

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Units 1 to 10, Glebe Road Industrial Estate, Glebe Road,
Letchworth Garden City, Hertfordshire, SG6 1BT

1007
Glebe Road Industrial Estate
March 2025

Quality Management					
Version	Status	Authored by	Reviewed by	Approved by	Review date
1		A Robertson	D Hawkins	<i>D Hawkins</i>	March 25

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

RPS

**Alistair Robertson MA (Joint Hons.) MCIfA FSA Scot
Director (Heritage)**

20 Farringdon Street
London,
EC4A 4AB

T 07808 245903
E alistair.robertson@tetrattech.com

Prepared for:

Wheatley

EXECUTIVE SUMMARY

- This archaeological desk-based assessment has been prepared by RPS on behalf of Wheatley.
- The subject of this assessment is land at Units 1 to 10, Glebe Road Industrial Estate, Glebe Road, Letchworth Garden City, Hertfordshire, SG6 1BT and covers an area of approximately 0.28ha.
- In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this archaeological assessment.
- The proposed development will not directly impact on any designated archaeological assets (ie World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites) and it is concluded there will be no indirect impact to the setting of any such assets.
- The study site is not located within an Area of Archaeological Significance, as defined by Hertfordshire County Council.
- The Hertfordshire Historic Environment Record (HER) contains no entries for non-designated archaeological assets on the study site.
- Prior to Modern landscaping and development, the available evidence indicates the site held some potential to contain archaeological remains that would likely have been of low and no more than moderate significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).
- However, borehole data indicates the site has undergone widespread and deep truncation likely associated with its 20th century development and can be considered to no longer retain any archaeological potential.
- In view of this, the development proposals can be anticipated to result in no archaeological harm and therefore in this particular instance no further archaeological work is deemed necessary.

Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION AND SCOPE OF STUDY	3
Scope of Study	3
Limitations	4
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	6
National Planning Policy.....	6
Local Planning Policy	7
3 GEOLOGY AND TOPOGRAPHY	9
Geology	9
Topography	9
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE.....	10
Timescales used in this report.....	10
Introduction.....	10
Previous Archaeological Work	10
Prehistoric (Palaeolithic to Iron Age).....	10
Roman	11
Saxon/Early Medieval.....	12
Medieval	12
Post Medieval & Modern (including map regression exercise)	12
Assessment of Significance	13
5 SITE CONDITIONS, PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	14
Site Conditions	14
Proposed Development.....	14
Review of Potential Development Impacts on Archaeological Assets	14
6 SUMMARY AND CONCLUSIONS	15

Figures

Figure 1: Site location

Figure 2: HER Plot (data from Hertfordshire HER)

Figure 3: 1766 Andrews and Dury Map of Hertfordshire

Figure 4: 1796 Norton Enclosure Map

Figure 5: 1804 Ordnance Survey Drawing

Figure 6: 1822 Bryant Map of Hertfordshire

Figure 7: 1880 Ordnance Survey (1:2,500)

Figure 8: 1922 Ordnance Survey (1:2,500)

Figure 9: 1937-1938 Ordnance Survey (1:2,500)

Figure 10: 1969 Ordnance Survey (1:2,500)

Figure 11: 1976-1980 Ordnance Survey (1:1,250)

Figure 12: 1988-1993 Ordnance Survey (1:1,250)

Figure 13: 2007 Aerial Photograph (Google Earth)

Figure 14: 2024 Aerial Photograph (Google Earth)

Appendices

Appendix A: Borehole Plan and Logs (Subadra 2017)

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below-ground archaeological desk-based assessment has been researched and prepared by RPS Heritage on behalf of Wheatley.
- 1.2 The subject of this assessment, referred to as 'the Site' or 'the study site', is Land at Units 1 to 10, Glebe Road Industrial Estate, Glebe Road, Letchworth Garden City, Hertfordshire, SG6 1BT. The Site comprises industrial units surrounded by hardstanding to the south of Glebe Road and covers an area of approximately 0.28ha, centred at National Grid Reference TL 22295 33370 (Fig. 1).
- 1.3 Wheatley have commissioned RPS Heritage to establish the archaeological potential of the Site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information for the Site.
- 1.5 This assessment thus enables relevant parties to assess the archaeological potential of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.6 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within the Site.

Scope of Study

- 1.7 To compile the baseline assessment, the following actions have been undertaken;
 - A search of the Hertfordshire Historic Environment Record (HER) database for archaeological sites, and heritage assets recorded within a 500m radius of a central National Grid Reference;
 - An examination of national and local planning policies in relation to archaeological assets;
 - A map regression exercise looking at the cartographic evidence for the site;
 - An examination of available topographical evidence;
 - An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site;
 - A review of the results of archaeological field work undertaken within the vicinity of the Site;
 - A review of aerial photographs and Lidar data for the Site including information available on Google Earth, the Historic Scotland National Collection of Aerial Photography and Historic England Aerial Photo Explorer;
 - An assessment of any impacts that have occurred on the Site from current or historic groundworking activities; and
 - An assessment of relevant published and unpublished sources.
- 1.8 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and

will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

1.9 The “Definition” of an assessment is given as:

Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

1.10 This desk-based assessment comprises an examination of evidence on the Milton Keynes HER and other sources, together with the results of a historic map regression exercise.

1.11 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site and to consider the need for design, civil engineering and archaeological solutions in relation to the impacts of the proposed scheme and the identified archaeological potential.

1.12 The document has been completed with reference to current national guidelines, as set out in the following Standards & Guidance;

- Chartered Institute for Archaeologists, 2020, ‘Standard and guidance for historic environment desk-based assessment’
- Historic England, 2022, Advice Note 17 (HEAN 17): Planning and Archaeology
- Historic England, 2015a, Management of Research Projects in the Historic Environment
- Historic England, 2015b, Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans
- Historic England, 2015c, Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment
- Historic England, 2019, Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12

Limitations

1.13 A degree of uncertainty is attached to any desk-based assessment where invasive archaeological fieldwork has not previously been undertaken on the Site, as the prevailing nature of the archaeological resource is that it is buried and therefore not visible. This means it can be difficult to accurately predict the presence and likely importance of below ground archaeological assets, and the likely impact (and resultant effects) of development upon such assets.

1.14 In such a scenario, the assessment represents a generally theoretical modelling of archaeological potential. The quality of the baseline data sources can affect the accuracy of the assessment, including for the following reasons:

- The Historic Environment Record can be limited because it often depends on “random” opportunities for research, fieldwork and discovery;
- Lack of dating evidence for sites;

- Documentary sources are rare before the Medieval period and many historic documents are inherently biased; and
- The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in 2024 (Department for Levelling Up, Housing and Communities, 2024). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined 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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- 2.13 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

North Hertfordshire Local Plan

- 2.15 The Local Plan for North Hertfordshire (2011-2031) was adopted on the 8th November 2022 and contains the following policy relevant to this assessment:

Policy HA4 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.

2.16 The Site also forms part of the Local Housing Allocations and the following site-specific policy applies:

Policy LG13 Glebe Road Industrial Estate

- Ensure appropriate residential amenity for any properties adjoining employment area;
- Sensitive design and / or lower density housing where site affects the Letchworth Conservation Area;
- Archaeological survey to be completed prior to development;
- Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses ;
- Address potential surface water flood risk through SUDs or other appropriate solution; and
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey, (BGS online 2024) identifies the solid geology of the site as comprising Holywell Nodular Chalk Formation And New Pit Chalk Formation.
- 3.2 The BGS has no record of the superficial geology of the Site.
- 3.3 Site Investigations undertaken by Subadra in 2017 indicate wholesale truncation of the site has previously taken place (see Appendix A). Made ground incorporating redeposited Modern material (eg brick) was generally recorded directly overlying the natural geological deposits of Holywell Nodular Chalk Formation And New Pit Chalk Formation.

Topography

- 3.4 The Site has been previously developed and landscaped. The ground level is currently on a gentle slope rising from approximately 71m Above Ordnance Datum (AOD) at the southern boundary to approximately 72m AOD at the northern boundary.
- 3.5 There are no watercourses, or naturally occurring bodies of water, located in proximity to the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 2), also referred to as the study area, held on the Hertfordshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.4 The HER records no previous fieldwork within the study site.

Prehistoric (Palaeolithic to Iron Age)

- 4.5 There are no Prehistoric features or finds recorded on the HER from within the study site boundary.
- 4.6 The earliest evidence for human activity within the study area relates to the recovery of a Mesolithic flint core was found at Norton Common c450m to the northwest of the study site (1295, TL 219 336).

- 4.7 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.8 An isolated Neolithic pit has also been recorded during the excavation of service pipes approximately 800m to the northeast of the site (15640, TL 2288 3388).
- 4.9 Further evidence of Neolithic occupation, relating to the excavation of six large pits and a posthole, have been found just beyond the 1km study area radius at Blackhorse Road to the east of the study site (348, TL 233 336).
- 4.10 An isolated Neolithic flint scraper was found at Wilbury Road, c350m north of the study site (354, TL 222 337).
- 4.11 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.12 A Bronze Age chisel fragment was found in 1963 at No. 140 Wilbury Road c650m to the northwest of the study site (1709, TL 21713368).
- 4.13 Hawthorn Hill, c800m west of the study site, is recorded as the possible location of a farmstead founded in the late Iron Age period; dated from pottery sherds (1286, TL 215 335).
- 4.14 Excavations during the 1950s and 1960s at Blackhorse Road, just over 1km to the east of the study site, revealed the remains of an extensive Iron Age settlement including four enclosures, post holes and associated storage pits (188, TL 233 336).
- 4.15 The alignment of Icknield Way, a Prehistoric routeway, crosses the study area roughly northeast/southwest with its closest point being c100m south of the study site. This ancient route along the Chiltern Ridge is likely to have been utilised throughout much of the Prehistoric period (4182, TL 250 345).
- 4.16 A findspot of 66 flint implements, dated on the HER to the broad Prehistoric period, are recorded from Pixmore Avenue c500m SSE of the study site (344, TL 2250 3288).
- 4.17 The available evidence indicates that a reasonable degree of Prehistoric occupation occurring within the local landscape dating from the Neolithic to Iron Age, although such occupation is recorded as taking place at a distance from the study site.
- 4.18 On this basis, the study site (prior to Modern development) can be defined as having had a low to moderate potential for small scale occupation activity for the Later Prehistoric periods.

Roman

- 4.19 There are no Roman features or finds recorded on the HER from within the study site boundary.
- 4.20 The late Iron Age farmstead at Hawthorn Hill, centred c800m west of the study site, continued into the Roman period and a large range of Roman artefacts have been recovered from the location including a Roman cameo in onyx, pottery, knife fragments, tesserae and nails. A Roman burial found at no.28 Wheathill, c750m west of the study site, may indicate the edge of the settlement (1286, TL 215 335).
- 4.21 A second focus of Roman settlement is recorded just over 1km east of the study site near Blackhorse Road, consisting of several pits and ditches (MHT9678, TL 232 337; MHT1288, TL 232 337). A possible Roman coin hoard has also been recovered in the same vicinity (MHT1463, TL 233 337).

- 4.22 The Icknield Way Prehistoric routeway is believed to have continued to be utilised during the Roman period (MHT4182, TL 250 345).
- 4.23 The remaining records held on the HER for the Roman period within the study area primarily relate to the recovery of a small number of isolated Roman coins and pottery fragments; the nearest being pottery from the swimming baths c250m west of the study site.
- 4.24 The available evidence therefore indicates that the local Roman settlement pattern was one of sporadic, nucleated farmsteads located at a substantive distance from the study site. This is corroborated by the paucity of finds in proximity to the site, as Roman material often appears in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable.
- 4.25 This evidence, coupled with the relatively small size of the study site, suggests that prior to Modern development the site is likely to have retained a low potential for Roman settlement remains.

Saxon/Early Medieval & Medieval

- 4.26 There are no Saxon/Early Medieval or Medieval features or finds recorded on the HER from within the study site boundary.
- 4.27 The HER records a Saxon cemetery at The Quadrant, c700m southwest of the site; although the dating is uncertain as the source is a 1910 newspaper cutting. There were 'both skeletons in graves and cremations in urns; some of the burials were accompanied by ironwork and bronze objects. Several horses were buried in large pits in the same area, some with stirrups and other horse gear, but it is not clear that they were of the same date as the cemetery' (15642, TL 2175 3297). Further remains of a possible Saxon cemetery were recorded in 1910 while making the ornamental lake, presumed to be a location at Howard Park, c700m south of the site (15643, TL 22135 32675).
- 4.28 A late Saxon to Medieval occupation site was discovered in 1988 during trial trenching at Green Lane, c900m northeast of the site. Subsequent excavations revealed 23 sunken featured buildings dating between 800-1100. The remains may be the settlement of Rodenhanger recorded in Domesday Book (102, TL 230339).
- 4.29 Norton, the historic core for which is located approximately 1km to the northeast of the site, was mentioned in a Charter of 1007 AD, transferring Norton to the possession of the Abbey of St Albans at the request of Abbott of Leofric (VCH 1908). Norton is recorded the Domesday Survey of 1086, comprising 4 hides, 2 of which was in demesne land. There were two mills recorded at the time of the survey (Open Domesday 2017). There is numerous physical and documentary evidence for Late Medieval settlement in proximity to the historic core of Norton and the Church of St. Nicolas, but none in proximity to the study site.
- 4.30 Late Medieval ridge and furrow is recorded on the HER as covering a substantial part of Norton Common to the west of the study site (4531, TL 219 334).
- 4.31 The study site is likely to have lain in the unimproved/agricultural hinterland of settlement during these periods. Prior to Modern development, the site is likely to have retained a low potential for Saxon/Early Medieval and Medieval settlement evidence. Remnants of agricultural activity are perhaps most likely to have been present.

Post Medieval & Modern (including map regression exercise)

- 4.32 There are no Post Medieval or Modern features or finds recorded on the HER from within the study site boundary.

- 4.33 The HER entries of Post Medieval and Modern origin for the wider study area reflect the ongoing agricultural activity and subsequent urban expansion of these periods. These are not repeated here as they are not specifically relevant to assessing the archaeological potential of the site itself.
- 4.34 In these periods, an understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources. These can give additional detail to data contained within the HER.
- 4.35 The earliest map shown here is the 1766 Andrews and Dury Map of Hertfordshire (Fig. 3) which depicts the approximate location of the study site on open ground, to the southwest of Norton and north of the Icknield Way.
- 4.36 The 1796 Norton Enclosure Map (Fig. 4) provides more detail and shows the site was undeveloped at this time, forming part of the enclosed agricultural fieldscape of the locale.
- 4.37 Subsequent 19th century mapping (Figs. 5-7) confirms the site's ongoing open and undeveloped character.
- 4.38 By 1922 (Fig. 8), widespread urban development has taken place around the site. Glebe Road has been laid out on the site's northern boundary and residential plots constructed immediately east. However, the site itself remains as open ground.
- 4.39 A welding plant works was established to the south of the site by 1938 (Fig. 9), but the site itself remains undeveloped. This is also the situation depicted on the 1969 Ordnance Survey Map (Fig.10).
- 4.40 The site is shown as first developed by 1980 (Fig. 11) with the current industrial units and yard areas.
- 4.41 There are no subsequent substantive changes on the site up to the present day.
- 4.42 Overall, it is considered that the study site comprised agricultural land throughout these periods until development in the later 20th century. The site can be assessed as holding a low archaeological potential for significant Post Medieval or Modern archaeological assets.

Assessment of Significance

- 4.43 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.44 In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site or its vicinity.
- 4.45 The study site is not located within an Area of Archaeological Significance, as defined by Hertfordshire County Council.
- 4.46 The HER contains no entries for non-designated archaeological assets on the site.
- 4.47 Based on current evidence, prior to Modern development impacts the study site can be identified as having held a likely low to moderate potential for later Prehistoric remains, and a low potential for remains from all other past periods of human activity.
- 4.48 Any remains that might have been present can be considered likely to have been of overall low/local and no more than moderate/regional significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).

5 SITE CONDITIONS, PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site is located at Units 1 to 10, Glebe Road Industrial Estate, Glebe Road, Letchworth Garden City, Hertfordshire, SG6 1BT; centred at National Grid Reference TL 22295 33370. The site comprises industrial units surrounded by hardstanding to the south of Glebe Road and covers an area of approximately 0.28ha (Figs. 1 and 14).
- 5.2 Historic agricultural activity would have had a widespread, moderate negative impact on any archaeological remains once present, particularly through ploughing.
- 5.3 Most pertinently and as indicated by the borehole logs, Modern landscaping and development has resulted in widespread, deep truncation of the natural soil profile that would have removed wholesale any archaeological remains once present.

Proposed Development

- 5.4 The Proposed Development is for the demolition of existing industrial building and residential development for 9 dwellings.

Review of Potential Development Impacts on Archaeological Assets

- 5.5 Groundworks associated with the construction phase of a development, including site preparation, excavation for roads, foundations, services and landscaping, can be anticipated to have an extensive impact on any surviving near-surface archaeological deposits.
- 5.6 The proposed development will not impact on any designated archaeological assets directly through below ground impacts or as a result of the alteration of their setting.
- 5.7 In terms of non-designated assets, as noted above historic development impacts are considered to have removed any archaeological remains that may have once been present on the site.
- 5.8 In view of this, the development proposals are assessed as having no impact in archaeological terms.

6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment has been prepared by RPS on behalf of Wheatley.
- 6.2 The subject of this assessment is land at Units 1 to 10, Glebe Road Industrial Estate, Glebe Road, Letchworth Garden City, Hertfordshire, SG6 1BT and covers an area of approximately 0.28ha.
- 6.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this archaeological assessment.
- 6.4 The proposed development will not directly impact on any designated archaeological assets (ie World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites) and it is concluded there will be no indirect impact to the setting of any such assets.
- 6.5 The study site is not located within an Area of Archaeological Significance, as defined by Hertfordshire County Council.
- 6.6 The Hertfordshire Historic Environment Record (HER) contains no entries for non-designated archaeological assets on the study site.
- 6.7 Prior to Modern landscaping and development, the available evidence indicates the site held some potential to contain archaeological remains that would likely have been of low and no more than moderate significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).
- 6.8 However, borehole data indicates the site has undergone widespread and deep truncation likely associated with its 20th century development and can be considered to no longer retain any archaeological potential.
- 6.9 In view of this, the development proposals can be anticipated to result in no archaeological harm and therefore in this particular instance no further archaeological work is deemed necessary.

Sources Consulted

General

British Library

Herfordshire Historic Environment Record

The National Archive

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Portable Antiquities Scheme – www.finds.org.uk

Bibliographic

Chartered Institute for Archaeologists, 2020, Standard & Guidance for historic environment desk-based assessment

Croft, RA & Mynard DC, 1993, The Changing Landscape of Milton Keynes. The Buckinghamshire Archaeological Society Monograph Series No 5

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

Historic England, 2022, Advice Note 17 (HEAN 17): Planning and Archaeology

Historic England, 2019, Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12

Historic England 2008 (new draft 2017), Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England, 2017, Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December

Historic England, 2015a Management of Research Projects in the Historic Environment

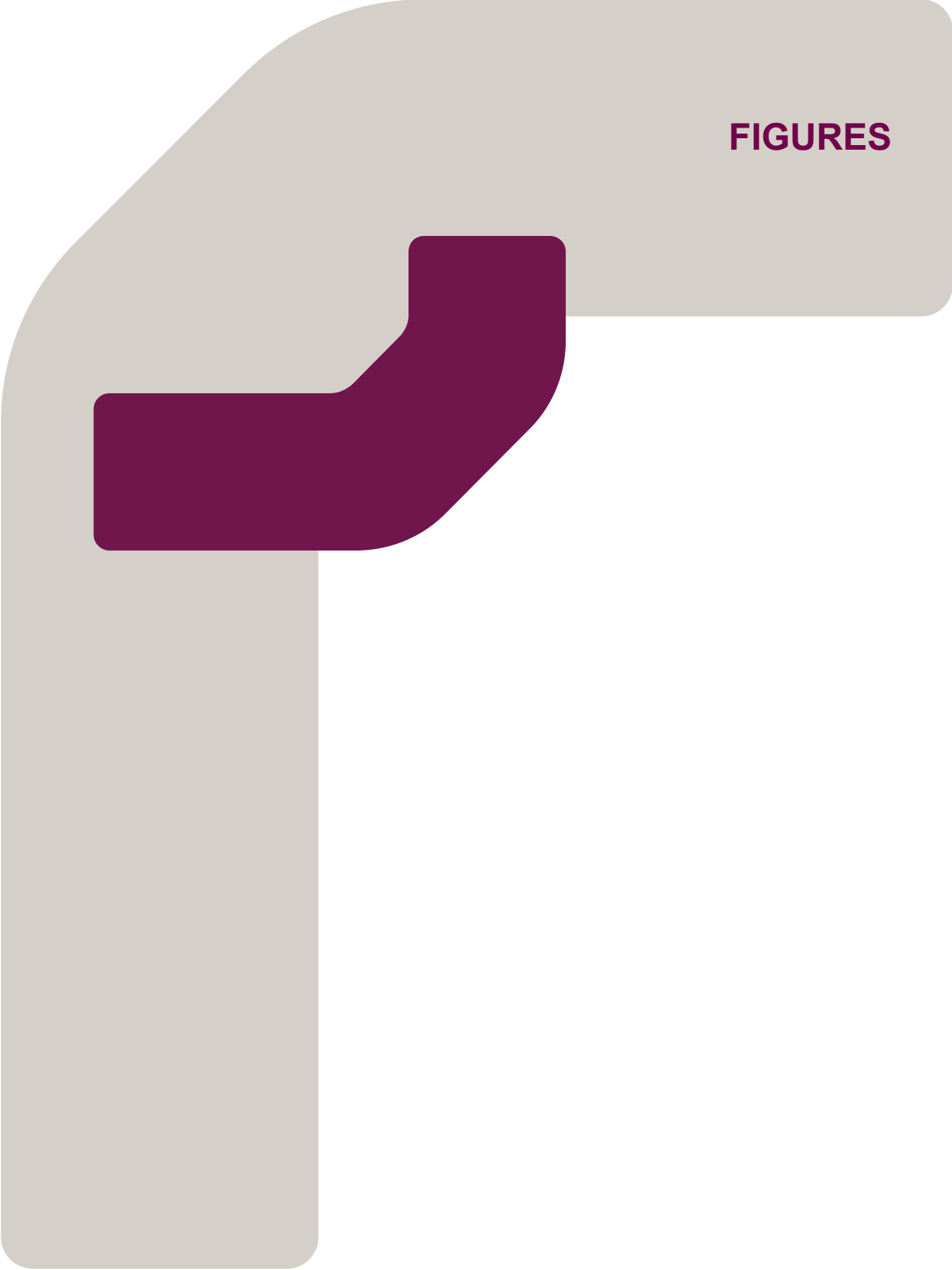
Historic England, 2015b, Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans

Historic England, 2015c, Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment

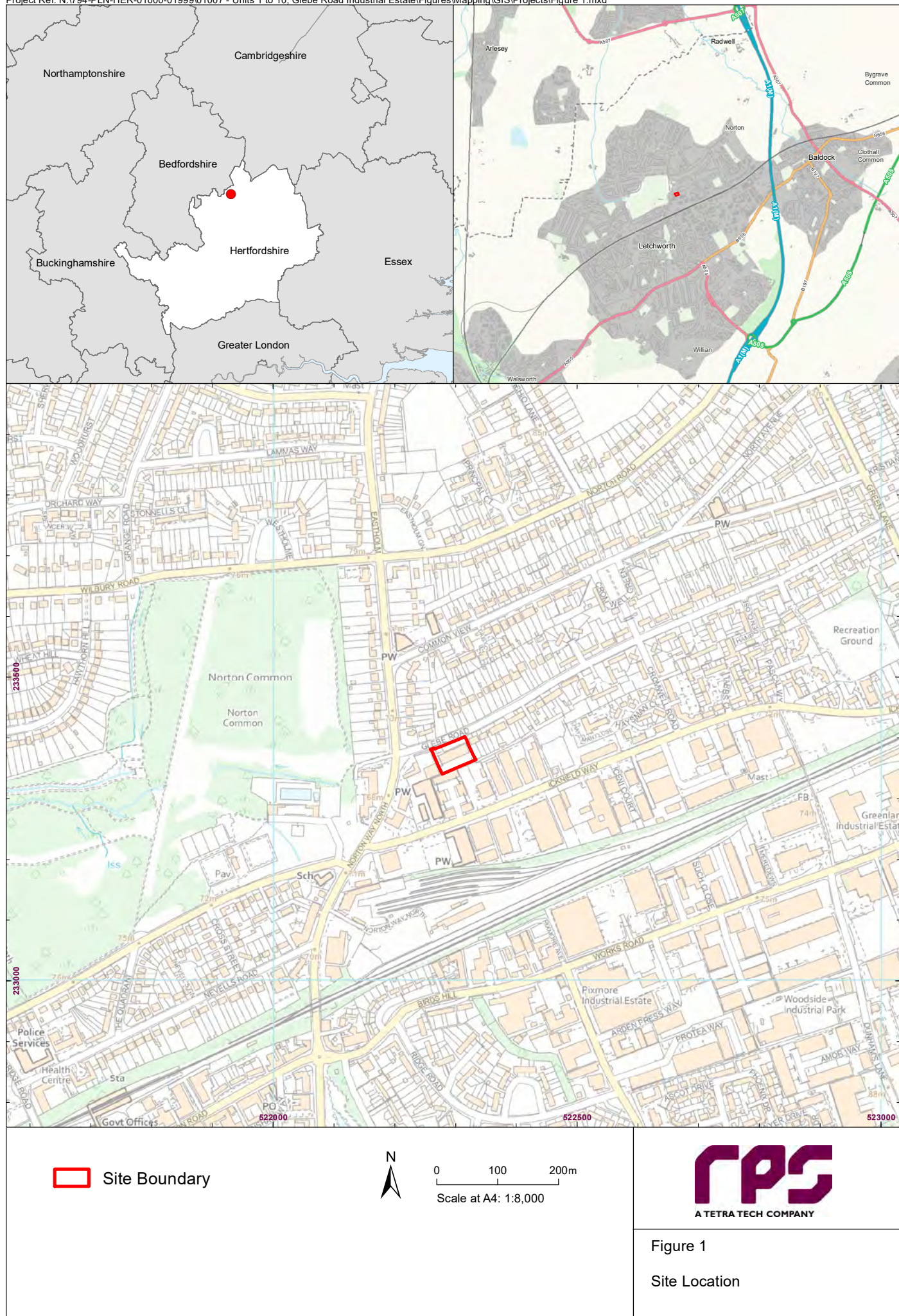
Mynard, Zeepvat & Williams, 1991. Excavations at Great Linford 1974-80 Buckinghamshire Archaeological Society Monographs Series No. 3.

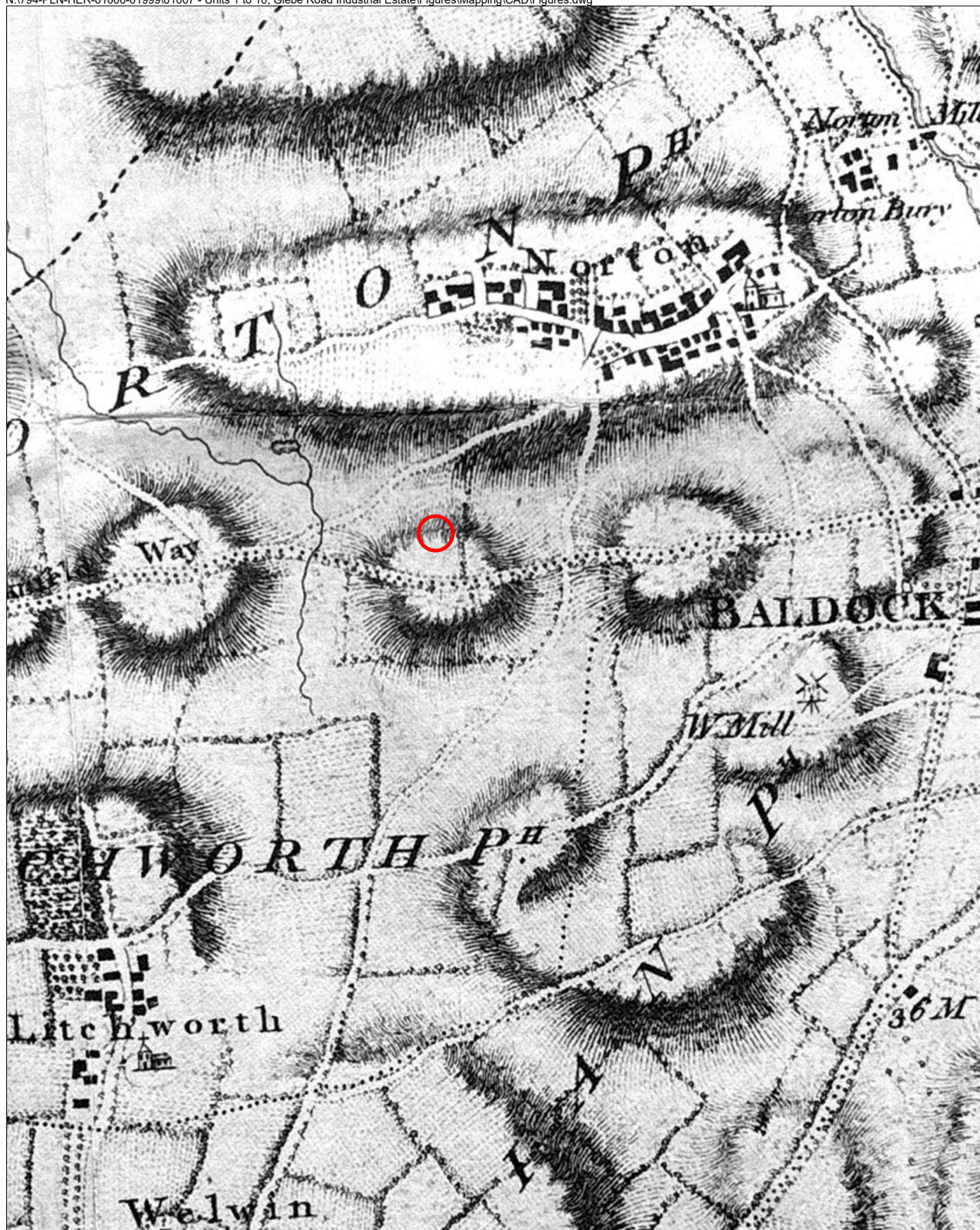
Woodfield, C & Johnson, C, 1989, A Roman Site at Stanton Low, on the Great Ouse, Buckinghamshire, Archaeological Journal, 146:1, 135-278

Wymer, J, 1999, The Lower Palaeolithic Occupation of Britain 2 volumes



FIGURES





Approximate site location

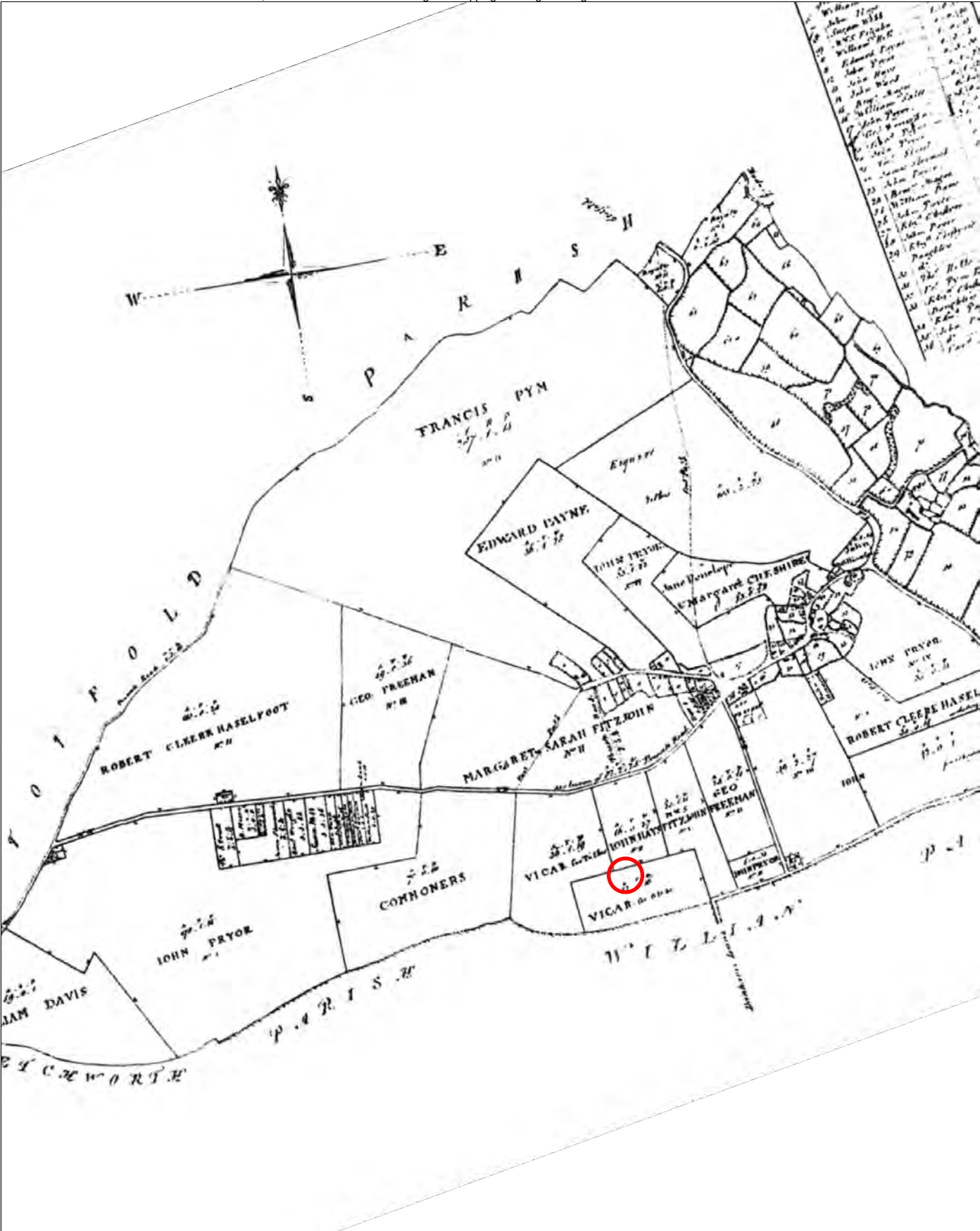


Not to Scale
Illustrative Only



Figure 3

1766 Andrews and Dury Map of
Hertfordshire



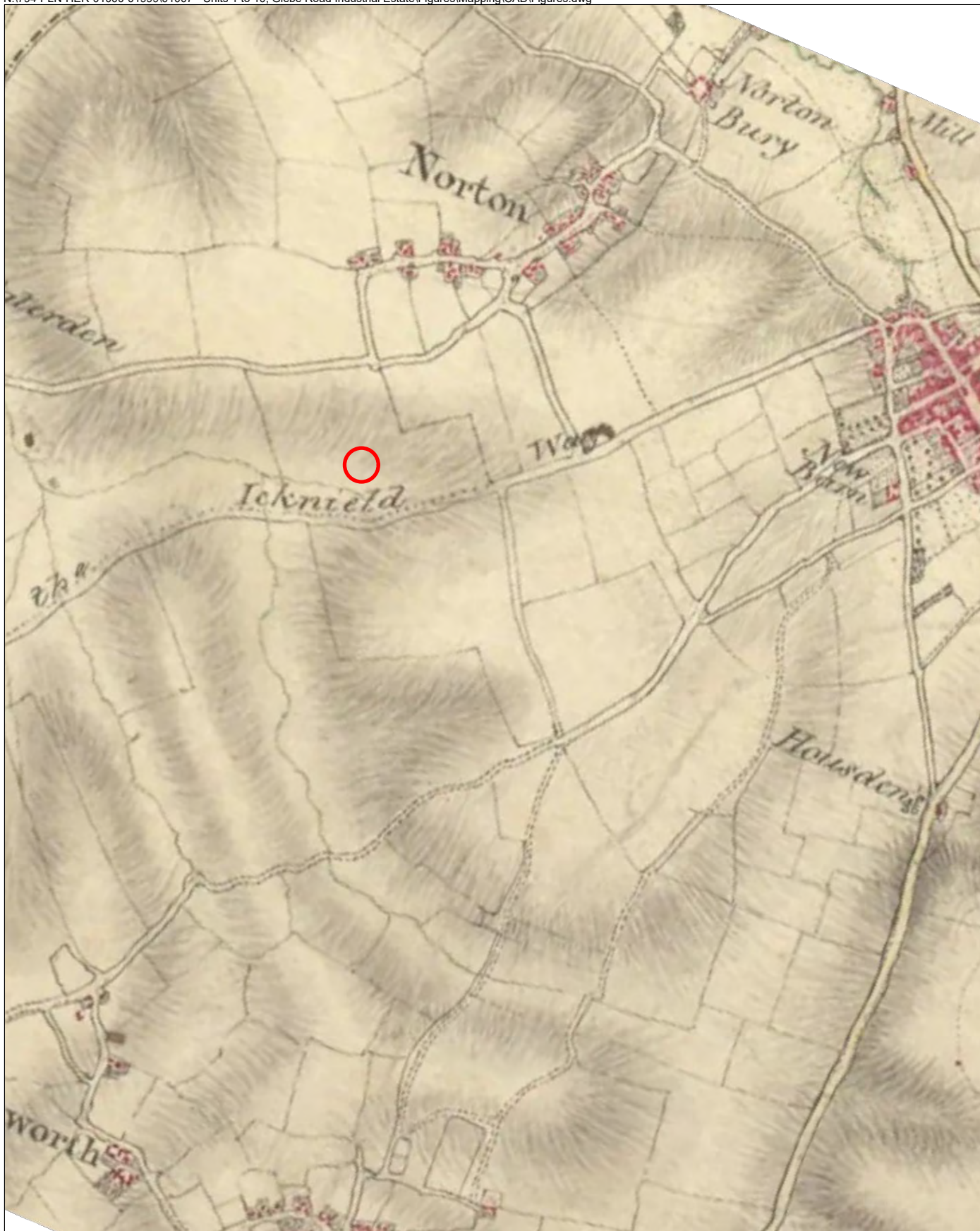
Approximate site location



Not to Scale
Illustrative Only



Figure 4
1796 Norton Enclosure Map



Approximate site location



Not to Scale
Illustrative Only



Figure 5

1804 Ordnance Survey Drawing



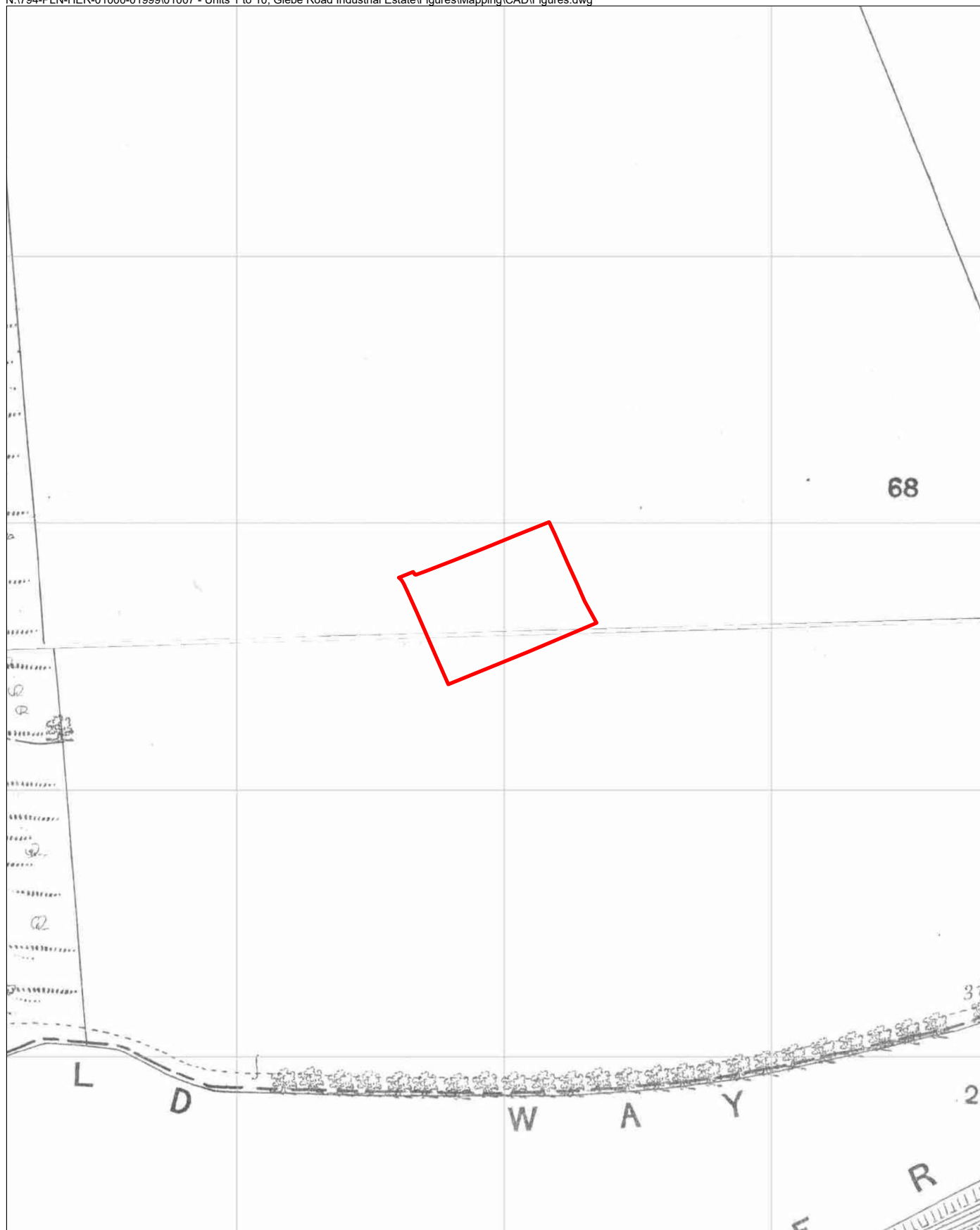
Approximate site location



Not to Scale
Illustrative Only



Figure 6
1822 Bryant Map of Hertfordshire



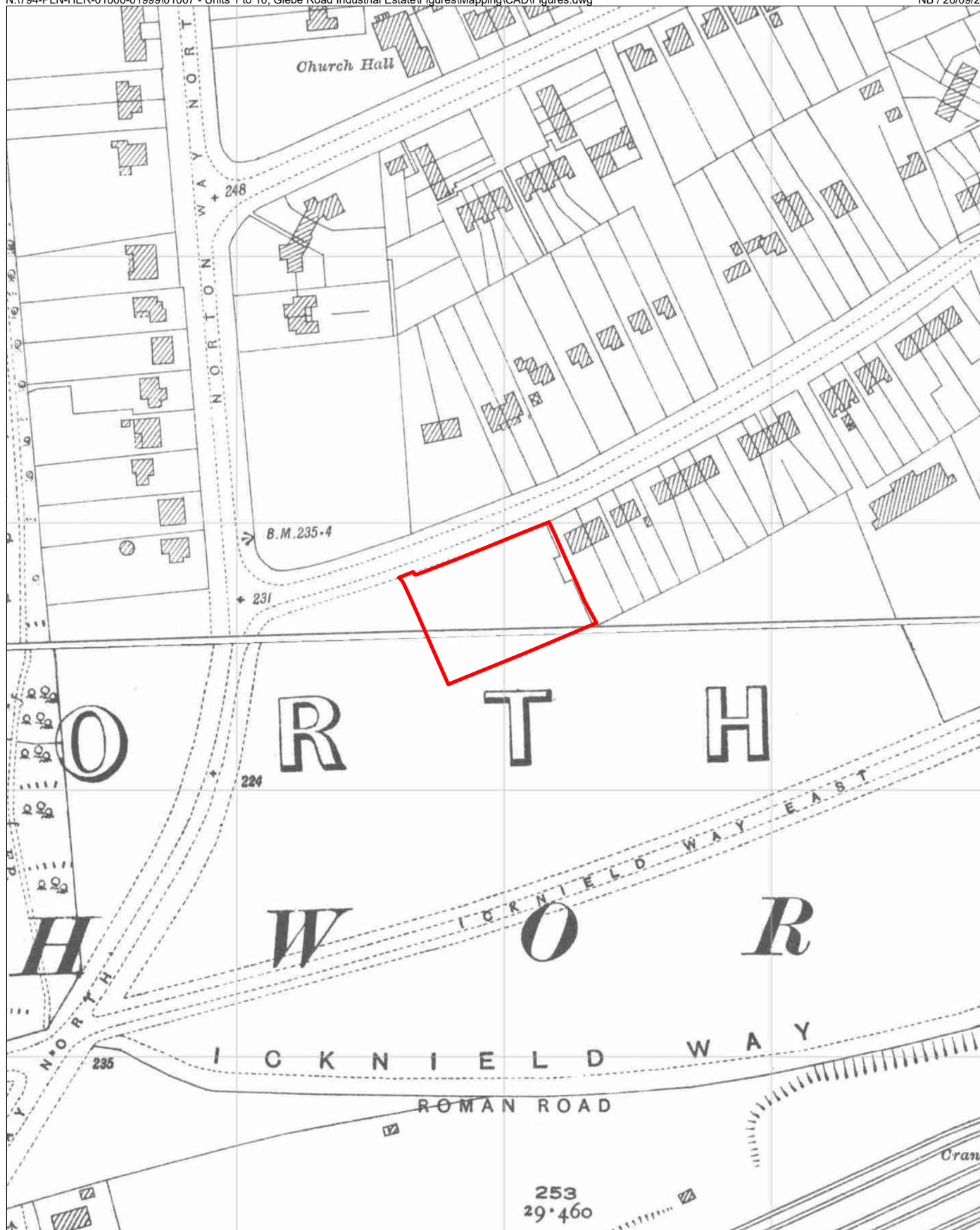
 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 7
1880 Ordnance Survey Map



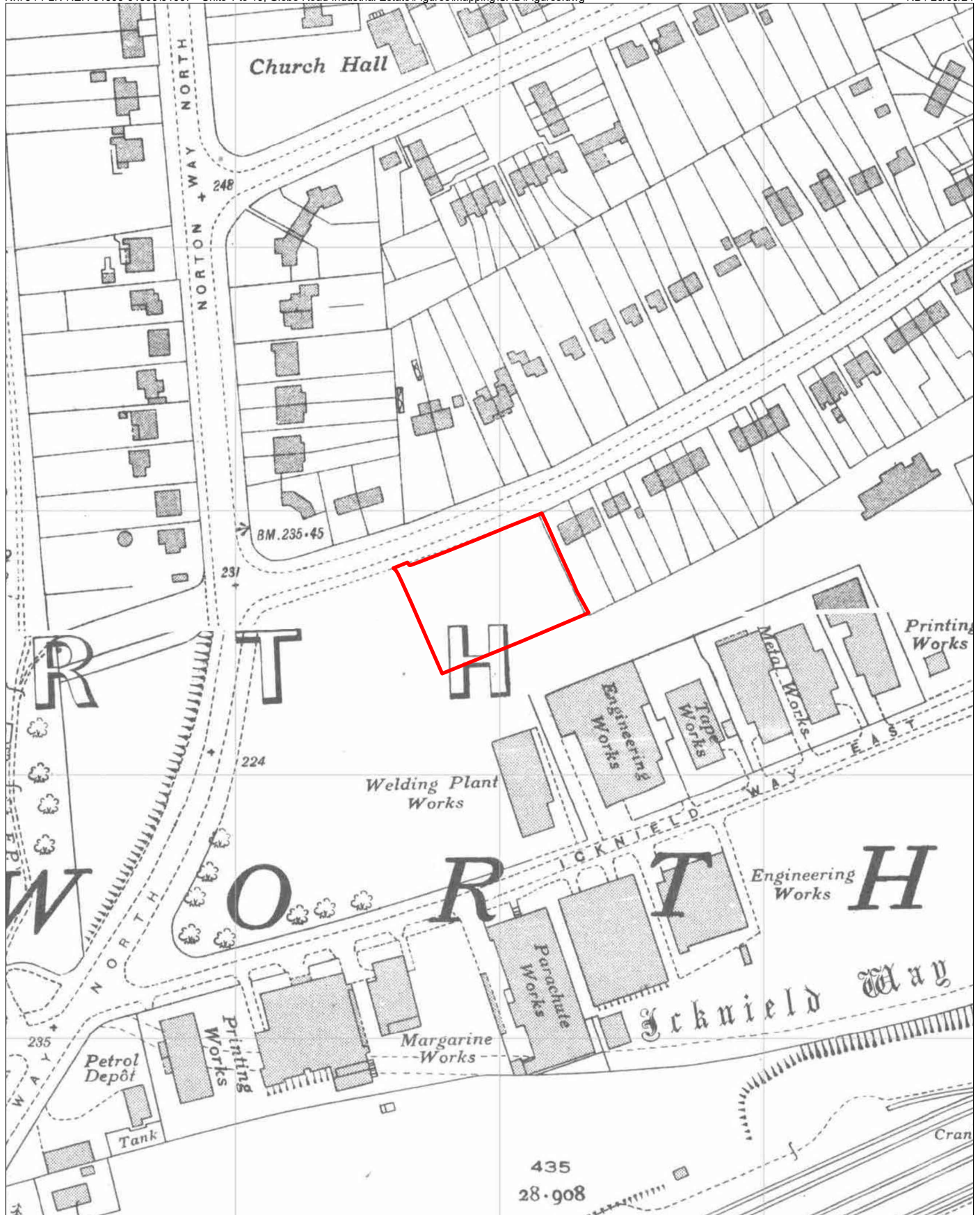
 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000

rps
A TETRA TECH COMPANY

Figure 8
1922 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000

rps
A TETRA TECH COMPANY

Figure 9

1937-1938 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000

rps
A TETRA TECH COMPANY

Figure 10

1969 Ordnance Survey Map



Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 11

1976-1980 Ordnance Survey Map



Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 12

1988-1993 Ordnance Survey Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 13

2007 Aerial Photograph (Google Earth)



 Site Boundary

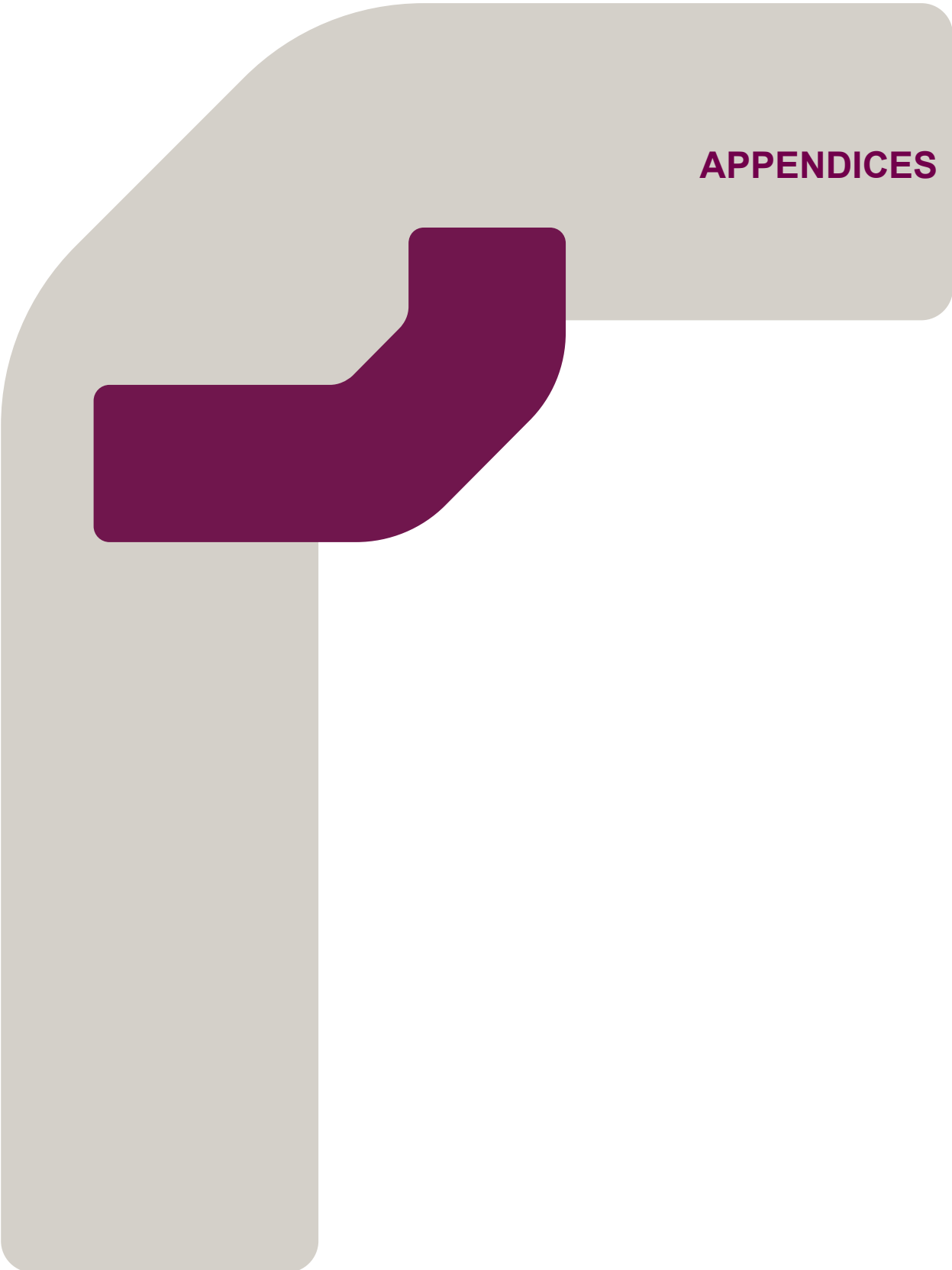


0 10 20m
Scale at A4: 1:1,000

rps
A TETRA TECH COMPANY

Figure 14

2024 Aerial Photograph (Google Earth)

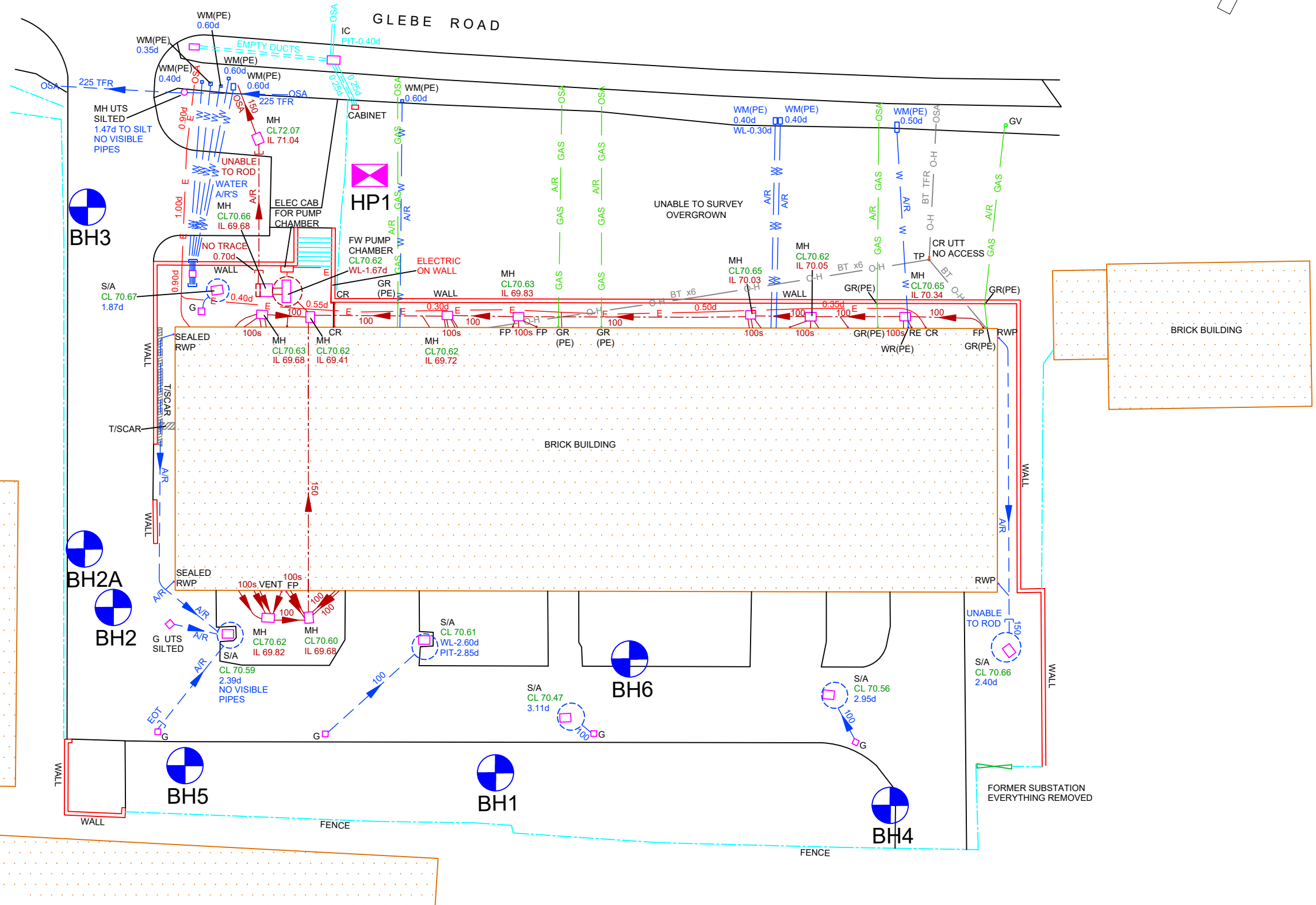
A large, light gray, stylized graphic of a hand holding a pen. The hand is positioned on the left side of the page, with the thumb and index finger forming a loop. The pen is a dark purple color and is held in a way that it appears to be writing. The word "APPENDICES" is written in a dark purple, sans-serif font on the right side of the hand.

APPENDICES

Appendix A

Borehole Plan and Logs (Subadra 2017)

**Unit 13, Triangle Business Park
Stoke Mandeville, Bucks HP22 5BL
Tel. 01296 739400 Fax. 01296 739401**

[illegible]

notes		
AGENTS TO SEARCH ONLY		
WAVE SEARCHING TO WIFE FOUND BUT NOT NECESSARY, NOT SUPPRESS		
PC 242C - NO TRACE, ASSIGNED ROUTES AHEAD FROM 242C		
PC 244 - NO TRACE, ASSIGNED ROUTES AHEAD FROM 244		
BT OVERHEAD		
NO TRACE ON PIPE LEAKING PUMP CHAMBER, ASSIGNED ROUTE INTO PUMP, MANHOLE		
MULTIPLE CHARGES ON SITE		

REV	DATE	DESCRIPTION

CLIENT	Letchworth Garden City Heritage Foundation
--------	---

WYE LOCATION:
Glebe Road Ind.Est.
Glebe Road
Letchworth Garden City

DRAWING TITLE: Borehole location plan

SURVEYED BY: SVS	DRAWN BY: GR	APPROVED BY: JS
DRAWING NO.:	SURVEY DATE:	

IN17568_DR001_Site_Plan	03-08-17
	SHEET NO: 1 OF 1

DISCLAIMER: The location of under ground services shown on this drawing has been determined using electro-magnetic (and/or ground probing radar, where requested) techniques and visual observations. The limitations of this drawing should be realised and no guarantee can be given that all services have been identified. This drawing may not include the location of all public services that may cross the site and therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing. Additional services, structures or other below ground obstructions not indicated on this drawing may be present on site. Reference should be made to historical plans and as built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document "avoiding dangers from underground services". Location accuracy is determined by referring to manufacturers guidelines for the systems deployed. Reference should be made to the latest version of SYS Ltd site procedures document for utility location surveys.

Borehole Log BH1

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Wendover Road
Stoke Mandeville, Bucks HP22 5BL

Tel. 01296 739400 Email: consultants@subadra.com

Project Name	IN17568 Glebe Road Industrial Estate	Coordinates	522290 233370 NGR
Date	4th August 2017	Ground Level	
Site Engineer	Greg Ross	Drilling Method	Terrier

Depth (m)	Well	Water Level	Log	Sample	Laboratory Analysis	Headspace (ppm)	SPT 'N' or Su (kPa)	Description
0.00								0.00m - 0.20m Made Ground Tarmac.
0.20				S1/0.60	Asb/ CLEA&Cr(VI)/ PAH			0.20m - 0.80m Made Ground MEDIUM DENSE grey sandy GRAVEL.
0.80				S2/1.00				0.80m - 1.10m Made Ground MEDIUM DENSE grey and brown clayey gravelly SAND with occasional flint and brick fragments.
1.10				S3/1.30				1.10m - 2.00m Made Ground FIRM brown sandy CLAY with occasional medium GRAVEL.
2.00				S4/1.90	TPH(B)			2.00m - 2.20m Made Ground MEDIUM DENSE grey brown flinty GRAVEL and brick.
2.20				S5/2.40				2.20m - 5.00m Holywell Nodular Chalk formation and New Pit Chalk Formation (undifferentiated) () - WEAK white fractured CHALK. With occasional brown staining. Dynamic probe advanced to 8m depth - dry at base.
3.10				S6/3.10				
3.60				S7/3.60				
4.00				S8/4.00	pH/ SO4			
4.50				S9/4.50				
5.00				S10/5.00				Borehole terminated at 5.00m
6.00								
7.00								
8.00								
9.00								
10.00								



Well Diameter		Depth of Borehole	5.00m
Well Casing Length		Depth to Groundwater	0.00m
Well Screen Length		Page	One of One

Borehole Log BH2

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Wendover Road
Stoke Mandeville, Bucks HP22 5BL

Tel. 01296 739400 Email: consultants@subadra.com

Project Name	IN17568 Glebe Road Industrial Estate	Coordinates	522290 233370 NGR
Date	4th August 2017	Ground Level	
Site Engineer	Greg Ross	Drilling Method	Geoprobe

Depth (m)	Well	Water Level	Log	Sample	Laboratory Analysis	Headspace (ppm)	SPT 'N' or Su (kPa)	Description
1		Dry		S1/0.40	Asb/ CLEA&Cr(VI)/ PAH			0.00m - 0.20m Made Ground Concrete.
				S2/0.80	TPH(B)			0.20m - 0.60m Made Ground MEDIUM DENSE red and brown sandy GRAVEL AND BRICK.
2				S3/1.40	TPH(B)/ VOC			0.60m - 2.00m Made Ground WEAK/STRUCTURELESS white with brown staining reworked CHALK with grey gravels.
				S4/2.10				2.00m - 2.60m Made Ground MEDIUM DENSE brown SAND with occasional clay.
				S5/2.40	TPH(B)			
3				S6/2.70				2.60m - 4.00m Holywell Nodular Chalk formation and New Pit Chalk Formation (undifferentiated) (C4) - WEAK white fractured CHALK. With occasional brown staining.
				S7/3.20				
4				S8/4.00	TPH(B)			Borehole terminated at 4.00m
5								
6								
7								
8								
9								
10								

 Prism.NET www.prismerp.co.uk	Well Diameter		Depth of Borehole	4.00m
	Well Casing Length		Depth to Groundwater	Dry
	Well Screen Length		Page	One of One

Borehole Log BH3

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Wendover Road
Stoke Mandeville, Bucks HP22 5BL

Tel. 01296 739400 Email: consultants@subadra.com

Project Name	IN17568 Glebe Road Industrial Estate	Coordinates	522290 233370 NGR
Date	4th August 2017	Ground Level	
Site Engineer	Greg Ross	Drilling Method	Geoprobe

Depth (m)	Well	Water Level	Log	Sample	Laboratory Analysis	Headspace (ppm)	SPT 'N' or Su (kPa)	Description
1		Dry		S1/0.40	Asb/ CLEA&Cr(VI)			0.00m - 0.20m Made Ground Concrete.
				S2/1.00				0.20m - 0.50m Made Ground MEDIUM DENSE brown gravelly SAND with brick and flint.
				S3/1.40	PCB 7			0.50m - 1.30m Made Ground FIRM brown sandy CLAY with coarse flint and gravel.
2				S4/2.00				1.30m - 5.00m Holywell Nodular Chalk formation and New Pit Chalk Formation (undifferentiated) (C4) - WEAK white fractured. With occasional brown staining.
				S5/2.30				
				S6/2.70				
3				S7/3.20				
				S8/3.60				
4				S9/4.20				
				S10/5.00				Borehole terminated at 5.00m
5								
6								
7								
8								
9								
10								

 Prism.NET www.prismerp.co.uk	Well Diameter		Depth of Borehole	5.00m
	Well Casing Length		Depth to Groundwater	Dry
	Well Screen Length		Page	One of One

Borehole Log BH4

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Wendover Road
Stoke Mandeville, Bucks HP22 5BL

Tel. 01296 739400 Email: consultants@subadra.com

Project Name	IN17568 Glebe Road Industrial Estate	Coordinates	522290 233370 NGR
Date	4th August 2017	Ground Level	
Site Engineer	Greg Ross	Drilling Method	Terrier

Depth (m)	Well	Water Level	Log	Sample	Laboratory Analysis	Headspace (ppm)	SPT 'N' or Su (kPa)	Description
1		Dry		S1/0.30	Asb/ CLEA&Cr(VI)/ PAH			0.00m - 0.20m Made Ground Tarmac.
				S2/0.50	PCB 7/ pH/ SO4			0.20m - 1.10m Made Ground FIRM brown sandy CLAY with occasional gravel flint and brick fragments.
				S3/0.80	PCB 7			1.10m - 4.00m Holywell Nodular Chalk formation and New Pit Chalk Formation (undifferentiated) (C4) - WEAK white fractured CHALK. With occasional brown staining and chalk putty infill.
2				S4/1.20	TPH(B)			
				S5/1.80				
				S6/2.30	TPH(B)			
3				S7/3.00				
				S8/3.50				
4				S9/4.00				Borehole terminated at 4.00m
5								
6								
7								
8								
9								
10								

 Prism.NET www.prismerp.co.uk	Well Diameter		Depth of Borehole	4.00m
	Well Casing Length		Depth to Groundwater	Dry
	Well Screen Length		Page	One of One

Borehole Log BH5

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Wendover Road
Stoke Mandeville, Bucks HP22 5BL
Tel. 01296 739400 Email: consultants@subadra.com

Project Name	IN17568 Glebe Road Industrial Estate	Coordinates	522290 233370 NGR
Date	4th August 2017	Ground Level	
Site Engineer	Greg Ross	Drilling Method	Geoprobe

Depth (m)	Well	Water Level	Log	Sample	Laboratory Analysis	Headspace (ppm)	SPT 'N' or Su (kPa)	Description
1		Dry		S1/0.40	Asb/ CLEA&Cr(VI)			0.00m - 0.20m Made Ground Concrete.
				S2/0.80	PAH			0.20m - 1.30m Made Ground MEDIUM DENSE brown and grey very clayey SAND with gravel flint and red brick fragments.
				S3/1.10	PCB 7			
				S4/1.50				1.30m - 1.80m Made Ground REWORKED structureless white CHALK with brown stains and gravels.
2				S5/2.00	SO4			1.80m - 2.20m Made Ground MEDIUM DENSE brown clayey SAND with brick fragments.
				S6/2.60	TPH(B)			2.20m - 4.00m Holywell Nodular Chalk formation and New Pit Chalk Formation (undifferentiated) (C4) - WEAK white fractured. With occasional brown staining.
3				S7/3.30				
4				S8/4.00				Borehole terminated at 4.00m
5								
6								
7								
8								
9								
10								

 Prism.NET www.prismerp.co.uk	Well Diameter		Depth of Borehole	4.00m
	Well Casing Length		Depth to Groundwater	Dry
	Well Screen Length		Page	One of One

Borehole Log BH6

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Wendover Road
Stoke Mandeville, Bucks HP22 5BL

Tel. 01296 739400 Email: consultants@subadra.com

Project Name	IN17568 Glebe Road Industrial Estate	Coordinates	522290 233370 NGR
Date	4th August 2017	Ground Level	
Site Engineer	Greg Ross	Drilling Method	Terrier

Depth (m)	Well	Water Level	Log	Sample	Laboratory Analysis	Headspace (ppm)	SPT 'N' or Su (kPa)	Description
0.00								0.00m - 0.20m Made Ground Concrete.
0.20				S1/0.30	PAH			0.20m - 0.50m Made Ground MEDIUM DENSE yellow brown SAND with occasional brick fragments.
0.50				S2/0.70				0.50m - 1.40m Made Ground FIRM brown grey slightly sandy CLAY with occasional brick.
1.00		Dry		S3/1.20				
1.50				S4/1.80	pH			1.40m - 4.00m Holywell Nodular Chalk formation and New Pit Chalk Formation (undifferentiated) (C4) - WEAK white fractured CHALK. With occasional brown staining.
2.00				S5/2.60	TPH(B)			
2.50				S6/3.10				
3.00								
3.50								
4.00				S7/4.00				Borehole terminated at 4.00m
4.50								
5.00								
5.50								
6.00								
6.50								
7.00								
7.50								
8.00								
8.50								
9.00								
9.50								
10.00								

 Prism.NET www.prismerp.co.uk	Well Diameter		Depth of Borehole	4.00m
	Well Casing Length		Depth to Groundwater	Dry
	Well Screen Length		Page	One of One



rpsgroup.com