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SETTLE GROUP

3 – 5 NEWELLS, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 2PH

ARCHAEOLOGICAL DESK BASED ASSESSMENT

JULY 2021

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JULY 2021

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CONTENTS

EXECUTIVE SUMMARY 1
1 INTRODUCTION 2
2 PLANNING POLICY AND LEGISLATION 3
2.2 **Legislation** 3
2.3 **National Planning Policy** 3
2.4 **Local Planning Policy** 5
3 DESCRIPTION OF THE SITE 7
3.1 **Location** 7
4 METHODOLOGY 8
4.1 **Archaeological Databases** 8
4.2 **Historical and Cartographic Sources** 8
4.3 **Secondary Sources** 8
4.4 **Geological/Geotechnical Information** 8
4.5 **Site Inspection** 9
5 THE EVIDENCE 10
5.1 **Topography, Geology, Soils** 10
5.2 **Archaeological and Historical Background** 10
5.3 **Cartographic Sources** 13
5.4 **Known Constraints** 16
5.5 **Site Visit** 17
6 ARCHAEOLOGICAL POTENTIAL 19
6.1 **Summary Potential** 19
6.2 **Regional Research Objectives** 19
7 IMPACT ASSESSMENT 21
7.1 **Proposed Development** 21
7.2 **Direct Impacts** 21
8 MITIGATION 23
9 COMPLIANCE WITH NATIONAL PLANNING POLICY AND LEGISLATION 24
9.1 **Legislation** 24
9.2 **Policy** 24
10 CONCLUSION 25
11 BIBLIOGRAPHY 26

APPENDICES

Appendix 1 Historic Environment Record (HER) Database
Appendix 2 Cartographic Sources
Appendix 3 Plates
Appendix 4 Impact Assessment Methodology

FIGURES

Figure 1 Site location plan
Figure 2 Detailed site location plan
Figure 3 HER information
Figure 4 Dury and Andrews's map of Hertfordshire, 1766
Figure 5 Ordnance Survey surveyor's map, 1804
Figure 6 Bryant's map of Hertfordshire, 1822
Figure 7 Parish of Willian tithe map, 1839
Figure 8 1st edition Ordnance Survey map, 1884
Figure 9 2nd edition Ordnance Survey map, 1898
Figure 10 3rd edition Ordnance Survey map, 1925
Figure 11 Revised edition Ordnance Survey map, 1938
Figure 12 Ordnance Survey map, 1958
Figure 13 Ordnance Survey map, 1960
Figure 14 Ordnance Survey map, 1968
Figure 15 Ordnance Survey map, 1980

EXECUTIVE SUMMARY

In July 2021, Wardell Armstrong carried out an archaeological desk-based assessment at Nos. 3 – 5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH. The archaeological assessment was undertaken in respect of redevelopment proposals for affordable housing.

Based on the known evidence, the Site is judged to have a low potential for prehistoric, Anglo-Saxon, medieval, post-medieval and early modern archaeology. The Site has a moderate potential for Romano-British remains given its proximity to previous findspots of pottery c.175m to the east and c.250m to the north-west of the Site. The course of the Roman road from Baldock to Rush Green also lies c.480m to the east of the Site.

The Site's most significant potential is for modern remains with the extant modern residential dwellings of Nos. 3 – 5 Newells, which are known to have been constructed c. 1967. Historic cartographic sources accurately pinpoint the development of Jackman's Estate and thus the Site itself to the period between 1960 and 1968. No remains are anticipated to be of greater than low (local) to negligible importance.

In summary, there is no evidence to indicate that remains are present within the Site, which would preclude development. Consequently, it is anticipated that no further work would be required within the boundary of the Site at this stage; planning consent could be granted on archaeological grounds in compliance with legislation and planning policy.

1 INTRODUCTION

1.1.1 This report has been prepared by Wardell Armstrong LLP, a Registered Organisation with the Chartered Institute for Archaeologists.

1.1.2 The report sets out the archaeological and historical background of a Site at the Nos. 3 – 5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH (centred on NGR TL 23673 32035). Proposals entail the redevelopment of the Site for affordable housing.

1.1.3 This report provides an assessment of the significance of any known or potential heritage assets of an archaeological nature within the boundary of the Site. Potential direct impacts as a result of the proposed development to identified and potential heritage assets of an archaeological nature are established, and their heritage significance assessed. Appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.

1.1.4 The assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2020) and in accordance with terminology expressed within the National Planning Policy Framework. This assessment does not assess any potential indirect impacts to the setting of heritage assets.

1.1.5 In order to inform this assessment baseline data was obtained from the following:

- Hertfordshire Historic Environment Record (HER) consulted June 2021 (HER request No. 59/21);
- Historic England GIS datasets (accessed 2021);
- The National Heritage List for England (Historic England website).

1.1.6 In addition, a walkover survey of the Site was undertaken in July 2021.

1.1.7 The objectives of the assessment were to provide for the identification of areas of archaeological potential within the Site; to consider the Site within its wider archaeological context; and to describe the likely extent, nature, condition, importance and potential state of preservation of the archaeology.

2 PLANNING POLICY AND LEGISLATION

2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest' (Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).

2.2 Legislation

2.2.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

2.2.2 Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important if they:

- are associated with a Scheduled Monument or a site recorded on an Historic Environment Record; or
- form an integral part of a field system shown on a map pre-dating 1845;
- mark a parish or township boundary predating 1850; or
- mark the boundary of a pre-1600 estate.

2.3 National Planning Policy

2.3.1 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (MHCLG 2019, para:8).

2.3.2 The NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of…assets of the highest significance, notably Scheduled Monuments 'should be wholly exceptional' (MHCLG 2019, para:194).

2.3.3 Non-statutory designated heritage assets, comprising Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record

or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

2.3.4 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) 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' (MHCLG 2019, Annex 2 page:71).

2.3.5 The setting of a heritage asset (designated or non-designated) 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.' (MHCLG 2019, Annex 2 page:71).

2.3.6 Where heritage assets (designated or non-designated) are to be affected by development, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2019, para:189).

2.3.7 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196).

2.3.8 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2019, para:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2019, page:56). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (MHCLG 2019, para:189).

2.4 Local Planning Policy

2.4.1 The Local Development Framework for North Herts District Council comprises a number of Town Centre Strategies, including The Letchworth Garden City Town Centre Strategy (NHDC 2007). This strategy does not designate the Site as part of the town centre.

2.4.2 A sustainability appraisal for Letchworth Garden City (NHDC 2006) also does not refer to the Site, whilst the area to the immediate north of the Site, comprising allotment gardens and Woolgrove School, are designated part of the district's landscape and open scape pattern.

2.4.3 Relevant planning policy is presented within policy DP14 which is referenced in full below.

Policy DP14: Historic Environment Assets Development will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains.

Development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. Support will be given to the provision of creative and accessible interpretations of heritage assets. Conservation of the historic environment will also be ensured by:

(i) Identifying, characterising, protecting and enhancing Conservation Areas;

(ii) (ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council;

(iii) Preserving or enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features which contribute to the heritage of the Borough; and

(iv) Known sites of archaeological importance will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.

Heritage Statements and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, so that sufficient information is provided to assess the impacts of development on historic environment assets together with any proposed mitigation measures.

3 DESCRIPTION OF THE SITE

3.1 Location

3.1.1 The Site is located within the settlement of Letchworth Garden City, which is situated within the district of North Hertfordshire and the county of Hertfordshire (Fig. 1). It lies at the eastern extent Letchworth Garden City, which is also known as Letchworth, and 1.2km to the south-west of Baldock. Historically, the Site was situated within the parish of William, with the village of Willian located 2km to the south-west. It also lies within the Jackman's Estate area of Letchworth Garden City, and 200m to the west of the route of the A1(M) motorway.

3.1.2 The Site comprises an irregularly shaped plot of land, which covers an area of approximately 2,400m² (Fig. 2). To the immediate north of the Site lies a pathway and west to east aligned public bridleway, beyond which lie allotment gardens and the grounds of Woolgrove School. To the east of the Site lies Pryor Way, whilst to its immediate west stands No. 6 Newells. To the south of the Site stands further residential properties fronting Newells.

3.1.3 The Site is currently occupied by a small terrace of three modern residential dwellings, which comprise Nos. 3 – 5 Newells and which are located in the central and mid-eastern sections of the Site.

3.1.4 To their east lies an area of grassland fronting Pryor Way.

3.1.5 The western section of the Site is currently occupied by two rows of ten garages, with associated hardstanding.

3.1.6 In the southern section of the Site lies a further area of hardstanding car parking. It is proposed to redevelop the Site for affordable housing.

4 METHODOLOGY

4.1 Archaeological Databases

4.1.1 The standard collation of all known archaeological sites and find spots within the North Hertfordshire district comes from the Hertfordshire Historic Environment Record (HER). Significant entries within an approximate 500m radius of the Site (HER request No. 59/21) are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 5.

4.1.2 Information on designated heritage assets has been sourced from Historic England datasets.

4.2 Historical and Cartographic Sources

4.2.1 The principal sources for this type of evidence were:

- the Hertfordshire Archives and Local Studies Library (HALS);
- online sources holding historic Ordnance Survey and tithe maps.

4.2.2 Relevant documents are listed in the Bibliography and reproduced in Figs. 4 - 15.

4.3 Secondary Sources

4.3.1 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Hertfordshire Archives and Local Studies Library (HALS);
- the Archaeology Data Service (ADS);
- the Wardell Armstrong in-house library.

4.4 Geological/Geotechnical Information

4.4.1 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the Site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2021) and the Soil Survey of England and Wales (SSEW 1983).

4.4.2 Where available, Site Investigation reports will be referenced as appropriate and detailed within the Bibliography.

4.5 Site Inspection

4.5.1 In the course of the archaeological desk-based assessment, a physical walkover of the Site was undertaken. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains;
- to identify signs of disturbance or truncation within the Site which could affect archaeological potential;
- to review the presence/absence of earthworks indicative of the presence of archaeological remains i.e. ridge and furrow earthworks;
- to confirm the presence/absence of historic hedgerows; and
- to inform the Impact Assessment element of this document.

5 THE EVIDENCE

5.1 Topography, Geology, Soils

5.1.1 Letchworth Garden City lies at the eastern extent of the Chiltern Hills, which characterise much of the North Hertfordshire district. The Site is also located 1.8km to the west of the Weston Hills and thus within an area of variable relief. It lies at *c*. 105m AOD, with the surrounding relief sloping down to the north-east into a dry valley, before rising significantly further eastwards. The surrounding area is also divided by dry valleys, yet a small watercourse, which drains into the River Purwell, rises at Willian and 2.2km to the south-west of the Site.

5.1.2 The solid geology of the Site and the eastern extent of Letchworth Garden City comprises undifferentiated Cretaceous chalk of the Holywell Nodular Chalk and New Pit Chalk Formations (BGS 2021), which characterise the Chiltern Hills. The drift geology of the area is not recorded. Soils of the area surrounding the Site comprise those of the Sherborne Association, which are described as shallow well-drained brashy calcareous clayey soils over limestone, associated with slowly permeable calcareous clayey soils (SSEW 1983).

5.1.3 An insight into the geology and soils in the area is afforded by an archaeological evaluation carried out along the Baldock Road located c.600m to the north of the Site (HER EHT7893). Archaeological features comprising a ditch containing pottery dating from the late Bronze Age to earlier Iron Age, and a further ditch containing 12th - 13th century pottery, were encountered. Other investigated features were shown to be geological in origin. A subsequent 'strip, map and sample' investigation confirmed the location of the later ditch, as well as later medieval and post-medieval ceramic building material (HER EHT7926).

5.2 Archaeological and Historical Background

Prehistoric

5.2.1 The uplands of both the Chiltern and Weston Hills have yielded extensive evidence for prehistoric exploitation and occupation, as attested by the course of the Icknield Way, barrow monuments and a wealth of cropmarks indicating late prehistoric features. In contrast, the lower-lying area incorporating Letchworth Garden City has produced only small-scale evidence of early prehistoric exploitation and settlement (Fitzpatrick-Matthews 2007).

5.2.2 Although there are significant Lower Palaeolithic finds from Hitchin to the south-west, early prehistoric finds from the Letchworth Garden City area are limited, with none recorded in the vicinity of the Site. In contrast, extensive Neolithic occupation evidence is known from Blackhorse Road, almost 2km to the north of the Site (Moss-Eccardt 1988).

5.2.3 The late Neolithic to early Bronze Age period is attested by the presence of two possible ring ditches, which are recorded in a field by the A1(M) motorway and 400m to the north-north-east of the Site (HER 1296). Further evidence for Bronze Age occupation is represented by three cropmarks of small circular single ditched enclosures further northwards, which are presumably a ploughed-out Bronze Age barrows (HERs 2336, 2342 & 2343). The Iron Age is generally well-represented in the Letchworth Garden City area, yet no such remains are recorded in the vicinity of the Site.

5.2.4 As noted previously, the Site is located to the immediate south of Area of Archaeological Significance No. 97, which demarcates the grounds of Woolgrove School. The area is designated on the basis of several undated cropmark features, including enclosures and linear features, which may also represent prehistoric remains (HERs 1643 & 4443). An undated historic route or bridleway also traverses the Area of Archaeological Significance and lies on a north-north-east to south-south-west alignment 150m to the west of the Site (HER 31194). The route near Radburn Way was depicted on the 1839 Willian tithe map as a '*Bridle Road*'.

Romano-British

5.2.5 Evidence of Roman occupation and activity in the Letchworth Garden City area is relatively limited, as the area lay in the immediate hinterland of the settlement at Baldock; itself probably the first *oppidum* developed in Britain (Fitzpatrick-Matthews 2007). The route of the Icknield Way had been established 1.6km to the north of the Site and remained in use throughout the Romano-British period. The farmstead at Blackhorse Road was abandoned after the Roman Conquest and activity shifted eastwards, where a new enclosure was constructed (Moss-Eccardt 1988). The ditches of the Icknield Way in the same area were filled with rubbish from the settlement and finds of animal bones suggest its economy was dominated by horse-rearing, perhaps to supply the urban population of Baldock (HER 9678).

5.2.6 The course of the Roman road from Baldock to Rush Green lies on a north-north-east to south-south-west alignment 480m to the east of the Site (HER 4635). Its route heads

south-south-westwards from Baldock for 10km, and is still partly in use, but then disappears. Further evidence for a Roman presence in the vicinity of the Site is attested by Romano-British pottery and animal bone found in 1967 at Nos. 8 – 12 Oakhill, which are located 175m to the east of the Site (HER 1271). Additional fragments of Romano-British amphora handle sherds were found in 1965on Jackman's Estate, specifically 250m to the north-west of the Site (HER 1270).

Anglo-Saxon

5.2.7 Evidence of Saxon occupation in Hertfordshire in general is scarce and no Anglo-Saxon remains are recorded in the vicinity of the Site. Nonetheless, evidence for a pagan Saxon cemetery is known from the Quadrant in Letchworth Garden City, as well as a cemetery discovered at Blackhorse Road in 1957 (Moss-Eccardt 1988; Foden 2014). Place-name evidence suggests a Saxon origin for Willian, the parish within which the Site formerly lay, and which extended northwards as far as the Icknield Way. Willian is judged to derive from the Old English *Wylig*, meaning 'willow' (Gover, Mawer & Stenton 1938).

Medieval

5.2.8 Willian or *Wilie* is recorded at Domesday and is listed as forming part of the lands of Geoffrey of Bec (Williams & Martin 1992). It was assessed at 5½ hides, and was occupied by ten villagers, four smallholders and one men-at-arms (Page 1971). Whilst the village of Willian boasts the Grade II* listed 12th century parish church of All Saints, the Site lies 2km to the north-east of the village. As a result, medieval remains from the vicinity of the Site are limited to a late medieval to post-medieval ditch recorded c.700m to the north of the Site and near the Baldock Road, apparently part of a field system which went out of use in the 18th century (HER 31007).

Post-Medieval and later

5.2.9 The area surrounding the Site does not incorporate any post-medieval, early modern or modern remains, which is consistent with its rural position in a peripheral location away from the village of Willian until the modern period. However, the wider area was subject to extensive development in the modern period owing to the Garden City movement. The latter was established by Ebenezer Howard, who sought to bring open spaces, clean air and a separation of residential from industrial zones into urban design (Fitzpatrick-Matthews & Fitzpatrick-Matthews 2009).

5.2.10 By 1903, the company of First Garden City Ltd had been formed with the aim of establishing an experimental town in Hertfordshire. By coincidence three adjoining estates at Letchworth, Norton and Willian were advertised for sale, and thus by 1903 Willian was incorporated into Letchworth Garden City (Miller 2002). The original 1903 plan for the First Garden City located the Site within the *Roxley Court Estate (Mancock)* (Fitzpatrick-Matthews & Fitzpatrick-Matthews 2009), thus suggesting that it lay within agricultural land associated with Roxley Court, which formerly stood over 1km to its north-west.

5.2.11 The new parish of Letchworth came into being on 1 April 1908 with a council of fifteen members (Fitzpatrick-Matthews 2007). However, the former parish of Willian was one of the later parts of the Garden City to be developed, with both housing and industry extending southwards from the Icknield Way, which formed the northern boundary of the former parish of Willian. Jackman's Estate, within which the Site lies, was developed from 1967 onwards to the designs of the Associated Architects Partnership. The estate was built to accommodate London overspill residents and was created along the lines of the Radburn Principle, typified by the back gardens of homes facing the street and the frontages of houses facing each other over shared grass squares.

5.3 Cartographic Sources

Dury and Andrews's map of Hertfordshire, 1766

5.3.1 The earliest available cartographic source to depict the Site comprises Dury and Andrews's map of Hertfordshire, which dates to 1766 (Fig. 4). In the late 18th century, the Site clearly lay within the parish of Willian, with the village of *Welwin* situated to its south-west, as well as the smaller hamlet of *Litchworth* to its west. In 1766, however, the Site evidently consisted of undeveloped agricultural land.

Ordnance Survey surveyor's map, 1804

5.3.2 The Ordnance Survey surveyor's map, which dates to 1804 (Fig. 5), is consistent with the previous cartographic source. At the end of the 18th century, the Site clearly lay within the parish of Willian, with the village of Willian situated to its south-west and the smaller hamlet of Letchworth to its west-south-west. As previously, in 1804, the Site remained as undeveloped agricultural land.

Bryant's map of Hertfordshire, 1822

5.3.3 Bryant's map of Hertfordshire, which dates to 1822 (Fig. 6), is also consistent with the previous cartographic sources. In the early 19th century, the Site remained within the

parish of Willian, with the village situated to its south-west and the smaller hamlet of Letchworth to its west-south-west. As previously, in 1822, the Site remained as undeveloped agricultural land, notably between two roads running north-north-eastwards from Willian to Baldock.

Parish of Willian tithe map, 1839

5.3.4 The parish of Willian tithe map, which dates to 1839 (Fig. 7; Ref. DSA4_119_2), is also consistent with the previous cartographic evidence, yet is also the first map to depict the site in significant detail. In the mid-19th century, the Site still consisted of undeveloped agricultural land located to the north-east of the village of Willian. Furthermore, the tithe map reveals that the Site consisted of small sections of three strip fields (#108, #109 & #110), which themselves formed the northern section of a larger open field (#112).

5.3.5 The accompanying parish of Willian tithe award (Ref. DSA4_119_1) reveals that all three of the strip fields forming the Site were known as '*On Woolgrove Hill*' and consisted of arable land. Two of the strip fields (#108 & #110) were owned by The Honourable Thomas Robert Baron Dimsdale and tenanted to Ellis Logsden. In contrast, the strip field forming the central section of the Site (#109) was owned by Edward James Ralph, yet also tenanted to Ellis Logsden.

1st edition Ordnance Survey map, 1884

5.3.6 The 1st edition Ordnance Survey map, which dates to 1884 (Fig. 8), is also consistent with the previous historic cartographic sources. Once again, the Site remained within the parish of Willian with the village situated to its south-west. In particular, the Site still consisted of undeveloped agricultural land, comprising a single field bound to the west and east by a trackway and road respectively. In 1884, the Site also lay just south of a west-north-west to east-south-east aligned field boundary, which was lined with established trees.

2nd edition Ordnance Survey map, 1898

5.3.7 The 2nd edition Ordnance Survey map, which dates to 1898 (Fig. 9), is also consistent with the previous historic cartographic sources. Once again, the Site remained within the parish of Willian with the village situated to its south-west. In particular, the Site still consisted of undeveloped agricultural land, comprising a single field bound to the west and east by a trackway and road respectively. In 1898, the Site still lay just south

of a west-north-west to east-south-east aligned field boundary, yet it was no longer depicted as being lined with established trees.

3rd edition Ordnance Survey map, 1925

5.3.8 The 3rd edition Ordnance Survey map, which dates to 1925 (Fig. 10), is the earliest cartographic source to depict development in the vicinity of the Site, notably the encroachment from the north-west of Letchworth Garden City. Furthermore, by 1925 the Site had been incorporated into the newly developed parish of Letchworth, the south-eastern boundary of which was formed by the road located only 480m to the east. However, the Site still consisted of undeveloped agricultural land, comprising the single field bound to the west by the trackway and the west-north-west to east-south-east aligned field boundary to the north.

Ordnance Survey map, 1938

5.3.9 The revised edition Ordnance Survey map, which dates to 1938 (Fig. 11), is consistent with the previous cartographic source of only 13 years earlier. In 1938, the Site remained within the modern parish of Letchworth and still consisted of undeveloped agricultural land, comprising the single field (#381) bound to the west by the trackway and the west-north-west to east-south-east aligned field boundary to the north.

Ordnance Survey map, 1950

5.3.10 The 1950 Ordnance Survey map (Fig. 12) is also consistent with the previous cartographic source. In 1950, the Site remained within the modern parish of Letchworth and still consisted of undeveloped agricultural land, comprising the single field bound to the west by the trackway and the west-north-west to east-south-east aligned field boundary to the north. To the west of the Site also stood *Jackman's Plantation*, which evidently later lent its name to the subsequent housing estate incorporating the Site.

Ordnance Survey map, 1960

5.3.11 The 1960 Ordnance Survey map (Fig. 13) is also consistent with the previous cartographic source of only ten years earlier. In 1960, the Site remained within the modern parish of Letchworth and still consisted of undeveloped agricultural land, comprising the single field bound to the west by the trackway and the west-north-west to east-south-east aligned field boundary to the north. To the west of the Site *Jackman's Plantation*, is still depicted.

Ordnance Survey map, 1968

5.3.12 The 1968 Ordnance Survey map (Fig. 14) is the earliest cartographic source to depict both the development of the Site and the wider Jackman's Estate, which is known to date from 1967. In 1968, the Site formed the north-eastern extent of Newells, with the meandering route of Pryor Way to the immediate east of the Site. Furthermore, in 1968 the Site was occupied by the same small terrace of three modern residential dwellings which comprise Nos. 3 – 5 Newells. In contrast, the remainder of the Site in 1968 appeared undeveloped, with no evidence for the associated gardens or the two rows of garages to the west.

Ordnance Survey map, 1980

5.3.13 The final historic cartographic source to depict the Site comprises the 1980 Ordnance Survey map (Fig. 15).This maps depicts , the two rows of garages in the western section of the Site, with the three gardens to the rear of Nos. 3 – 5 Newells and a terminus of Newells within the southern section of the Site also shown.

5.4 Known Constraints

5.4.1 The Hertfordshire HER database reveals that the Site does not lie within any heritage designations or any designated area of archaeological interest. However, to the immediate north of the Site lies Area of Archaeological Significance No. 97, which demarcates the grounds of Woolgrove School.

5.4.2 Historic landscape characterisation defines the Site as built over, which is consistent with the modern extent of Letchworth Garden City.

5.4.3 ***Listed Buildings*** – The Site does not incorporate a listed building, and none are recorded in the vicinity.

5.4.4 ***Registered Park and Gardens*** – The Site does not lie within a registered park and garden, although both the Broadway and Howard Park and Gardens are recorded within the parish of Letchworth Garden City.

5.4.5 ***Area of Known Archaeological Significance*** – The Site does not lie within a designated area of archaeological interest. However, to the immediate north of the Site lies Area of Archaeological Significance No. 97, which demarcates the grounds of Woolgrove School.

5.4.6 ***Scheduled Ancient Monuments*** – The Site does not lie within a Scheduled Ancient Monument and none are recorded in the vicinity.

5.4.7 ***Conservation Areas*** – The Site does not lie within a Conservation Area (CA) and is situated over 1.2km to the south-east of Letchworth Conservation Area.

5.5 Site Visit

5.5.1 A physical walkover of the Site was undertaken on Thursday 1st July 2021 in order to examine the areas of archaeological potential identified during the archaeological desk-based assessment and to consider the significance of any above ground structures, historic buildings, and historic landscape features. The Site visit confirmed that the Site is located within the settlement of Letchworth Garden City, specifically at the eastern extent of the settlement. It is also situated within the area known as Jackman's Estate, which is characterised by modern residential housing and amenities, all dating from 1967 onwards.

5.5.2 During the physical walkover, it was assessed that the ground of the Site was relatively level but there may have been a slight downward incline towards the north and eastern extents of the Site. However, given the extent of the previous groundworks, this was not clearly visible. The characterisation of the Site as being level or 'flat' is further attested to by the relatively limited view of the surrounding landscape, which also appears to be reasonably level.

5.5.3 The Site visit confirmed that the Site comprises an irregularly shaped plot of land located at the north-eastern extent of Newells. It is dominated by the extant small terrace of three modern two storey residential dwellings, which comprise Nos. 3 – 5 Newells (Plates 1 – 3). The properties are located in the central and mid-eastern sections of the Site. At the time of the Site visit, Nos. 3 – 5 Newells were unoccupied, derelict and boarded-up (Plate 4), in expectation of the proposed development. To the immediate north of the properties lie their associated rear gardens, which also stand overgrown and derelict (Plates 5 & 6).

5.5.4 The Site visit also confirmed that the western section of the Site is currently occupied by two rows of ten modern single storey garages (Plates 7 & 8), with associated hardstanding (Plate 9). In the southern section of the Site lies a further area of metalled road and hardstanding car parking associated with the easternmost terminus of Newells (Plates 10 – 12)

5.5.5 To the immediate north of the Site lies a hardstanding pathway (Plate 13), which provides access to the rear gardens within the Site. To the east of the Site lies Pryor Way, with the eastern section of the Site incorporating an area laid to grass and fronting Pryor Way (Plates 14 & 15). To the immediate west of the Site stands No. 6

Newells (Plate 16), which also comprises a two storey modern dwelling adjoining the westernmost of the two rows of garages within the site.

5.5.6 During the Site visit, areas beyond the Site were assessed in order provide a wider context for the development. The areas to the immediate west, south and east of the Site form part of Jackman's Estate and are thus consistent with the modern residential character of the Site. In contrast, to the immediate north of the Site, beyond the hardstanding pathway, lies a west to east aligned public bridleway, with the Woolgrove Allotment Gardens and grounds of Woolgrove School further northwards. The site therefore lies at the eastern edge of development of both Jackman's Estate and the wider Letchworth Garden City.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Summary Potential

6.1.1 Based on the evidence presented above the potential of the Site may be judged as follows:

6.1.2 ***Prehistoric – Low***. Only limited prehistoric archaeological remains are recorded in the vicinity of the Site and are limited to two possible ring ditches 400m to the north-north-east (HER 1296), as well as three cropmarks of small circular single ditched enclosures further northwards.

6.1.3 ***Roman –Moderate***. The course of the Roman road from Baldock to Rush Green lies 480m to the east of the Site (HER 4635), whilst Romano-British pottery has been recorded only 175m to the east (HER 1271) and 250m to the north-west of the Site (HER 1270).

6.1.4 ***Anglo-Saxon – Low***. No Anglo-Saxon remains are recorded in the vicinity of the Site and the site lay distant from the Saxon settlement of Willian.

6.1.5 ***Medieval – Low.*** Medieval remains from the vicinity of the Site are limited to a late medieval to post-medieval ditch recorded 700m to the north, apparently part of a field system which went out of use in the 18th century (HER 31007).

6.1.6 ***Post-Medieval and later – Low***. The Site remained as undeveloped agricultural land throughout the post-medieval and early modern periods and was not developed until *c*. 1967 and the construction of the extant Nos. 3 – 5 Newells.

6.2 Regional Research Objectives

6.2.1 The research priorities for the region are set out in Glazebrook (1997) and Brown & Glazebrook (2000) and amplified by Medlycott & Brown (2008) and Medlycott (2011). The research agendas will be used to guide reporting on the results of the project. The main archaeological potential for this Site is for modern remains associated with the modern residential dwellings of Nos. 3 – 5 Newells, which are known to have been constructed within the Site *c*. 1967.

6.2.2 The issues identified by Ayers (in Brown & Glazebrook, 2000) and Wade (in Brown & Glazebrook, 2000) remain valid research subjects (Medlycott 2011, 70) for the post-medieval and later periods. Relevant post-medieval research agenda include how best can we synthesise what we already know about the post-medieval period.

6.2.3 Furthermore, urban excavation should prioritise post-medieval deposits if in good condition: stripping down to earlier deposits is unacceptable in such circumstances (Medlycott 2011). Excavation briefs should make it explicit that post-medieval layers should not be machined off, unless it has been established that they are of little significance. This should be made clear in briefs issued to contractors. Opportunities for environmental sampling of post-medieval deposits should not be neglected, so as to better understand the environment in this period.

6.2.4 The Site also has a moderate potential for Romano-British remains on the basis of previous findspots of pottery 175m to the east (HER 1271) and 250m to the north-west of the Site (HER 1270). The course of the Roman road from Baldock to Rush Green lies 480m to the east of the Site (HER 4635).

6.2.5 Medlycott (2011, 47) identifies regional variation and tribal distinctions as underlying themes for research in the Roman period. Research topics for the Roman period previously set out by Going & Plouviez (in Brown & Glazebrook 2000, 19 - 22) include analysis of early and late Roman military developments, further analysis of large and small towns, evidence of food consumption and production, further research into agricultural production, landscape research (in particular further evidence for potential woodland succession/regression and issues of relict landscapes, as well as further research into the road network and bridging points), further research into rural settlements and coastal issues. Medlycott (2011, 47 - 48) states that these research areas remain valid and presents updated consideration of them. To these themes Medlycott & Brown (2008) and Medlycott (2011, 47 - 48) add rural settlements and landscapes, the process of Romanisation in the region, the evidence for the Imperial Fen Estate, and the Roman/Saxon transition.

7 IMPACT ASSESSMENT

7.1 Proposed Development

7.1.1 The proposed development within the Site will comprise its redevelopment for affordable housing. In particular, the proposals will necessitate the demolition of the extant small row of modern housing and garaging that forms Nos. 3 – 5 Newells, which are deemed to be built of non-standard construction materials (Ms. Kirsty Petch *pers. comm.*).

7.1.2 The proposed development will cause ground disturbance through construction impacts within the immediate area of development footings only. The creation of associated hardstanding, landscaping and access will have a minimal impact on the underlying stratigraphy of the Site.

7.2 Direct Impacts

7.2.1 Appendix 4 describes the methodology for assessing the magnitude of impact and the overall significance of impact.

7.2.2 ***Roman Remains***: The Site has been identified as having a moderate potential for the presence of Roman remains, however it is anticipated that any remains would have been truncated by the modern residential development of the Site and that as a consequence of this, surviving remains would be in poor condition, isolated and of low (local) significance only.

7.2.3 The magnitude of impact of the proposed development on potential Roman remains is judged to be major as a worst-case scenario.

7.2.4 The significance of impact to potential archaeology within the Site as a consequence of ground disturbance is devised by cross referencing the importance of the receptor with the magnitude of the impact. The proposed development this therefore judged to have a **slight adverse** significance of impact.

7.2.5 ***Modern Remains:*** The Site has a high potential for modern remains associated with the extant modern residential dwellings of Nos. 3 – 5 Newells, which are known to have been constructed *c.* 1967. Historic cartographic sources accurately pinpoint the development of Jackman's Estate and thus the site itself to the period between 1960 and 1968. In contrast, the two rows of garages are not depicted in the western section of the Site until 1980.

7.2.6 The importance of any associated extant remains within the boundary of the Site, which will comprise foundations of the three properties and garages, all of which are still extant, is anticipated to be of no greater than of negligible to low (local) significance.

7.2.7 The magnitude of impact of the proposed development on the extant residential dwellings and garages is judged to be major as a worst case scenario.

7.2.8 The significance of impact for the Site and its proposals is devised by cross referencing the importance of the receptor with the magnitude of the impact. The proposed development this therefore judged to have only a **slight adverse** significance of impact.

8 MITIGATION

8.1.1 In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation were a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on site's where remains of potential high (national) importance could be located which could preclude development. On the baseline presented here, there is no evidence to indicate the presence of remains of national importance.

8.1.2 It is anticipated that archaeological fieldwork, if it is required, could be delayed as a condition to consent and undertaken as mitigation works, as a phased programme if considered necessary, in accordance with a Written Scheme of Investigation prepared in consultation with the North Hertfordshire Planning Archaeologist. This would, in consideration of the Planning Practice Guidance, be reasonable and proportionate on reflection of the information presented within the baseline data which indicates that there is no evidence to suggest the presence of remains within the boundary of the Site, which could preclude development.

9 COMPLIANCE WITH NATIONAL PLANNING POLICY AND LEGISLATION

9.1 Legislation

9.1.1 The proposals would not affect a Scheduled Ancient Monument, or other archaeological remains of national importance. The proposals would not therefore be in contravention of the 1979 Act.

9.2 Policy

9.2.1 In accordance with paragraph 189 of the NPPF this assessment has described the significance of potential buried remains, which could be affected by the proposals. This report constitutes the appropriate desk-based assessment required and has demonstrated that a field evaluation to determine the application is not necessary in this instance. There is no indication that potential archaeological remains within the Site would preclude development and as such their potential removal could be mitigated by a programme of archaeological fieldwork undertaken as a condition to planning consent if this is deemed necessary by the Planning Archaeologist.

9.2.2 In accordance with Policy DP14 this assessment has provided the sufficient information to assess the impacts of development on historic environment assets together with any proposed mitigation measures.

10 CONCLUSION

10.1.1 This archaeological desk-based assessment has included a review of the Historic Environment Record (HER) database, an analysis of historic cartographic sources and the results of a walkover survey.

10.1.2 Based on the known evidence, the Site is judged to have a low potential for prehistoric, Anglo-Saxon, medieval, post-medieval and early modern archaeology. The Site has a moderate potential for Romano-British remains given its proximity to previous findspots of pottery recorded 175m to the east and 250m to the north-west of the Site. The course of the Roman road from Baldock to Rush Green also lies 480m to the east of the Site.

10.1.3 The Site's most significant potential is for modern remains with the extant modern residential dwellings of Nos. 3 – 5 Newells, which are known to have been constructed *c*. 1967. Historic cartographic sources accurately pinpoint the development of Jackman's Estate and thus the site itself to the period between 1960 and 1968. No remains are anticipated to be of greater than low (local) importance.

10.1.4 In summary, there is no evidence to indicate that remains are present within the Site, which would preclude development. Consequently, it is anticipated that no further work would be required within the boundary of the Site at this stage; planning consent could be granted on archaeological grounds in compliance with legislation and planning policy.

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APPENDIX 1

Historic Environment Record (HER) Database

The following sites are those that lie within a 500m radius of the Site (HER request No. 59/21). The table has been compiled from data held by the Colchester Historic Environment Records (HER).

HER	NGR TL	Description
Prehistoric		
1296 - MHT1296	239 325	Two possible late Neolithic to early Bronze Age ring ditches in a field by the motorway
2336 - MHT2336	2374 3317	Cropmark of a small single ditched circular enclosure. Probably a plough-razed Bronze Age barrow
2342 - MHT2342	2383 3317	Cropmark of a small circular single ditched enclosure. Presumably a ploughed-out Bronze Age barrow
2343 - MHT2343	2384 3317	Cropmark of a small circular single ditched enclosure. Presumably a ploughed-out Bronze Age barrow
Romano-British		
1270 - MHT1270	235 322	Fragments of Romano-British amphora handle sherds found on Jackman's in 1965
1271 - MHT1271	23806 31978	Romano-British pottery and animal bone found at Nos. 8 – 12 Oakhill in 1967
4635 - MHT4635	232 289	Course of a Roman road from Baldock to Rush Green, which heads SW from Baldock for 10km, and is still partly in use, but then disappears
Medieval		
31007 - MHT31007	23742 32987	Late medieval to post-medieval ditch near the Baldock Road, apparently part of a field system which went out of use in the 18th century
Undated remains		
1643 - MHT1643	238 321	Undated cropmarks of an enclosure and a random collection of linear ditches of various alignments, most running NE-SW. The ditches intersect forming at least one enclosed square area. Several large maculae are scattered about. The enclosure is sub-circular, single-ditched with a diameter of approx. 21m
2335 - MHT2335	238 332	Undated cropmarks of three linear ditches, probably recently removed field boundaries. Also in the same field are three ring ditches
4443 - MHT4443	237 324	Undated cropmarks of ring ditch and enclosure
4554 - MHT4554	24255 31729	Undated cropmark of a slightly sinuous double ditch; aligned NE-SW. A trackway, probably of prehistoric date. The ditches may be too slight to be Roman

7424 - MHT7424	23925 31357	Undated cropmarks of multiple linear ditches, centred at the given NGR, possibly representing a trackway or an Iron Age territorial ditch system
31194 - MHT31194	23503 32075	Historic route or bridleway near Radburn Way, altered in the mid 19th century and cut in the later 20th century. The Willian tithe map shows a road running north and NE from Baldock Lane to Back Lane on the west side of Baldock. Where it crossed strip fields it had no edges and was labelled 'Bridle Road'. By 1880 <2> this central unfenced stretch had been diverted around the western edge of what had been the common field

APPENDIX 2

Cartographic Sources

Date	Description	Fig. No.	Scale	Location
1766	Dury and Andrews's map of Hertfordshire	4	1 mile : 1.95 inches	WA
1804	Baldock; Ordnance Survey surveyor's map	5	-	BL
1822	Bryant's map of Hertfordshire	6	7/8 mile : 1 inch	WA
1839	Parish of Willian tithe map	7	-	HALS
1884	Hertfordshire sheet VII; 1st edition Ordnance Survey map	8	6":1 mile	HALS
1898	Hertfordshire sheet VII.11; 2nd edition Ordnance Survey map	9	25":1 mile	HALS
1925	Hertfordshire sheet VII.SE; 3rd edition Ordnance Survey map	10	6":1 mile	HALS
1938	Hertfordshire sheet VII.11; revised edition Ordnance Survey map	11	25":1 mile	HALS
1950	Hertfordshire sheet VII.SE; revised edition Ordnance Survey map	12	6":1 mile	HALS
1960	Sheet TL 23SW; Ordnance Survey map	13	6":1 mile	HALS
1968	Plan TL 2232 – TL 2332; Ordnance Survey map	14	1:2,500	HALS
1980	Sheet TL 23SW; Ordnance Survey map	15	1:10,000	HALS

APPENDIX 3

Plates

PLATES

(Site Visit – Thursday 1st July 2021)

Plate 1: Main and southern frontage of Nos. 3 – 5 Newells, which comprise small terrace of three modern residential dwellings built *c*. 1967, taken from the south.

Plate 2: Main and southern frontage of Nos. 3 – 5 Newells, which comprise small terrace of three modern residential dwellings built *c*. 1967, taken from the south.

Plate 3: Main and southern frontage of Nos. 3 – 5 Newells, which comprise small terrace of three modern residential dwellings built *c*. 1967, taken from the south.

Plate 4: Main and southern frontage of Nos. 3 – 5 Newells, which stand unoccupied, derelict and boarded-up, taken from the south.

Plate 5: Rear garden of No. 5 Newells, which is overgrown and derelict, taken from the north.

Plate 6: Rear garden of No. 3 Newells, which is overgrown and derelict, taken from the north.

Plate 7: Two rows of ten single storey modern garages located in the western section of the Site, taken from the south.

Plate 8: Westernmost row of ten single storey modern garages located in the western section of the Site, taken from the south-east.

Plate 9: Area of hardstanding associated with the two rows of ten garages located in the western section of the Site, taken from the north.

Plate 10: Area of hardstanding associated with the two rows of ten garages with Newells and the southern section of the Site beyond, taken from the north.

Plate 11: Course of the metalled road of Newells located in the southern section of the Site, taken from the north-west.

Plate 12: Eastern terminus of Newells, which forms the southern section of the Site, with an area of grass and Pryor Way beyond, taken from the north-west.

Plate 13: Hardstanding pathway located to the immediate north of the Site and which provides access to the rear gardens of Nos. 3 – 5 Newells, taken from the west.

Plate 14: Eastern boundary and fence-line of No. 3 Newells, with an area of grassland forming the eastern section of the Site, taken from the east.

Plate 15: Area of grassland bordering Pryor Way and forming the eastern section of the Site, taken from the south-east.

Plate 16: Westernmost section of the site, which is formed by the row of garages, with No. 6 Newells beyond, taken from the south-east.

APPENDIX 4

DMRB Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019).

The worst magnitude of impact would be loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

Table 2: Establishing the magnitude of impact

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.

Magnitude of impact (change)		Typical description
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 3: Establishing the significance of impact

Value/Importance	**Very High**	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	**Negligible**	**Minor**	**Moderate**	**Major**
		Magnitude of impact				

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019

Table 4: Significance categories

Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process
Moderate	Effects at this level can be considered to be material decision-making factors
Slight	Effects at this level are not material in the decision-making process
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

FIGURES

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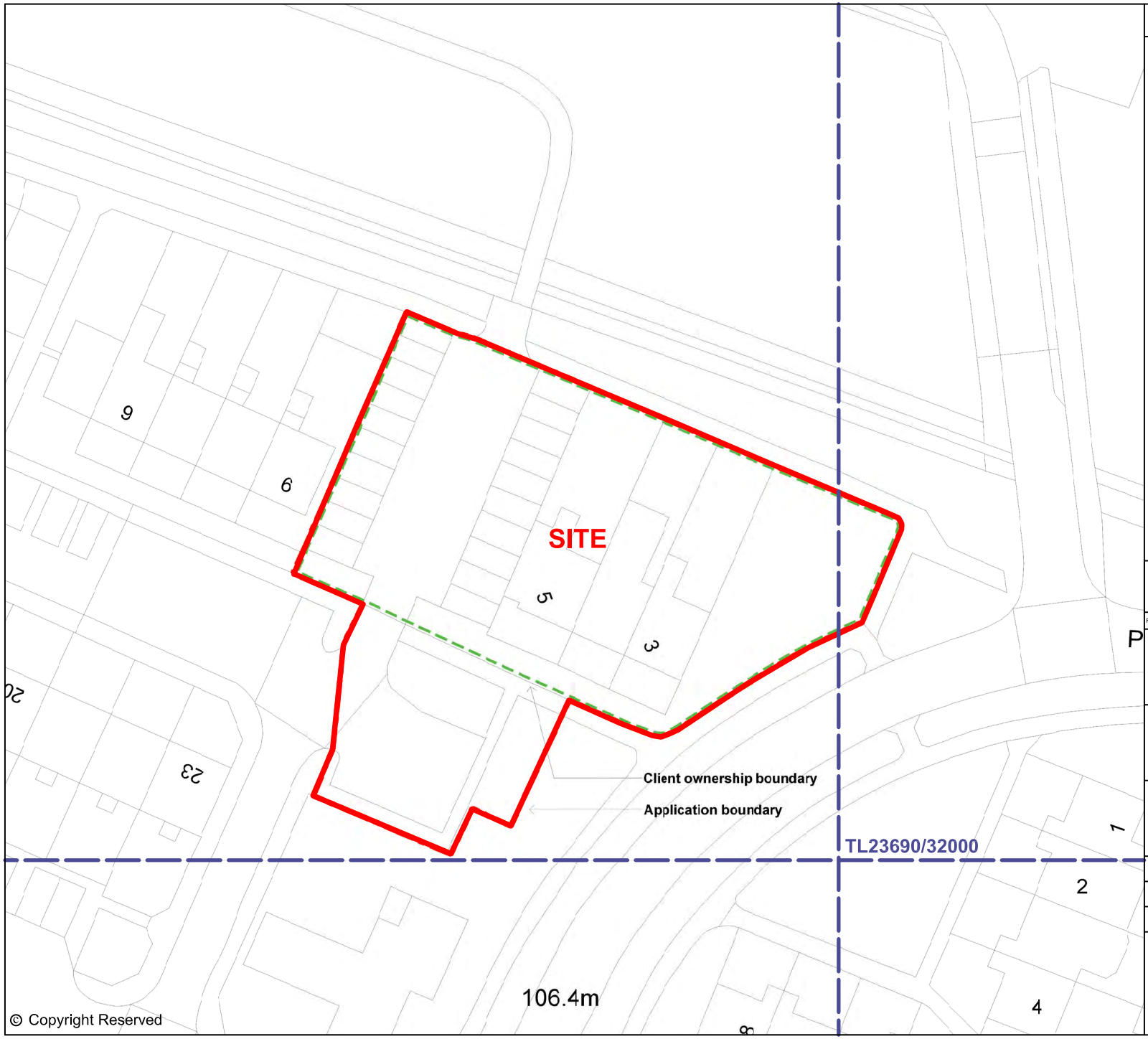
CLIENT Settle Group	DRG No. BE10258/001		REV A
PROJECT 3-5 Newells, Letchworth, Hertfordshire	SIZE A4	SCALE 1:25,000	DATE 06.07.21
	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
DRAWING TITLE Figure 1 Site location plan	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	



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REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT

Settle Group

PROJECT

3-5 Newells, Letchworth, Herts

DRAWING TITLE

Figure 2
Detailed site location plan

PRELIMINARY

DRG No		REV
BE10258/002		A
SIZE A4	SCALE 1:600	DATE 06.07.21
DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG

wardell armstrong
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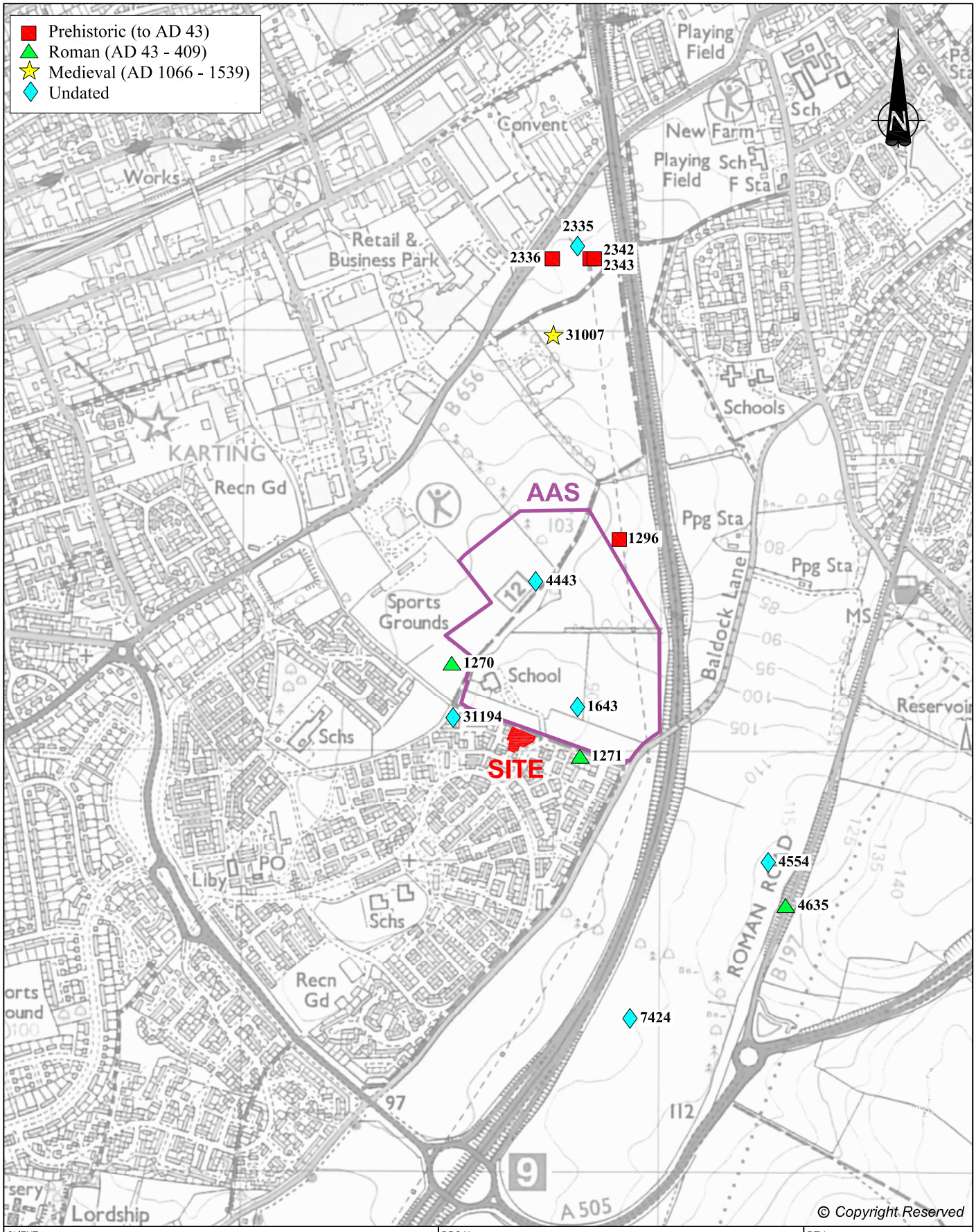
☐ CARLISLE ☐ STOKE ON TRENT
☐ EDINBURGH ☐ N-U-T

C:\USERS\KHENRY\DESKTOP\SITES WORKING\BE10258 3-5 NEWELLS LETCHWORTH\FIG. 2,3.DWG



CLIENT	DRG No.		REV
Settle Group	BE10258/003		A
PROJECT	SIZE	SCALE	DATE
3-5 Newells, Letchworth Hertfordshire	A4	1:12,500	06.07.21
	DRAWN BY	CHECKED BY	APPROVED BY
	Kathren	KH	RG

PRELIMINARY

DRAWING TITLE

Figure 3
HER data

wardell armstrong

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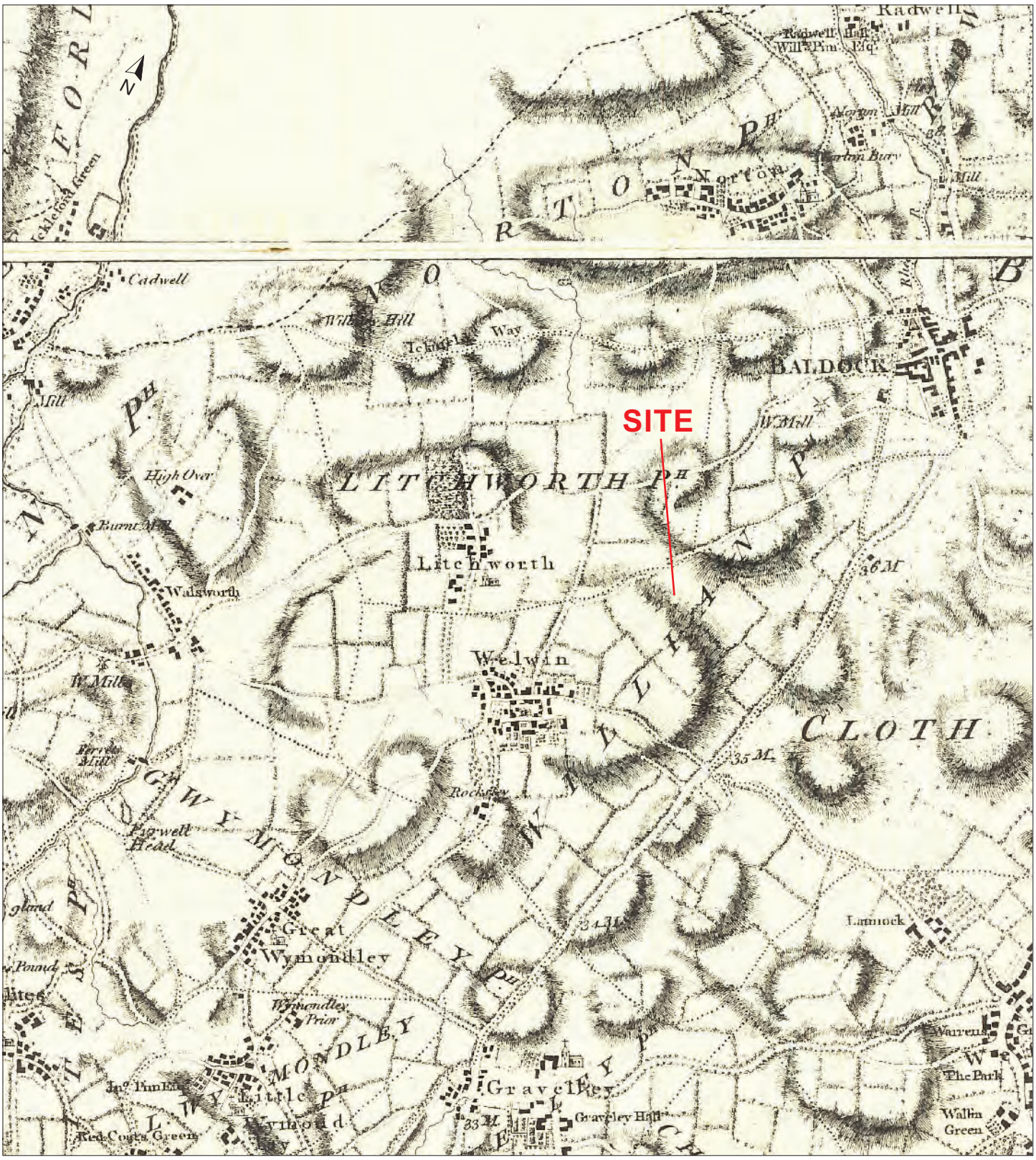
BIRMINGHAM, BOLTON, BRISTOL, CARDIFF, CARLISLE, EDINBURGH, GLASGOW, LEEDS, LONDON, MANCHESTER, STOKE ON TRENT, NEWCASTLE UPON TYNE

C:\USERS\KHENRY\DESKTOP\SITES WORKING\BE10258 3-5 NEWELLS LETCHWORTH\FIG. 2,3.DWG



CLIENT	DRG No.		REV
Settle Group	BE10258/004		A
PROJECT	SIZE	SCALE	DATE
3-5 Newells, Letchworth, Hertfordshire	A4	Not to scale	06.07.21
	DRAWN BY	CHECKED BY	APPROVED BY
	Kathren	KH	RG
DRAWING TITLE			
Figure 4 Dury & Andrews' map of Hertfordshire, 1777			

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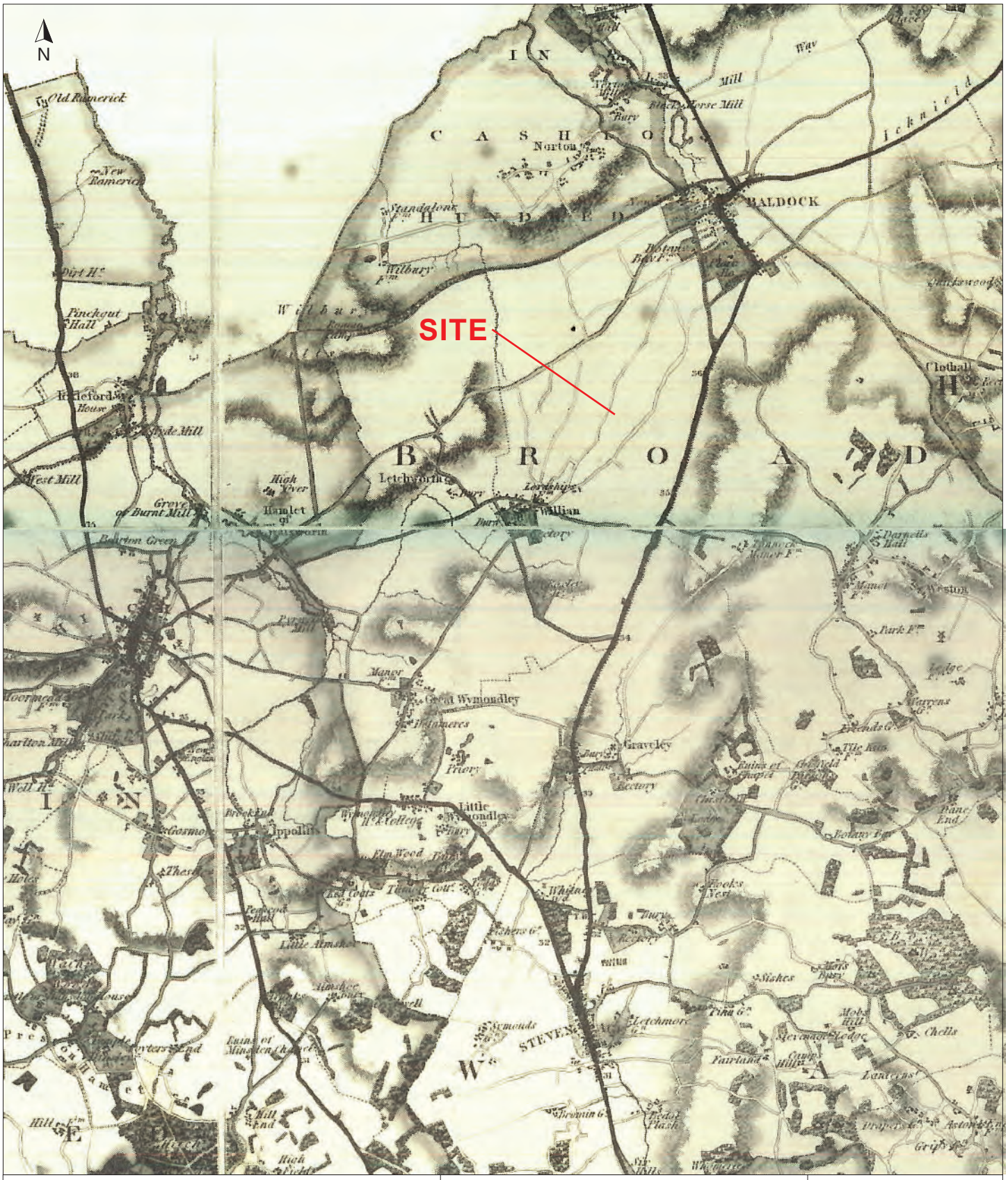
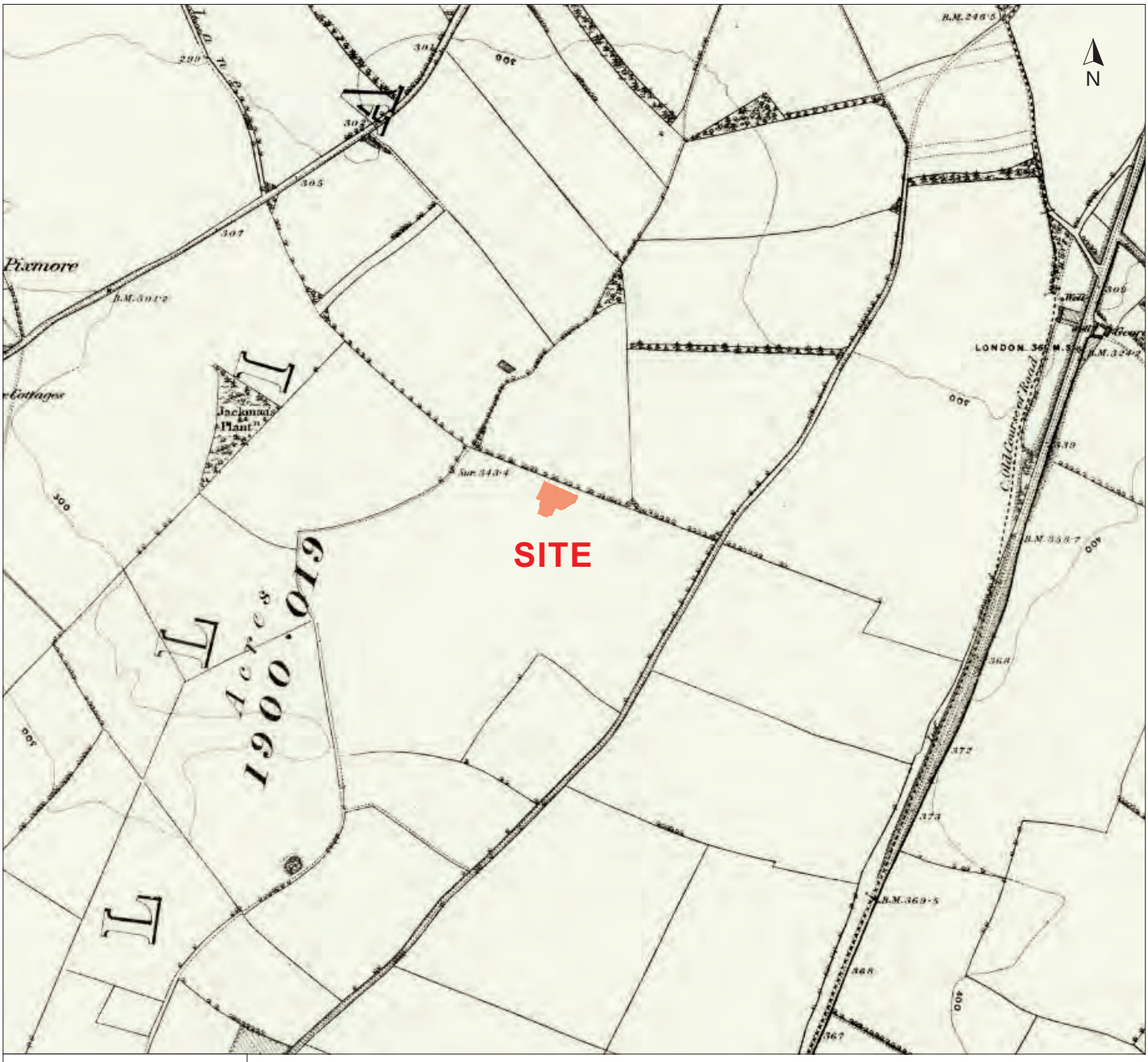
CLIENT Settle Group	DRG No. BE10258/005		REV A
PROJECT 3-5 Newells, Letchworth, Hertfordshire	SIZE A4	SCALE Not to scale	DATE 06.07.21
	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
DRAWING TITLE Figure 5 OS surveyor's map, 1804	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	



CLIENT Settle Group	DRG No. BE10258/006		REV A
PROJECT 3-5 Newells, Letchworth, Hertfordshire	SIZE A4	SCALE Not to scale	DATE 06.07.21
	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
DRAWING TITLE Figure 6 Bryant's map of Hertfordshire, 1822	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	

CLIENT Settle Group	DRG No. BE10258/007		REV A
PROJECT 3-5 Newells, Letchworth, Hertfordshire	SIZE A4	SCALE Not to scale	DATE 08.07.21
	DRAWN BY Kathren	CHECKED BY KH	APPROVED BY RG
DRAWING TITLE Figure 7 Tithe map, 1839	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	



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CLIENT Settle Group	DRG No. BE10258/008		REV A
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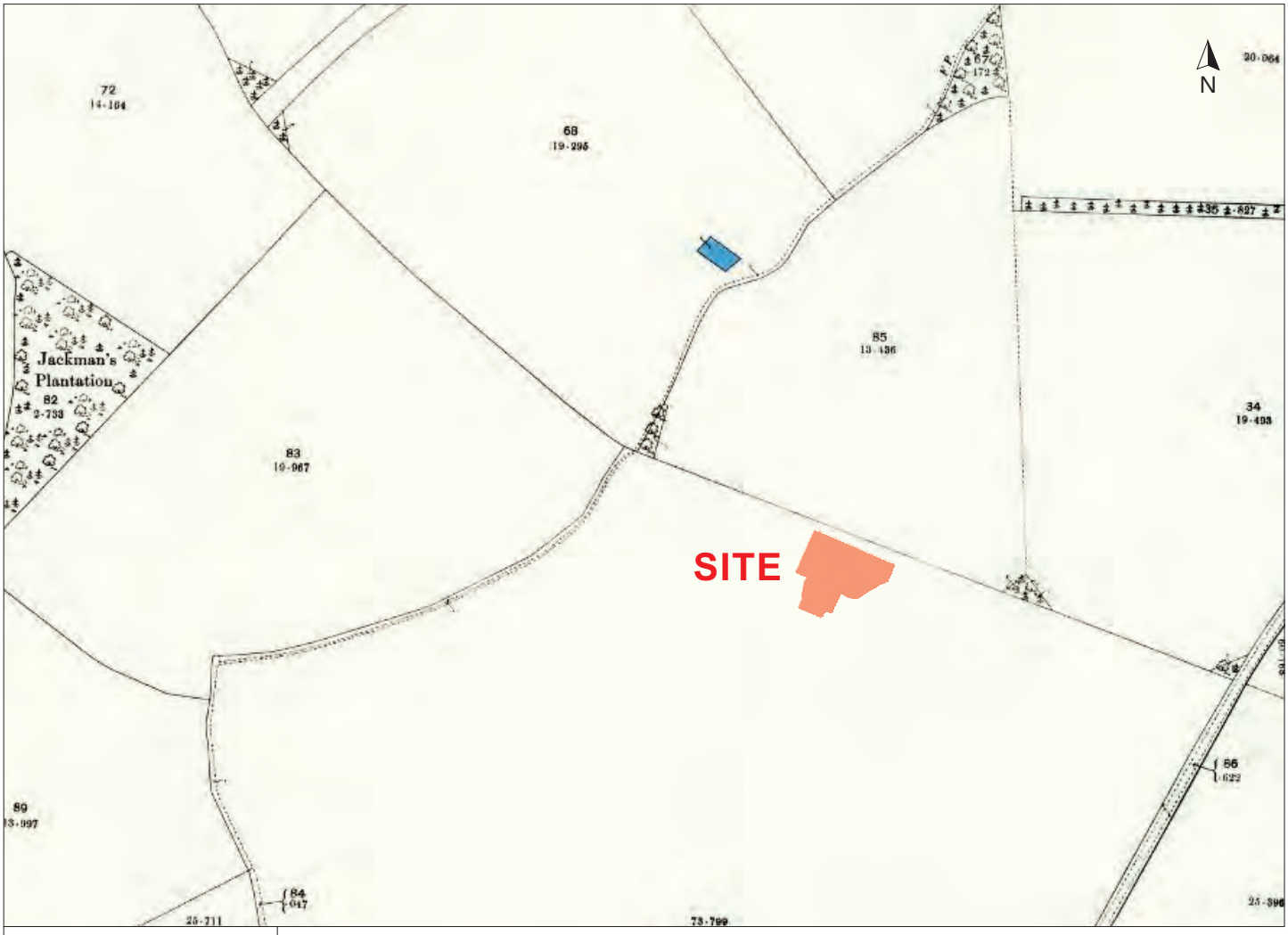
DRAWING TITLE Figure 8 OS map, 1884	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	



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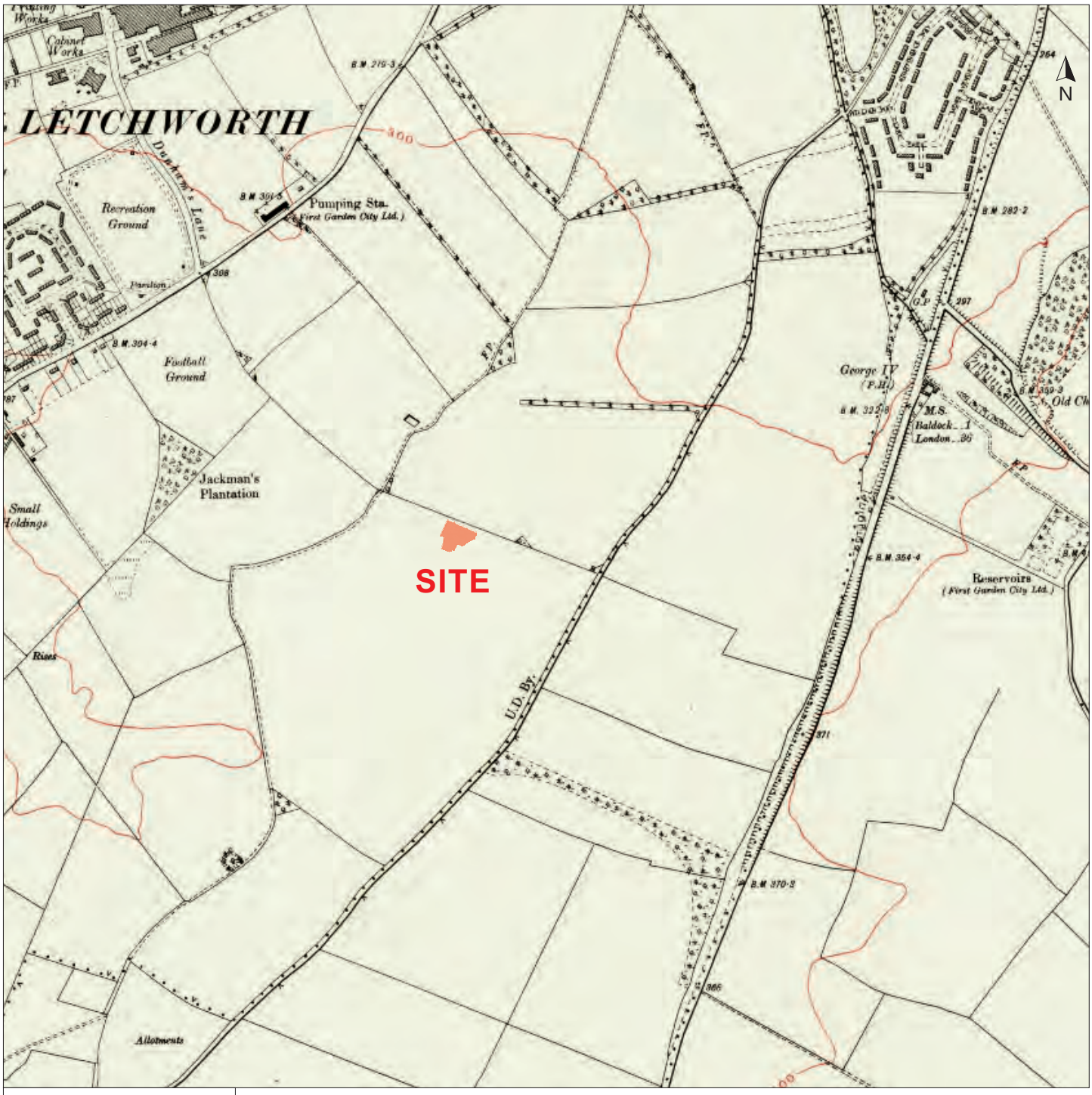
DRAWING TITLE Figure 9 OS map, 1898	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	



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DRAWING TITLE Figure 10 OS map, 1925	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	

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DRAWING TITLE Figure 11 OS map, 1938	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	

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DRAWING TITLE Figure 12 OS map, 1950	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	

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DRAWING TITLE Figure 13 OS map, 1960	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	

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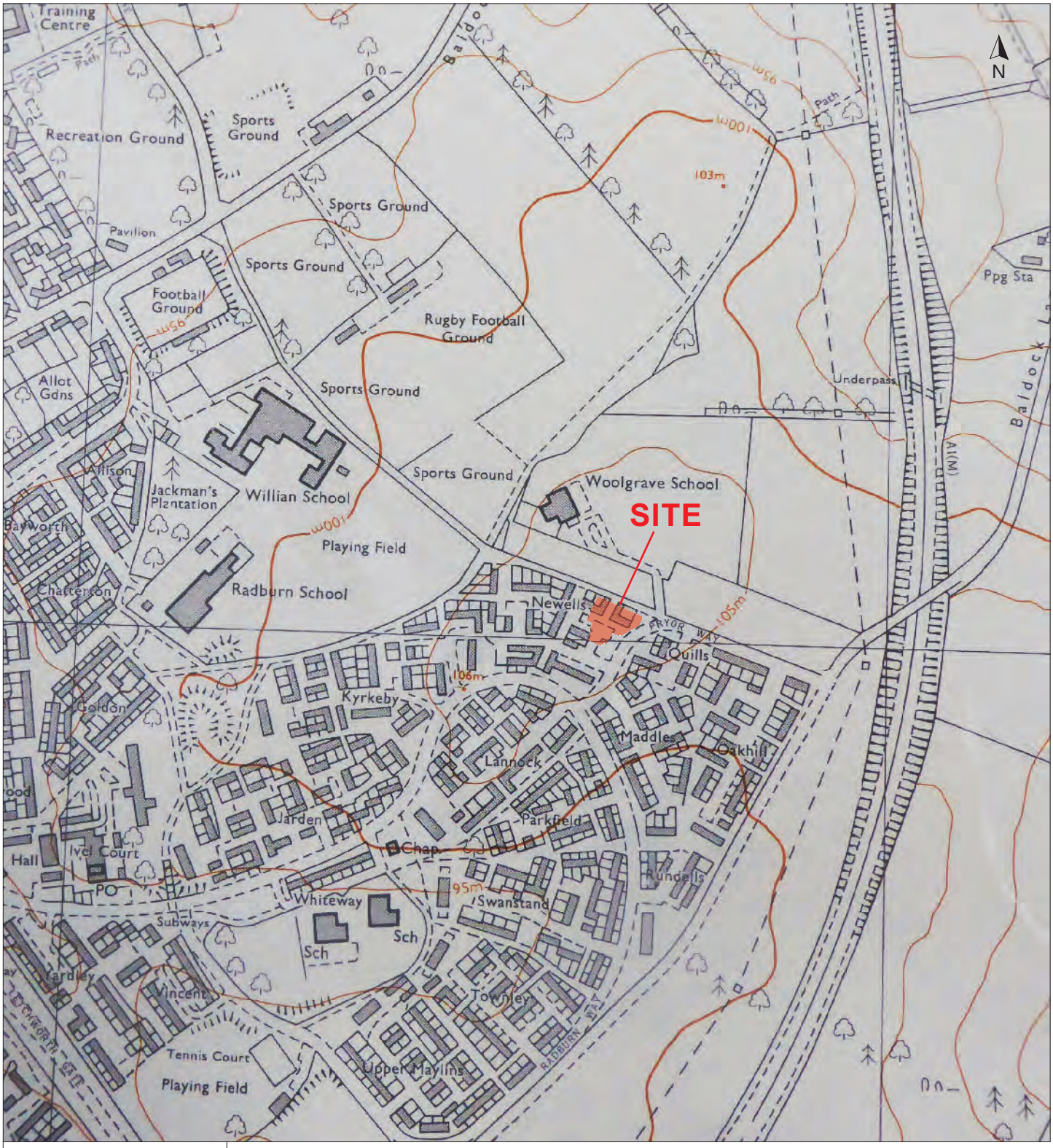
DRAWING TITLE Figure 14 OS map, 1968	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	



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DRAWING TITLE Figure 15 OS map, 1980	wardell armstrong	■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE	

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