

A National Amenity Society

Henry Thomas

Planning Case Officer

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16 June 2026

Slip End Farm, Royston Road, Slip End, Baldock, Hertfordshire SG7 6SG. Planning application no. 26/01207/FP.

Dear Henry,

Thank you for notifying the Council for British Archaeology (CBA) of these applications. We offer the following comments to assist your local authority in making a determination.

The CBA previously commented on application 24/00754/FP for the development of this site, advising that it would be necessary to wait until Historic England had re-evaluated the boundaries of the Scheduled Ancient Monument (SAM; NHLE List Entry no. 1003549) which at that time partially covered the site before any decision could be made. We also recommended that a detailed archaeological evaluation of the site would be required as part of any planning application. The application was later withdrawn.

The CBA are pleased to note that a programme of trial trenching has now been undertaken by Colchester Archaeological Trust, which allows a better understanding of the surviving *in situ* below-ground archaeology. This confirms that there are significant surviving archaeological remains on site, some of which are clearly connected to features and deposits within the SAM. Any development on the site will require a suitable archaeological mitigation strategy.

Historic England's re-assessment of the boundaries of the SAM have confirmed that the site is no longer considered to be within the boundaries of the Scheduled area. Nevertheless, it is directly adjacent to the multi-phase SAM, which is a nationally important archaeological site, and the surviving archaeology within the development site can contribute to our understanding of the SAM's occupation and development.

The CBA are concerned that this application does not currently include a detailed assessment of how the proposals will affect the setting of the monument. We note that there are currently farm buildings on the site, which are proposed for re-use or replacement; we also note that these updated proposals have a more agricultural aesthetic palette than the previous withdrawn scheme,

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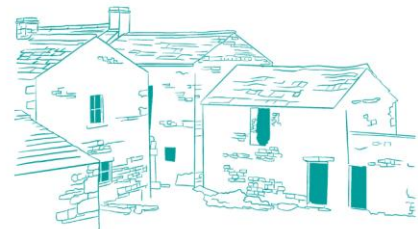
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which we consider broadly positive. Nevertheless, given the high significance of the SAM and the current open, agrarian character of its setting, we consider that the more intense domestic development of this site requires careful consideration.

Development directly adjacent to the SAM has the potential to change the monument's setting and public appreciation of its character, as well as impacting on below-ground archaeology. This could cause harm to its significance; under paras. 212 and 213 of the NPPF, 'great weight' should be given to the SAM's conservation and 'clear and convincing justification' is required for any harm.

The CBA consider that further information and justification is required to support this proposal. In particular, existing and proposed site-wide elevations are required to fully understand the effects of the proposal on the setting of the SAM. Further information on any proposed mitigation measures, such as screening through planting, should also be provided as part of the application documentation.

Recommendation

The CBA consider that a suitable scheme of residential development could be acceptable on this site in heritage terms. However, this would be subject to an archaeological mitigation strategy and a proposed design which minimises any harm to the setting of the SAM.

Currently, we do not consider that this application provides sufficient information to allow us to fully assess the impacts of the proposal on the setting of the SAM; nor does it adequately justify the density and scale of the proposed development and the landscape impact of this.

We therefore consider that in its current form, the application does not meet the requirements of paras. 212 and 213 of the NPPF. If additional information is not provided to further detail and justify the proposals, we recommend that the application be **refused**.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Dr Alison Edwards
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.