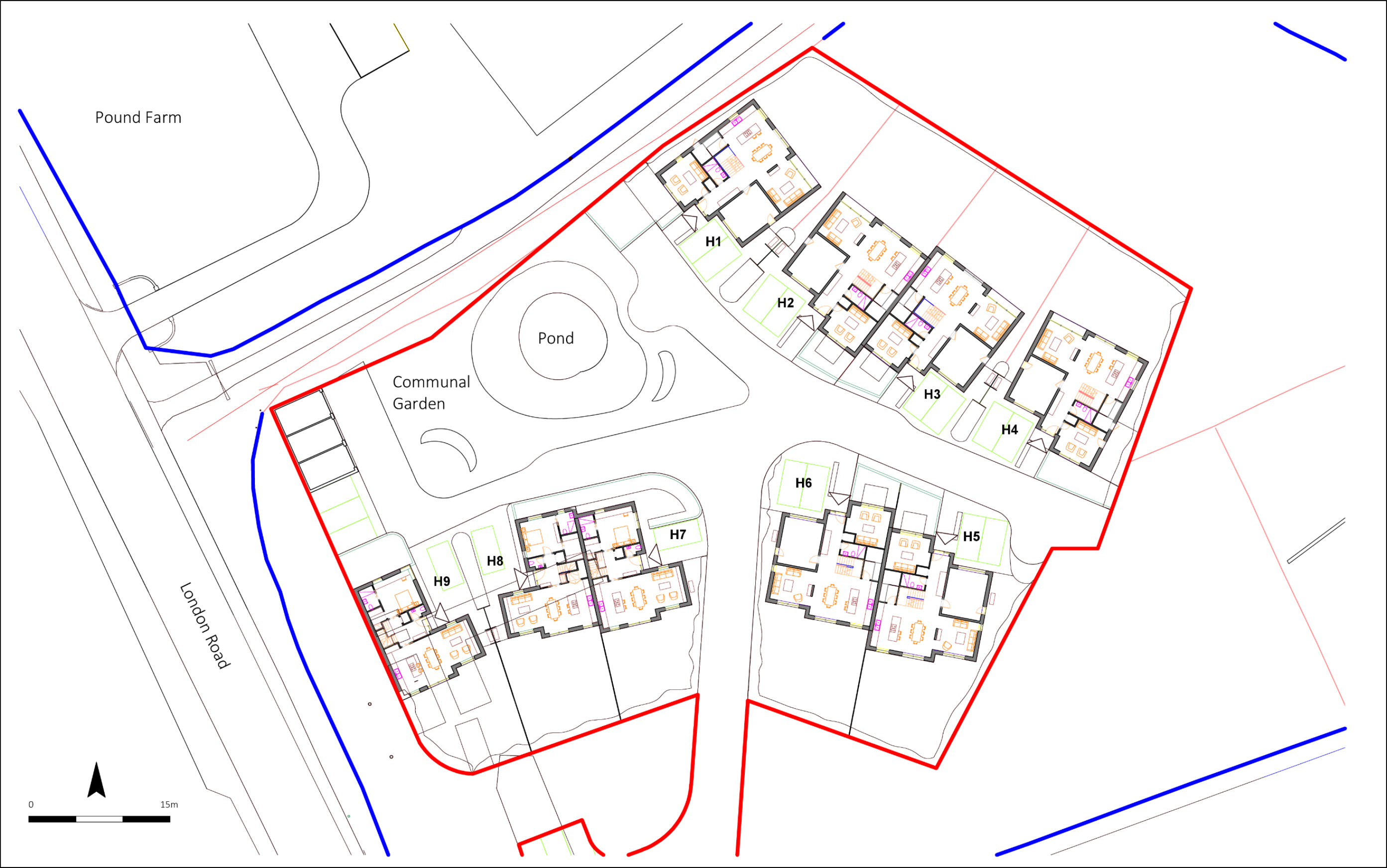


Figure 8: Proposed development plan (scale 1:400)

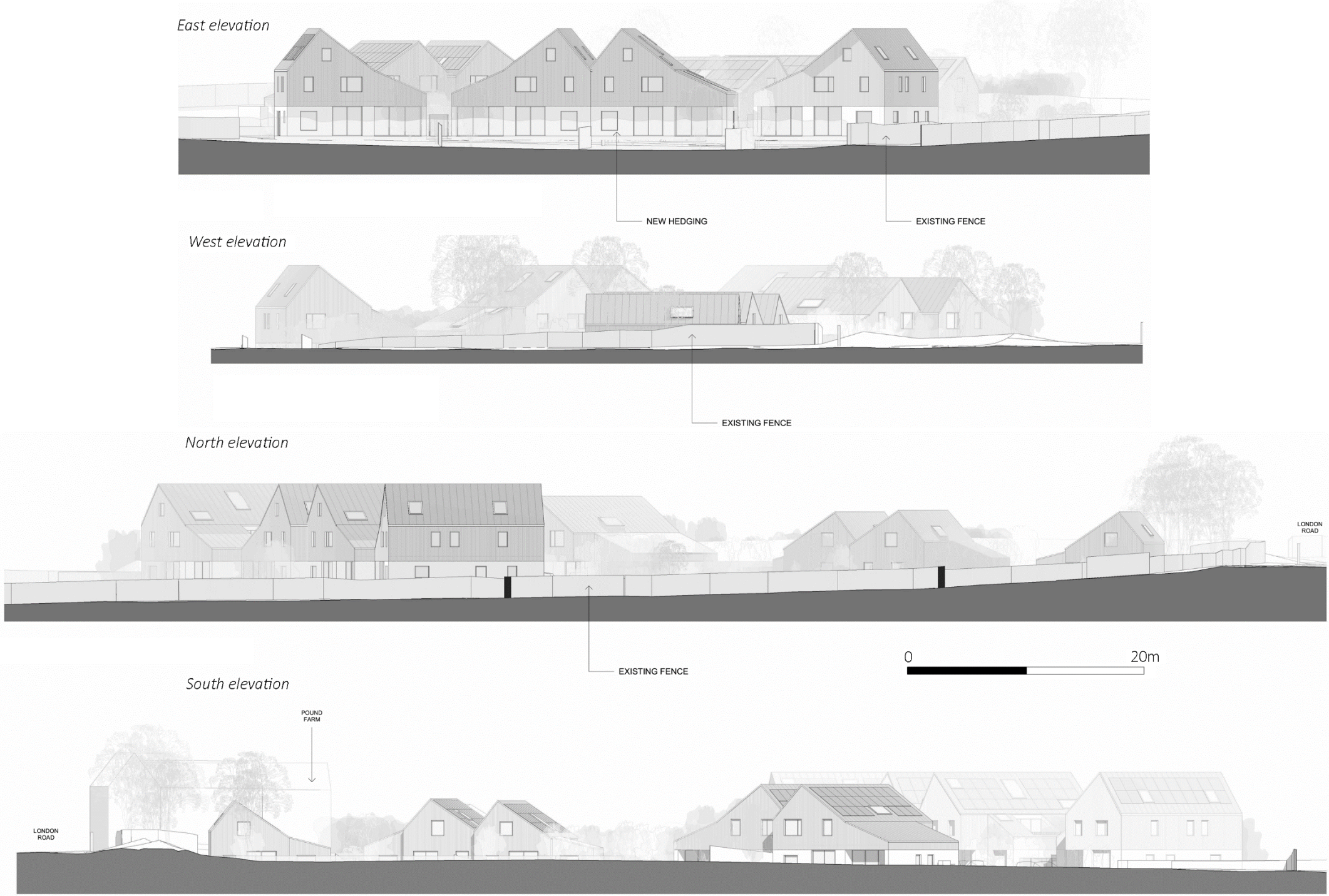


Figure 9: Proposed elevations (scale 1:400)



Figure 10: Artist's rendering, facing east from northwest corner of site



Figure 11: Computer rendering, facing northeast from southwest corner of site



5 Statutory Constraints on Development

- 5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

There are no heritage assets within the bounds of the proposed development site. Development may impact the setting of some nearby heritage assets, such as Pound Farm, a Grade II listed building and the Grade I listed Church of St Ippolyts. The study area also contains an Area of Archaeological Significance.

5.2 **Conservation Areas**

Conservation Areas are areas that are considered to be of special architectural or historic interest. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate conservation areas. The local authority will generally produce a conservation area character appraisal that describes the special features that define the conservation area. Local plans will also include extra restrictions on development within a conservation area. The site is not in a Conservation Area.

5.3 **Archaeological Notification Areas**

A Saxon burial was found during construction work at Pound Farm, and to the southeast of the proposed development site is an Area of Archaeological Significance. The North Herts Local Plan 2011-2031 (2022) contains the following policy:

Policy HE4: Archaeology

Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:

- a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.*
- b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and*
- c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.*

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.

Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.

5.4 **Scheduled Ancient Monuments**

Scheduled Ancient Monuments are regulated by the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent is granted by Historic England, acting on behalf of the Department of Culture, Media and Sport (DCMS). The site is not on or near a Scheduled Monument.



5.5 **Listed Buildings**

The Planning (Listed Buildings and Conservation Areas) Act 1990 regulates the process of listing buildings of special architectural or historical interest and the regulation of proposed changes to listed buildings. Any development that will impact a Listed Building requires Listed Building Consent.

Pound Farmhouse lies just to the northwest of the proposed development. The North Herts Local Plan contains the following policy regarding listed buildings:

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;*
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and*
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.*

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and*
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.*

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

5.6 **Heritage and Planning**

The North Herts Local Plan 2011-2031 (2022) also contains the following heritage-related clause:

Policy SP13: Historic environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

- a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;*
- b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;*
- c) Periodic reviews of Conservation Areas and other locally designated assets; and*
- d) Publication of detailed guidance.*

The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF) (MHCLG 2024). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the North Herts Council Archaeologist.



6 Assessment of Heritage Potential

6.1 *Heritage Assets, their Significance and Setting*

A Heritage Asset Assessment report evaluates the significance of a heritage asset and the impact that development might have on that asset. According to the National Planning Policy Framework (NPPF) (MHCLG 2024), in this context ‘significance’ can be defined as:

..the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting (MHCLG 2024: 78).

The NPPF glossary defines the setting of heritage assets as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (MHCLG 2024: 78).

The concept of ‘value’ is developed further by Historic England (2008), which notes that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it (HE 2008: 21).

In addition, People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community’ (HE 2008: 27).

There are four broad categories of value that are evaluated for a Heritage Asset Assessment. These include **Evidential** value, which derives from the potential of a place to yield evidence about past human activity (HE 2008:28); **Historical** value, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*; **Aesthetic** value, which derives from the ways in which people draw sensory and intellectual stimulation from a place and **Communal** value, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects (Historic England 2008: 28-31).

Another term used throughout a heritage assessment is **potential**. This can mean several things, depending on context. For instance, the evidential value of a heritage asset was said to derive from its ‘potential’ to yield evidence, in other words, the unrealized ability of the asset to contribute to future research. This use of the term can apply to archaeological sites as well as buildings and other above ground heritage assets.

‘Potential’ is also used to describe the probability of discovering as-yet-unknown archaeological resources at a proposed development site. This is determined by compiling a history of the site, examining the location and type of known archaeological sites in the vicinity, and evaluating the current condition of the site. In both of these uses, a heritage asset can be said to have high, moderate or low potential. A third use of the term ‘potential’ is to assess the possible impact of development at a site, as in Section 6.2, below. In this use, the impact is said to be positive, negative or neutral.

6.2 *Heritage Assets*

Whilst there are a number of heritage assets within the study area, the majority of these share



no intervisibility with the proposed development site and will not be impacted by the proposed development. These assets include:

Pound Farmhouse, Grade II listed farmhouse (NHLE 1102539; Plate 10)

The farmhouse is located approximately 60m northwest of the proposed development site. Just the chimneys are currently visible behind a tall fence and hedge, as shown in Plate 8. The official listing description (Historic England 2026) reads:

Farmhouse. Early/mid C19 front to possibly older building. Red brick with steep red tile roof. A 2-storeys, 2 windows wide, house, set back a little from the road, facing W, with 2 rear wings one gabled at SE and one hipped at NE. A 2-cells, central entrance, internal gable chimneys plan. Symmetrical W front in fine brick craftsmanship with pilasters to corners and flanking central gabled porch, plinth with same projection, and fancy brick eaves band. Wide 3-lights casement windows 1st floor, triple sash windows on ground floor. Decorative brick panelling on 1st floor above porch. Panelled door.



Plate 10: Southeast elevation of Pound Farmhouse, facing northeast
© TAS Architects

Church of St Ippolyts, Grade I listed (NHLE 1347411; Plate 11)

The church is one of just two in the country dedicated to St Hippolytus. It is Norman in origin, with 14th century and later additions. It is located approximately 550m southeast of the proposed development site, at the top of the scarp overlooking Ippollitts Brook.

The listing description (Historic England 2026) reads:

Parish church. Of (traditional date of foundation 1087) fabric of nave and chancel; N and S aisles added, and chancel remodelled in early C14; C14 W tower; C15 N and S porches and widened chancel arch; base of cross-like spire dated '1636'; considerable repairs 1839; new E window inserted in chancel 1874-5. Restoration of nave 1877-8 by Joseph Clarke, Diocesan Architect (builder Mr. Gregory of Clapham Junction) involved carefully rebuilding 3 walls from foundations re-incorporating older features, with new roof over nave and aisles, and building an organ chamber and N vestry. Old tower reroofed 1880. Organ rebuilt 1891. Choir vestry at N of earlier vestry 1913-14. New altar rails 1939. Spire reroofed 1940. Flint rubble faced in coursed pebbles with stone dressings, tufa C11 dressings at junction of nave and narrower chancel on S side and to blocked S window and SE angle of nave, clunch or limestone for later work. Timber framed S porch with C17



red brick later infill to sides. Steep old red tile roofs. Lead to N aisle. Small church on brow of hill on site sloping steeply away to N. Consists of square-ended chancel, nave, aisles, N and S porches, W tower and 2 vestries on N of chancel. The Chancel has an old scissor-rafter roof divided into 2 bays by a moulded tie beam. Boarded waggon roof over E part. 3-lights E window, pointed, with fan arrangement of mouchettes in the head. Said to be a copy of window formerly in Minsden chapel in Preston parish (q.v.), drawn by Buckler. One N and 2 S windows C14 of 2-lights with tracery in pointed segmental arched head, lower sill to the W window on S with stained glass of 1851. Double aumbry in N wall by altar and C13 twin-arched combined piscina and credence with shaft between on S wall. Brass to Alice, wife of Ryce Hughes, d.1594, kneeling man, wife, children and inscription all on one plate. The Nave has a C19 3-bays open timber roof with 2 purlins, arched-braced collar to truss which has a second cross-beam above the tie beam to which it is joined by vertical balusters. N and S walls pierced by wide early C14 arches 2 well separated on each side. Chamfered outer order under moulded hoodmould with small headstops: half octagonal inner order carried on large broad-faced corbel-heads with inscribed abaci (one C19 replacement on S side). High up in angle of NE corner of nave the narrow 4-centred head to upper doorway for the former roodloft. Tufa dressings of original round headed late C11 window in wall above S arcade. Wider N aisle has had its windows largely renewed, the eastern one has stained glass by Shrigley & Hunt c.1929. C14 piscina on S side in back of pier beside pulpit, with ogee cusped head and trefoil sinking. Brass to Robert Poydres and Alice his wife, d.1401, incomplete inscription. Early C14 N doorway. The S aisle has a narrow 2-lights C14 E window with tracery in pointed head, remains of canopied niche on inner jamb, and a square-headed 2-light S window of some age to E of porch. Moulded clunch S door of early C14. C19 2-lights W window. C14 trefoil-headed piscina near E end of aisle and nearby a recess with the C14 recumbent effigy of a priest. C14 octagonal stone font on stem with engaged shafts. Set in N wall of S aisle a C13 arch stone with moulding, label, and dog-tooth ornament. Below it a stone inscribed with several crosses with enlarged terminals, some in lozenge shaped surrounds. Wooden arcaded screen with C15 central bay set up in chancel in C19 restoration and moved to tower arch c.1939. Tall square W tower with angle buttresses at W angles, string course below crenelated parapet, low pyramidal red tile roof topped by a lead covered preaching cross in place of a spire. This has a classical panelled pedestal supporting a tapering octagonal cross shaft with moulded cap and base topped by a cross and vane. Date on E face of pedestal '1636'. Stair turret buried in SW corner of tower. A 2-lights pointed bell opening on each face, 2nd level lit by small slit windows. Clock installed 1887, repaired 1924. 3-lights C14 W window with tracery in the head and mullions renewed. Plain chamfered tower arch. Elaborate C15 N porch of clunch, renewed externally, with pointed entrance arch with square head and traceried spandrels, flanking buttresses, trefoil headed niches flanking entrance, and canopied niche over entrance. Timber framed C15 S porch has frame infilled by C17 red brick on each side but original elaborate S front with moulded bargeboards to roof verge. Cambered moulded tie-beam over central, arched 4-centred entrance with cusped spandrels and flanked by narrow 2-lights trefoil headed side-lights. Later wooded gates. King-post and crosspieces to the principal rafters from a cross-shaped gable infill above tie-beam. Pierced circular stone chimney to vestry. (RCHM (1911)129-30: VCH (1912)27-8: Kelly (1914)168: Pevsner (1977)214: inf Mrs. Rance).



Plate 11: Church of St Ippolyts, facing north
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Saxon burial at Pound Farm (HER 1617)

In 1951, workers discovered a Saxon period inhumation burial at Pound Farm. It has been suggested that there have been other isolated burials in the vicinity, but there is no evidence for these. The burial contained a number of grave goods, some now on display in the North Hertfordshire Museum, Hitchin. The grave goods include:

... an iron shield boss (Accession Number 856), a scramasax (a long knife used as a weapon, 3343/1), fragments of several ordinary knife blades (3343/3), a belt buckle (3343/2) and tag (1976.176), and coloured scabbard beads (858; Figure 20). A skull (3093) from the burial was identified as male, but this cannot be confirmed as its present whereabouts are unknown. These finds are typical of the sixth century. The shield boss is the most closely-datable item, belonging to the earliest phase of warrior burial, probably before about 550 (Fitzpatrick Matthews 2022: 24).

6.3 ***Potential Impact of the Proposed Developments***

The proposed development is located in a field to the southeast of Pound Farm. The site is in a hollow, with rising ground to the north, south and west. On the east side of Ippollitts Brook, the land rises steeply. The village and the church are on the high ground, southeast of the site.

Despite the proximity of these heritage assets to the proposed development site, neither has clear views into the site. A tall fence and hedge along the south boundary of Pound Farm blocks the view south (Plate 12), although it is apparently possible to see over the hedge from the upper floor of the farmhouse.



Plate 12: View towards development site from Pound Farmhouse, facing south southeast

Similarly, it is not possible to see the site from the churchyard, as the view to the north and west is completely blocked by vegetation. This was true during the site visit in early February. Because the site is in a low area, the church is not visible from ground level within the site. If the proposed development is approved, the tower might be visible from the upper storey of the proposed new builds on the eastern side of the site.

Whilst the proposed development will not have a detrimental impact on the views from the heritage assets, it will, nonetheless, affect their setting. Pound Farmhouse is currently part of a larger cluster of residential structures and outbuildings, which surround it on the north and east. In addition, a large residential development is under construction immediately to the north.

The proposed development will introduce a residential scheme in place of the existing equestrian use, resulting in a change in land use and an increase in built form. However, as discussed below, a number of aspects of the proposed development would ensure that the change to the setting of this designated heritage asset would not result in harm to its significance.

In addition to the potential change to the setting of the known heritage assets, any discussion of the impact of development must consider the implications of the discovery of a Saxon burial in close proximity to the site. There is no evidence that this burial was part of a larger cemetery, however there may be other below-ground features in the vicinity. Any groundworks at the site would have a negative impact on such remains.

6.4 ***Minimising Possible Negative Impacts***

Several factors will mitigate the impact of development on the setting of the known heritage assets. For instance, the topography of the site means that Pound Farmhouse would continue to occupy a dominant location. The proposed dwellings are also below the elevation of London Road, further minimising their impact. The proposed design utilises the topography to ensure that the new dwellings do not impinge on the views out of Pound Farmhouse towards the church (Fig. 12).

The placement of the proposed development also respects the existing pattern of land use, with the houses located in a cluster near the London Road, leaving open space to the east.

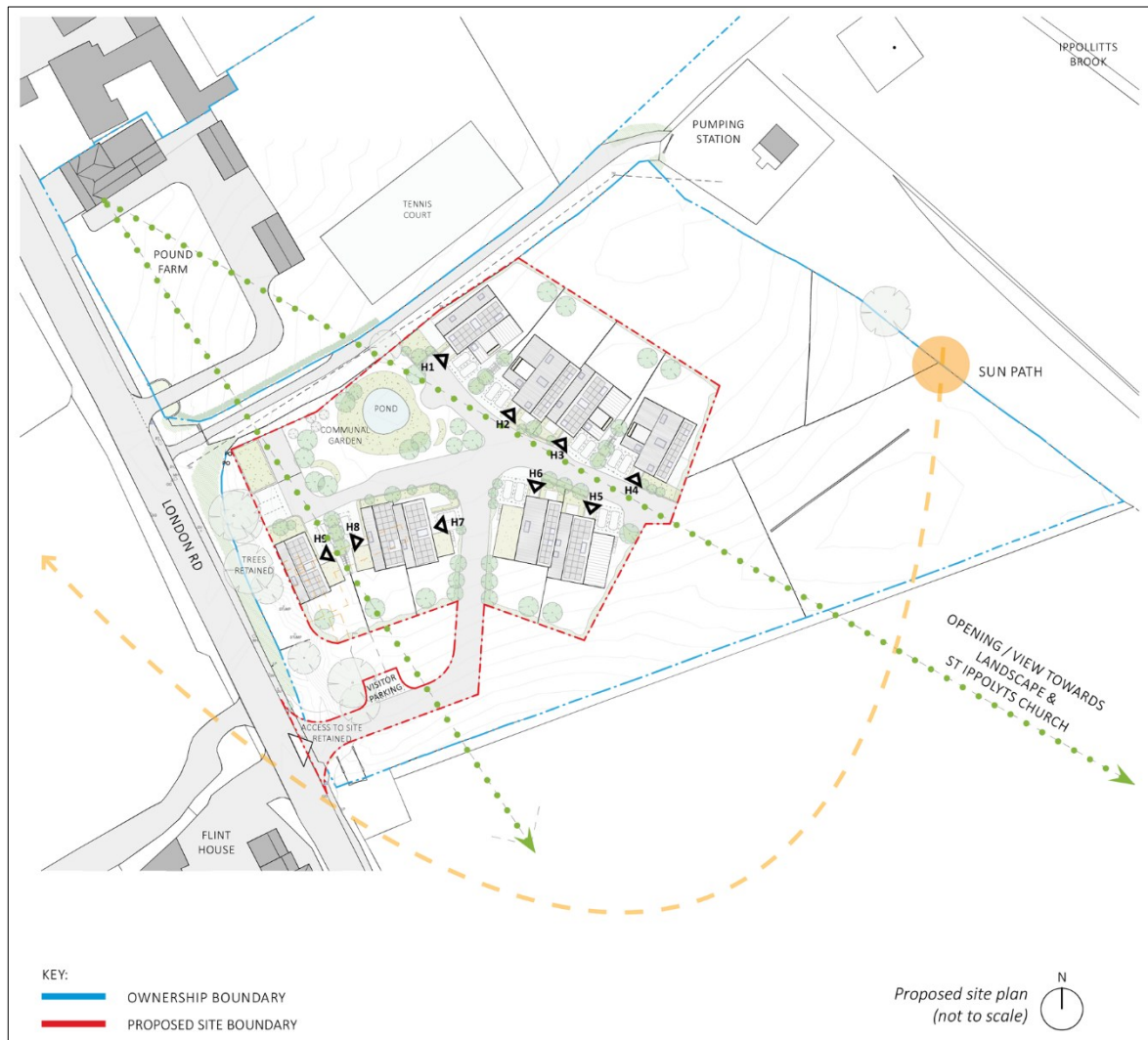


Figure 12: Proposed site plan showing views from Pound Farm (not to scale)

The impact of development would be further minimised by the choice of materials and building forms. As shown in Figures 10 and 11, the dwellings are designed to reference barns or stables, with natural materials and green roofs. These design choices also help to integrate the proposed development into the existing landscape and would, by replacing the existing structures, improve the setting. For these reasons, i.e. the topography of the site and the proposed design, despite the increased density the proposed development would have minimal impact on the setting of the neighbouring heritage assets.

Archaeological investigations at a site to the north of Pound Farm discovered only the probable remains of ridge and furrow (EHT9069), however there is some potential for below-ground archaeological remains in the vicinity of the site. If considered necessary, this could be appropriately managed by conditions in any permission that may be granted, ensuring that any significance is properly identified and, where necessary, mitigated.



7 Conclusions

The proposed development site is currently a small, modern equestrian centre located on low ground to the southeast of Pound Farm on the east side of London Road. Documentary evidence demonstrates that it has been used as pasture since at least the mid-18th century, and the discovery of the archaeological remains of ridge and furrow in fields to the north suggest that this history extends further into the past. The discovery of a Saxon burial at Pound Farm shows the depth of that history and it may be necessary to undertake archaeological evaluation prior to development.

The proposed development would result in a change to the setting of nearby heritage assets, particularly Pound Farmhouse (Grade II listed). However, due to the site's low-lying topography, the absence of intervisibility, and the use of appropriate design, scale and materials, the proposed development would not harm the assets' significance.

The farmhouse would remain visually and historically dominant within its setting, and key views and spatial relationships with other significant heritage assets would be preserved. As such, the proposal would result in no harm to the significance of the identified heritage assets and would therefore preserve their setting in accordance with national and local planning policy.

There is some potential for below-ground archaeological remains; however, if considered necessary this could be appropriately managed through conditioned archaeological investigation.



8 Acknowledgements

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The fieldwork was carried out by Ellen Shlasko PhD. The report was written by Ellen Shlasko and edited by Karin Kaye MA MCifA.



9 Historic Environment Data

Heritage assets listed below are those within the study area, *i.e.* within 500m of the proposed development site.

HER No.	NGR (TL)	Period	Type	Description	Proximity to site (m)
MHT38308	19531 27149	Medieval	PAS	St. Ippolyts (known as)	359
MHT40377	19240 27616	Medieval to Post Medieval	MON	MEDIEVAL/POSTMEDIEVAL RIDGE AND FURROW, POUND FARM, HITCHIN	215
296	19000 27680	Neolithic	FS	POSSIBLE NEOLITHIC SPEARHEAD, WINDMILL FIELD, LONDON ROAD, HITCHIN	391
320	19314 27103	Prehistoric	FS	PREHISTORIC FLINT TOOL, 3 THE CRESCENT, IPPOLLITTS	303
389	18850 27149	Early Neolithic to Later Bronze Age	FS	TWO NEOLITHIC/BRONZE AGE FLINT ARROWHEADS, GOSMORE, IPPOLLITTS	497
396	18840 27190	Roman	FS	ROMANO-BRITISH POTTERY, GOSMORE, IPPOLLITTS	486
1422	19017 27538	Roman	FS	ROMAN SPEARHEAD, WINDMILL FIELD, MILL LANE, IPPOLLITTS	292
1617	19244 27456	Middle Saxon	MON	MIDDLE SAXON BURIAL, POUND FARM, IPPOLLITTS	61
4866	18960 27360	Later Bronze Age	FS	LATE BRONZE AGE 'BALLINTOBER' TYPE SWORD, MILL LANE, GOSMORE, HITCHIN	320
5975	19000 27500	Post Medieval	MON	SITE OF WINDMILL, MILL LANE, GOSMORE, ST IPPOLLITTS	293
12156	19590 27079	Post Medieval to 21st Century	BLD	ISAACS FORGE, FOUNDRY HOUSE & FOUNDRY COTTAGE, BROOKEND LANE, ST IPPOLLYTTS	451
15095	19234 27465	Post Medieval	BLD	POUND FARM, LONDON ROAD, ST IPPOLLITTS	74
15096	19674 27147	Post Medieval	BLD	BROOKEND FARM, ST IPPOLLITTS	472
15105	18952 27409	Post Medieval	BLD	TIMBER FARM BUILDINGS AT MILL FARM, MILL LANE, GOSMORE, ST IPPOLLITTS	325
15106	19050 27490	Post Medieval	BLD	SLOE HILL, MILL LANE, GROSMORE, ST IPPOLLITTS	242
15293	18978 27447	Post Medieval	BLD	MILL FARM, MILL LANE, ST IPPOLLITTS	302
18304	19545 26833	Historic: period uncertain	LND	REMNANT PARKLAND, ST IBBS HOUSE, IPPOLLITTS	520
30308	18979 27795	Post Medieval	BLD	NEW ENGLAND COTTAGE, LONDON ROAD, IPPOLLITTS	491



10 References

Standards and Specifications

- CIfA 2020 *Standards and Guidance for Historic Environment Desk-Based Assessment* Reading: Chartered Institute for Archaeologists
- CIfA 2025 *Code of Conduct*. Reading: Chartered Institute for Archaeologists
- HE 2008 *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*. Swindon: Historic England
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England
- HE 2016 *Understanding Historic Buildings: a guide to good recording practice*. London: Historic England
- HE 2017 *The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3*. London: Historic England
- HE 2019a *Conservation Area Appraisal, Designation and Management Second Edition, Historic England Advice Note 1*. Swindon: Historic England
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- MHCLG 2025 National Planning Policy Framework. London: Ministry of Housing Communities and Local Government. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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- Historic England:
- Church of St Ippolyts: <https://historicengland.org.uk/listing/the-list/list-entry/1347411?section=official-list-entry> [accessed 15/05/2026]
 - Pound Farm: <https://historicengland.org.uk/listing/the-list/list-entry/1102539?section=official-list-entry> [accessed 13/02/2026]



11 Documentary Sources

Date	Reference	Description
1816	QS/E44	St Ippollitts Enclosure Award
1910	Ir58_39858_0187	Lloyd George Survey

12 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1766	https://doi.org/10.3931/e-rara-108132	Dury and Andrews Topographical map of Hertfordshire
1816	QS/E45	St Ippollitts Enclosure map
1960	TL12NE-A	Ordnance Survey map

13 Pictorial Evidence

The following photographs were examined in the course of this assessment:

Identification	Date	Type (O/V)	Description/comments
RAF/106G/UK/1560	1946	V	
AFL19490202	1949	O	