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Historic Environment Services

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ARCHAEOLOGICAL REPORT



LAND REAR OF
34 ARLESEY ROAD
ICKLEFORD
HERTFORDSHIRE

HERITAGE STATEMENT

Ref: MA 487
Planning ref: Pre-application

VERSION 1.0

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MINERVA ARCHAEOLOGY LTD.

Historic Environment Services

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LAND REAR OF 34 ARLESEY ROAD,
Ickleford,
Hertfordshire

Project ref: MA 487
Planning ref: Pre-determination
HER enquiry ref: 47.24

Heritage Statement

Prepared at the request of Phillips Planning Services Ltd

by

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Executive Summary

Minerva Archaeology is an independent practice specialising in archaeology and the historic environment. The company undertakes a wide variety of commercial archaeological projects for clients involved in housing and industrial development, pipeline and road construction, agriculture, and landscaping.

This present document has been prepared by Minerva Archaeology in line with the requirements of paragraphs 194, of the National Planning Policy Framework (NPPF), to advise the Local Planning Authority (LPA), in advance of the determination of an application of planning consent for a proposed development at land rear of 34 Arlesey Road, Ickleford, Hertfordshire.

The present site lies in a well-documented archaeological landscape, with evidence of activity dating from the Prehistoric to the modern periods in the study area and surrounding landscape. Based on the known archaeological activity in the vicinity of the site, the potential risk for encountering buried remains of Prehistoric, Iron Age, Roman and Saxon origin should be considered to be *Low*, rising to *High* for the Medieval, Post-medieval and Modern periods. The significance of encountering remains of Prehistoric, Iron Age, Roman, Saxon, and Medieval should be considered to be *Major*, *Moderate* for the post medieval period and *Minor* for the Modern period.

The assessment of the data shows that the proposed development could have a negative effect on buried archaeological remains if present.

Summary of Risk and Significance

	Prehistoric	Iron Age	Roman	Saxon	Medieval	Post-Medieval	Modern
Risk	<i>Low</i>	<i>Low</i>	<i>Low</i>	<i>Low</i>	<i>High</i>	<i>High</i>	<i>High</i>
Significance	<i>Major</i>	<i>Major</i>	<i>Major</i>	<i>Major</i>	<i>Major</i>	<i>Moderate</i>	<i>Minor</i>

Introduction

1.1 This Heritage Statement (HS) has been prepared at the request of *Phillips Planning Services Ltd*, to support an application covering a proposed development site to the rear of 34 Arlesey Road, Ickleford, Hertfordshire.

1.2 The present site lies on the eastern side of Arlesey Road, fronting Duncots Close, and forms a roughly rectangular shaped plot of land centred at NGR TL 18372 31514. The site, which is presently a vacant grassed plot of land lined with mature trees and shrubs, is bounded to the north and east by similar plots of land, and to the south and west by houses fronting Duncots Close and Arlesey Road (Figure 1).

1.3 In line with the provisions set out in Paragraph 194 of the revised National Planning Policy Framework (NPPF, 2021), this Heritage Statement (HS) is intended to advise the Local Planning Authority (LPA), in advance of the determination of an application of planning consent for the proposed development.

Proposed Scheme

1.4 The site measures approximately 3950m² (Figure 1).

1.5 At present, no plans are available for the proposed development, however the site is mentioned in the North Hertfordshire Local Plan under policy IC1: Land at Duncots Close (HCC, 2022). The plot of land is earmarked for development with an estimated number of 9 dwellings (ibid.).

1.6 It is probable that due to the nature of the works, groundworks for the proposed development will impact below the present ground surface.

Aims and Objectives

1.8 The principle aims of this the work will be to provide;

- an overview of the history of land use on and within 500m of the study area based on data from the Hertfordshire *Historic Environment Record* (HER) and other relevant and readily accessible sources;
- an assessment of the risk that development of the study area would encounter above or below ground heritage assets;
- an assessment of the significance of such assets in relation to established regional research criteria;
- an assessment of the impact of previous land use on the site on the survival of heritage assets or potential heritage assets;
- an assessment of the impact of the present development proposals on the survival of heritage assets or potential heritage assets;
- recommendations for an appropriate strategy to mitigate the identified impacts on the survival of heritage assets or potential heritage assets.

Research Data

Topography

2.1 The present site is located on the eastern side of Arlesey Road, at the south-eastern end of the village. The proposed development area is situated at an approximate elevation of 50m AOD, on fairly level ground. The wider area of the site is described as undulating upland, sloping upwards towards the Chiltern Hills, with regular and small-scale field patterns and scattered farms (HCC, 2022).

Geology

2.2 The local soils appear to belong to the Ashley Association (572q), described as 'fine loamy, over clayey soils with slowly permeable subsoils and slight seasonal waterlogging, associated with similar but wetter soils. Some calcareous and non-clacareous slowly permeable clayey soils (SSEW, 1983).

2.3 The present site sits among underlying geology recorded as West Melbury Marly Chalk Formation – Chalk. A Sedimentary Bedrock formed between 100.5 and 93.9 million years ago during the Cretaceous period (BGS, 2024).

2.4 Superficial deposits over the site are recorded as Glaciofluvial Deposits, Mid Pleistocene - Sand and Gravel. Sedimentary superficial deposits formed between 860 and 116 thousand years ago during the Quaternary Period (Ibid.).

ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Study Area

2.5 To establish the archaeological and historical context for the site, the overview set out below has been drawn under licence from the Hertfordshire *Historic Environment Record* (HER), Minerva Archaeology's own records and other sources. The study area extends to a 500m radius around the centre of the site.

2.6 The present site is located to the southeast of the village, within the historic core, and is bounded to the north and east by water meadow fields to the west of the River Purwell, to the south by houses fronting Duncots Close, and to the east by properties fronting Arlesey Road. The site is lined by a mixture of mature and semi mature shrub, hedgerows, and trees and is partitioned in its centre by fencing on an east-west orientation.

Scheduled Monuments

2.7 No Scheduled Monuments lie within the site or the 500m study area.

2.8 The nearest scheduled monuments in proximity to the site are the two bowl barrows (NHLE1017406) to the south of Fearnhill School, Letchworth, and a slight univallate hillfort (NHLE1016410) on Wilbury Hill, Letchworth (Historic England, 2024; MAGIC, 2024). Both are located approximately 2km to the north-east of the site.

Listed Buildings (Figure 2)

2.9 Twenty-two listed buildings are located within the 500m study area, of which twenty-one are Grade II and one is Grade I. The buildings range in date between the late medieval and modern periods and, apart from the parish church, are all located within the historic core of Ickleford.

2.10 With the exception of Hyde Mill Cottage (NHLE1102177), approximately 200m to the south of the site, the rest of the listed buildings all lie to the west and north of the site.

2.11 The parish church of St Katherine is located approximately 150 metres to the north-west of the site and is of Grade I status. It was originally founded in the mid-12th century, with later additions to the building in the 13th, 15th and 19th centuries (NHLE1295821).

2.12 Ivy Cottage (NHLE 1174180) and Orchard Cottage (NHLE1103224) are the nearest listed buildings, immediately to the west of the site. Both of the cottages are Grade II listed timber framed buildings with late 17th to early 18th century origins (Historic England, 2024).

2.13 Some buildings within the area are not listed, but still considered of historical importance. In the vicinity of the proposed site such buildings include; Ickleford Manor House (MHT15978), which was mostly destroyed by fire in 1911 however some elements survive including the 17th century gatehouse, and; the site of The Old George Public House (MHT17377) with remains of a late medieval open hall house (Wood, 2019).

Previous Stages of archaeological work

2.14 No previous work has been conducted on the site.

Archaeological Areas (Alert, Areas of significance etc)

2.15 The study area lies within Archaeological Area no.86 (AA86) as identified in the North Hertfordshire District Local Plan (Figure 2). This encompasses the medieval village of Ickleford and some of its wider extents.

Conservation Areas

2.16 Ickleford has one conservation area which covers the central area of the village, covering two greens; Upper Green and Lower Green, between which the village grew (HCC, 2022). The conservation area is described as a relatively urbanised, densely settled neighbourhood, characterised by an even distribution of historic buildings and modern infill (Wood, 2019).

2.17 The site itself appears to sit outside of the conservation area which encompasses the historic core of the village (Wood, 2019).

2.18 The historic field pattern survives in patches, with some possible relicts of field headlands in the study area (Fitzpatrick-Matthews, 2020). The majority of the land parcels surrounding the site are described as 20th century enclosure to the east and built-up areas to the west, with some spaces of unimproved rough pasture and meadowland (Figure 3).

Ancient Woodland

2.19 No Ancient Woodlands lie within the site or within the 500m study area (MAGIC, 2024).

2.20 However, in the vicinity of the river is an area of 18th-20th century woodland plantation (Figure 3).

Historic Parks and Gardens

2.21 No Registered Parks and Gardens lie within the site or within the 500m study area (MAGIC, 2024).

2.22 The site does however sit adjacent to an area to the south-west which is described as informal parkland, residing amongst the built-up areas of urban development comprising Ickleford and Hitchin (Figure 3).

Registered Battlefields

2.23 No Registered Battlefields are located within the site or within the 500m study area or within 3km of the site (MAGIC, 2024).

Cartographic Evidence

2.24 The historic maps consulted for the present project have been obtained from several sources, including the National Library of Scotland website (2024) and documentary and cartographic research conducted by The Heritage Network (Ashworth and Hillelson, 1997) .

2.25 In 1585, the area of the site, and the land immediately surrounding, was mortgaged by Richard Francis, lord of the manor, to Thomas Ansell. In 1587, the rest of the manor of Ickleford was released to Thomas Ansell, excepting the manor house and certain lands which he probably already held.

2.26 These lands are listed in the deed as: a close called Conygers, Dovehouse Close, Pennes, the Old Orchard, the New Orchard, Duncroft, Earles Close and a water mill called Newe Mill. A map, held at the County Record Office (CRO) showing the land belonging to Ickleford manor (CRO D/EHA P1, dated 1771) shows several of these names in the immediate vicinity of the site (Figure 6).

2.27 This map also shows the area of land between the site and the river Oughton shows as orchards and open land, probably river meadow and undoubtedly subject to periodic flooding.

2.28 The 1st edition 25-inch Ordnance Survey map, dated 1881, shows the area of the site as mainly orchard (Figure 8). This is the first plan to show the pond at the southeastern corner of the site, which is still in existence. Most of the cottages shown on the map of 1771 had gone by this time.

2.29 Later editions of the OS map, from 1921 onwards, show gradual infilling along the frontage of Arlesey Road, and buildings growing up on the frontage of the present site. The orchard of trees also appears to have been removed with only occasional sporadic trees present (Figures 8).

2.30 The LiDAR data shows the site with further possible divisions on an east west orientation, which may follow previously identified ditch features (Ashworth & Hillelson, 1997). It is also possible to observe a continuation of some possible linear features extending into the neighbouring land parcel, towards the river in both LiDAR data and satellite cropmarks (LiDAR, 2024; Google Earth, 2024) (Figure 9).

Significant Heritage Assets and Historic Narrative (Figures 4 & 5)

Prehistoric (to AD 43)

- A detailed Geophysical Survey was conducted in 2008 for the East Coast Main Line, 250m to the southeast of the site, between Arlesey Road and Stotfold

Road, to the east of the railway line and the river Purwell (HER5653). The results of the survey revealed a number of possible Prehistoric monuments including Bronze Age and Iron Age pits and post structures as well as a possible Roman enclosure and later medieval and post medieval features (HER17447-17454; HER17881), indicating that there is evidence of Prehistoric activity onwards in the vicinity of the river and the study area.

- Evidence of early Prehistoric activity has been recovered from Ickleford in the form of isolated, unstratified finds, including Palaeolithic handaxes (HER313), six flint scrapers and several Acheulian flints (HER314) (Fitzpatrick-Matthews, 2020).
- The present site lies 100m away from the course of the Icknield Way, which runs approximately west to east, to the north of the site (HER4182). The Icknield Way may have Prehistoric origins and parts of it were utilised in the Roman period.
- In the wider area there is evidence of later Prehistoric (Bronze Age and Iron Age) activity which is seen as cropmarks observed on aerial photographs, including sub-circular enclosures, approximately 400 metres north-west of the site (HER3544;4144), and an undated field system consisting of a series of intersecting linear features forming rectangular enclosed areas, approximately 300 metres north of the site (HER 6370).

Late Iron Age & Romano-British (BC 50 to AD 410)

- There are several Roman sites in the vicinity of Ickleford, including a cremation cemetery found at Bury Mead, Hitchin, in c.1880, approximately 1 kilometre south-east of the site (SMR 1207).
- In the vicinity of the site, Roman coins and pottery sherds (HER1234) have been found near the River Oughton, approximately 160m to the south of the site. Roman pottery was also discovered in the vicinity of Hyde Mill (HER1190), although no further information is known about them. The Victoria County History states that Roman coins were frequently found in Ickleford.
- A possible Roman enclosure was noted during a programme of geophysical survey for the East Coast Mainline in 2008, which may indicate a focal point for unstratified finds in the vicinity.
- There is evidence of scattered farming settlements across the parish from around this period as the area of North Hertfordshire was a wealthy agricultural part of the Roman province (Fitzpatrick-Matthews, 2020).

Saxon (AD 410 to AD 1066)

- There are two antiquarian reports of discoveries in the village dating to the post-Roman period. The first report comprises seven coins, supposedly found in the tree roots after a storm uprooted elm trees in 1895, location unknown. The coins dated to between 852-871AD. The second report was of three spearheads found in 1905 which are said to be 'Saxon' although grounds for their identification are not provided (Fitzpatrick-Matthews, 2020).
- No clear evidence of Anglo-Saxon activity has yet been identified in Ickleford, but as Pirton was a thriving community before the Norman Conquest it is not unlikely that there was Anglo-Saxon settlement within the area of the present-day village of Ickleford.

Medieval (1066 to 1540)

- Ickleford does not appear in the Domesday Book of 1086 as it formed part of the Manor of Pirton. It first appears to be documented as 'Ikelineford' in the 12th century, followed by 'Hikleford' in the 13th century (Fitzpatrick-Matthews, 2020; Wood, 2019).
- Before the Norman Conquest, Pirton was held by Stigand, Archbishop of Canterbury. After the Conquest, the manor of Pirton was given to a Norman knight, Ralph de Limesi. The manor remained with the de Limesi family until the late 12th century when it was divided between Ralph's great-granddaughters, Alianore de Lindsey and Basilia d'Odingsells. The estate was divided again between Basilia's sons, William and Hugh. William's share was called Pirton Manor, Hugh's became Odingsells Manor.
- Two of Pirton's four water mills recorded in Domesday were situated in Ickleford: one on the site of the present-day Bowman's Mill (also known as Newe Mill and later Shillington Mill), the other Hyde Mill, which was still working in the 19th century. The site of Hyde Mill (MHT11415) is located approximately 160m to the south-east of the proposed development. The corn mill was located on the river Oughton, close to its confluence with the river Purwell.
- The manor of Ickleford was formed by the sub-division of the manor of Pirton in the late 12th century. During the 13th century, Ickleford was held by the Foliot family, as quarter of a knight's fee, from the lord of Pirton.
- In 1303, Ickleford was held by John FitzSimon. His descendant, Hugh FitzSimon held it, with others, in 1346. One of these was Simon Francis of London, whose family subsequently held the manor of Ickleford until the late 16th century.
- The site of a former medieval moated site, now built over, is located 250m to the northeast of the site, on the southern side of Arlesey Road (HER1228). The mound, to the east of Pound Farm (MHT17376) is shown on the 1884 OS Map as well-preserved earthworks with water fed to it from the River Purwell.
- Artefacts, including medieval pottery, slag and iron objects were found south of Pound Farm (MHT 1229), 70m to the north of the site. The slag and iron objects may relate to the smithy shown on the 1st edition OS 25-inch map of 1881.
- A remnant of surviving medieval ridge and furrow strip fields is located 380m to the north of the site, visible in aerial photographs on the north-western edge of Ickleford village (HER17906).

Post-medieval and modern (1540 to present)

- In 1585, Richard Francis mortgaged the manor-house, together with certain lands, to Thomas Ansell. Two years later Richard Francis released the manor to Thomas Ansell, excepting the manor-house and some land, probably because Ansell already held these (see below).
- Thomas Ansell died in 1606 and the chief part of the manor descended to his son, also called Thomas. The manor remained with the Ansell family until the late 18th century.

- In 1763, Elizabeth, widow of another Thomas Ansell, held the manor, with reversion to her daughter, Mary, and Mary's husband, Thomas Goostrey. They inherited the manor, but in 1776 conveyed it Charles Loundes and John Dashwood King, probably for a sale to Thomas Whitehurst.
- The manor of Ickleford was sold to Thomas Cockayne in 1788, and descended through his son Thomas, to his granddaughter, Marion Charlotte Emily and to her son, Captain Dudley Ryder, RN. After his death in 1898, the manor was sold to Captain C.J. Fellowes, RN, and then to Mr. D. Simson.
- Laurel Way, immediately south of the site, is built on the site of a late 16th century house, called The Laurels (MHT 4517). The house was demolished in 1968.
- Part of a gully or small ditch was revealed during an archaeological evaluation at 34 Arlesey Road (HER10865; HER13274), immediately to the west and south of the site. Sherds of early medieval and medieval pottery were discovered in the fills of the feature, which may have been related to water management on the edge of the river meadows (Ashworth and Hillelson, 1997).
- A Watching brief was also undertaken on the site revealing later post medieval features and deposits dating from the 17th-19th century, possibly associated with a blacksmiths works and later builders' yard (MHT10865).
- An evaluation of a development site to the rear of The Old George Public House, approximately 170m to the north-west of the site, was carried out by the Heritage Network in October 2016. The results of the evaluation revealed no archaeological features, deposits or finds, indicating that the site had been levelled and subsequently built up with modern bedding layers for the car park (Jones, 2016).
- In November 2022, Minerva Archaeology conducted a programme of trial trenching on land at Turnpike Lane, approximately 180m to the west of the site. The excavations produced a number of linear features with very few finds of animal bone and small degraded pieces of pottery, indicating that the site is far from any focus of settlement activity. A single piece of unstratified flint debitage was also recovered, indicative of residual Prehistoric occupation in the vicinity.

Assessment of Data

Introduction

3.1 This section will assess the research data collected in the previous section. The data will be assessed in respect of impacts of the proposed development on heritage assets identified within the study area, after which the risk and significance of impacting potential archaeological remains will be considered.

Assessment of Impact

3.2 It is expected that the groundworks for the proposed development will impact to some depth below the ground surface. These groundworks could damage or destroy any potential underlying archaeological remains.

3.3 Impacts on heritage assets, whether designated or non-designated, can be 'direct' or 'indirect'.

- Direct impacts occur through direct interaction of an activity with a heritage asset.
- Indirect impacts occur through changes to the environment in which the heritage asset stands.

3.4 A heritage asset is defined as being a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest' (Historic England, *Heritage Protection Guide*).

3.5 Heritage assets can be 'designated' or 'non-designated'.

- A designated heritage asset is defined as a World Heritage Site, Scheduled Monuments, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- A non-designated heritage asset is defined as any other building, monument, place, area, or landscape positively identified as having a degree of significance through inclusion on a local list maintained or recognised by the planning authority, or on the local *Historic Environment Record* (HER).

Direct and Indirect Impacts on designated heritage assets

3.6 The proposed development area is located within Archaeological Area no.86, which covers the historic extent of Ickleford and some of its wider extents. On this basis it is considered to be a higher risk of encountering remains associated with the historic settlement.

3.7 No other designated heritage assets are directly affected by the proposed development.

3.8 It is noted that the North Hertfordshire Local Plan identifies that the north-east corner of the site should not be developed in order to protect the views from the Grade I listed church (NHLE1295821), approximately 180m to the north-west of the site (HCC, 2022).

Direct and Indirect Impacts on non-designated heritage assets

3.9 The risk that unknown archaeological remains of a particular archaeological period might be encountered during the groundworks for the proposed development has been considered in the context of the documented existence of other such remains within the study area or in its immediate vicinity.

3.10 The proposed development area may have been subject to activity spanning multiple periods. Where an area has been affected by such activity, such as Ickleford, subsequent activity may impact the survivability of earlier remains.

- Archaeological fieldwork in the area has revealed evidence for occupation activity from the later Prehistoric period onwards 250m to the south and south-east of the site, with the potential for Bronze Age and Iron Age features and a Roman enclosure as identified in HER5653 however settlement activity appears to have increased significantly from the Medieval period where the layout of the present village may have begun to take shape.
- Excavation over the area of the proposed development will likely be intrusive and could damage or destroy any potential underlying archaeological remains.

3.11 Based on the known archaeological activity in the immediate vicinity, the potential for directly impacting non-designated heritage assets is likely.

Cartographic

3.12 The impact of previous land use, or lack thereof, can be defined using cartographic records. The cartographic records indicate that the grounds remained undeveloped since at least the late 18th century. Although the plot of land appears to form part of an orchard during the 19th century. On this basis the potential for buried remains to have survived within the proposed development area, may be considered to be *High*.

Hydrology

3.13 The site lies on fairly level ground on the edge of the modern village.

3.14 The land between the site and river is comprised of open land, which also appears to be level and may have remained undeveloped due to periodic flooding. It is possible that the site may also have become saturated after adverse weather. The presence of the pond in the south-eastern corner of the site from c.1881 is also noted however its function is unknown.

3.15 On this basis the potential for encountering waterlogged archaeological or environmental deposits across the site may be considered to be *Low-Moderate*.

Assessment of Risk

3.16 The potential risk of direct impacts on designated, non-designated and unknown heritage assets have been assessed (above) with the available evidence in the study area, and has been classified as either *High, Medium, or Low*.

3.17 The known archaeology in the immediate vicinity of the site, collected from areas of excavation, appears to indicate activity from the medieval period onwards. In the periphery of the study area there is some evidence of possible Prehistoric, Iron Age and Roman activity identified mostly by non-invasive methods, and some excavations further to the east outside of the study area.

3.18 With the known archaeological activity in the vicinity of the site, the overall potential for directly impacting on archaeological remains dating from the later Prehistoric, Iron Age, Roman and Saxon periods should be considered to be *Low*. The potential increases to *High* for the Medieval, post-medieval and modern periods.

3.19 The potential effects of indirect impacts of the proposed development have been assessed with the available evidence (above) in the study area and has been classified as either *High*, *Medium*, or *Low*.

3.20 Since the list of considerations provided within Step 2 and Step 3 of the Historic England guidance (2017), the potential effects of indirect impacts on the land at Arlesey Road may be considered to be *Low*. Although the proposed development is not located within the boundaries of any scheduled monument or listed building there is always a risk of impacting below ground archaeological remains.

3.21 It is also noted that the North Hertfordshire Local Plan has identified that the planting surrounding the site boundaries should be retained and/or reinforced in order to minimise impacts on the surrounding non-designated 'heritage and Green Belt' (HCC, 2022).

Assessment of Significance

3.22 The significance of a heritage asset may be considered in terms of its aesthetic, evidential, historical, or communal values (Historic England, 2017).

- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Evidential value derives from the potential of a place to yield evidence about past human activity.

3.23 The regional research frameworks have identified a few research themes, for each defined archaeological period (Brown & Glazebrook 2000; Medlycott 2011 [updated]). In line with these themes, the significance of any archaeological remains of these periods, should they be present on the site, has been classified as either *Major*, *Moderate*, *Minor*, or *Insignificant*, as defined below:

- *Major* signifies that any surviving archaeological remains are of national or regional significance. They may represent site types that are less frequently found in the archaeological record, or that have the potential to provide more information to the identified national and regional research agenda.
- *Moderate* signifies that any surviving archaeological remains are of regional or local interest. They represent sites or features more commonly found in the archaeological record or that are unlikely to add significantly to our existing knowledge.
- *Minor* indicates that any surviving archaeological remains have limited significance, at a purely local level.
- *Insignificant* indicates that any features or finds encountered during development have no archaeological value in the context of the present study. Sites or periods with this designation are likely to contain common modern and well-recorded features.

3.24 Evidence of the Prehistoric period in the study area has been largely the result of chance finds and non-invasive methods of identification, and as such little

evidence for occupation has, so far, been confirmed. As such the significance of any potential remains of Prehistoric date within the study area should be considered to be *Major*.

3.25 The proposed development area lies to the south of the Icknield Way which has prehistoric origins onwards. The location presents an opportunity to consider the relationship between such roads and their surrounding landscape, particularly small Prehistoric to Roman farmsteads identified in the wider area. On this basis the significance of any potential remains of this period on the present site should be considered to be *Major*.

3.26 The significance of any potential remains that contribute to an understanding of the post Roman / Saxon transitional period, evidence of Saxon rural settlement, and agricultural practices and the economy, should be considered to be *Major*.

3.27 The proposed development area lies at the edge of the village of Ickleford, and in proximity to the parish church, which have medieval origins. Its location presents an opportunity to further explore the extent and development of medieval settlement and activity. On this basis, the significance of such remains should be considered to be *Major*.

3.28 The proposed development area lies on the edge of the modern village, which has remained an undeveloped land parcel since at least the later 18th century according to cartographic records. Potential remains of post-medieval date that contribute to an understanding of the development of Ickleford and peripheral village activity may be considered to be of local importance and, on this basis, the significance of such remains should be considered to be *Moderate*.

3.29 The significance of potential features and deposits associated with modern agricultural practices should be considered to be *Insignificant*.

3.30 The potential significance of the discovery of any archaeological remains during the proposed work has been classified as either *Major*, *Moderate*, *Minor*, or *Insignificant*. On the basis of the Regional Research Framework for the East of England [Updated], the significance of encountering features or finds of Prehistoric to Medieval date should be considered to be *Major*.

Impact of Previous Land Use

3.31 Several circumstances are likely to have affected the potential survival of the archaeological resource on the site.

3.32 The land parcel appears to have remained undeveloped in late post-medieval cartographic records, as such it is possible that agricultural practices and tree removal may have been observed over a prolonged period on the site, impacting the substrate.

3.33 On this basis, potential features and deposits dating to the post-medieval and earlier periods, possible structural evidence, and deep cut features such as pits and ditches, are still likely to have survived on the site.

Impact of Present Development Proposals

3.34 The groundworks for the proposed development are likely to involve ground reduction for foundations and access roads, as well as any services and landscaping,

as such the excavations would be likely to damage or destroy any potential underlying archaeological remains.

Recommendations

3.35 The present study has demonstrated that the site is located within a well-documented, known archaeological landscape. The area has been a focus for human activity from the at least the later period onwards.

3.36 Based on the known archaeological activity in the vicinity of the site, the overall risk for encountering remains of Prehistoric, Iron Age, Roman and Saxon date should be considered to be *Low*, increasing to *High* for the Medieval, Post-medieval and Modern periods.

3.37 Although the risk for encountering remains from multiple periods is *High* when an area, such as Ickleford, has been the subject of multi period activity, they may impact the preservation of earlier remains. Although earlier remains may continue to survive on site as either stratified or unstratified deposits and finds.

3.38 The overall risk that development of the site might encounter remains of archaeological significance may be classified as *Moderate to High*, although the risk cannot be fully determined or characterised without intrusive investigation, and it is normal practice for any documented archaeological potential to be further considered through a programme of field investigation.

3.39 The significance of encountering remains of Prehistoric, Iron Age, Roman, Saxon, and Medieval should be considered to be *Major, Moderate* for the post medieval period and *Minor* for the Modern period.

3.40 As defined in the Assessment of Data section (above), the table below summarises the overall risk and significance of encountering archaeological remains.

	Prehistoric	Iron Age	Roman	Saxon	Medieval	Post-Medieval	Modern
Risk	<i>Low</i>	<i>Low</i>	<i>Low</i>	<i>Low</i>	<i>High</i>	<i>High</i>	<i>High</i>
Significance	<i>Major</i>	<i>Major</i>	<i>Major</i>	<i>Major</i>	<i>Major</i>	<i>Moderate</i>	<i>Minor</i>

3.41 The evidence suggests the presence of remains that could be of regional interest but are unlikely to be of a quality or rarity sufficient to warrant statutory protection, or the refusal of planning consent on archaeological grounds. They are of sufficient significance, however, to warrant a programme of detailed archaeological investigation of the site, should it be developed, to mitigate the impacts of the development on their survival and ensure that they are preserved by record, with the collected data made publicly accessible. Such a programme would normally be secured through a standard archaeological condition attached to any planning consent that might be granted.

3.42 Should permission be granted for the proposed development it is likely that a further stage of works may be required to mitigate impact on any potential below ground remains.

Company Structure

Introduction

4.1 Minerva Archaeology is an independent practice specialising in archaeology and the historic environment. The company undertakes a wide variety of commercial archaeological projects for clients involved in housing and industrial development, pipeline and road construction, agriculture, and landscaping.

Project Management

4.2 The Project will be administered and co-ordinated by Mark Sycamore BA ACIfA, Minerva Archaeology's *Managing Director*. He holds an honours degree in archaeology from the University of Lampeter and has over fifteen years' experience of the management of archaeological projects, and of fieldwork in both urban and rural contexts.

4.3 Fieldwork will be managed by Chris Turner BSc MCIfA, the Minerva Archaeology's *Operations Manager*. Chris holds an honours degree in Archaeological Science from the University of Bradford and has over twenty years of practical archaeological experience in the commercial sector. Chris is a Member of the Chartered Institute for Archaeologists.

Staffing

4.4 Minerva Archaeology employs technical and specialist staff with a broad range of complementary experience covering all aspects of research, recording and analysis of archaeological and historical structures, features, and deposits, together with the artefacts and ecofacts associated with them.

4.5 Staff on the project will normally be expected to have the following qualifications:

- a) All Project Officers will have had at least four years' experience in the field, with at least one of those at supervisory grade. They will also be corporate members of the Chartered Institute for Archaeologists.
- (b) All Assistant Project Officers will have had at least three years' experience in the field. They will also be corporate members of the Chartered Institute for Archaeologists.
- (c) All other members of the team will have had a minimum of two years' experience in the field. Corporate or affiliate membership of the Chartered Institute for Archaeologists will be considered desirable.

Standards

4.6 Minerva Archaeology's general operational procedures for archaeology are documented in a series of manuals which are available for consultation on site and in our offices.

4.7 Minerva Archaeology currently undergoing the process to become a registered organisation with the Chartered Institute for Archaeologists (CIfA). The company aims to maintain high standards of work and undertakes to follow the Code of Conduct of the CIfA, the Standards for Field Archaeology in the East of England published by the Association of Local Government Officers (ALGAO), and the

relevant sections of the professional standards and guidelines set by the ClfA, the Historic Buildings and Monuments Commission for England (Historic England), the United Kingdom Institute of Conservation (UKIC), and such others as may be appropriate to the effective execution of the project.

4.8 Health and Safety is priority for Minerva Archaeology. The company undertakes to follow all relevant Health and Safety regulations, and all staff hold *Construction Skills Certification Scheme* (CSCS) cards covering Health and Safety. A risk assessment for the project has been prepared.

4.9 Minerva Archaeology maintains full Employers' and Public Liability insurances and full Professional Indemnity insurance. Policy details are available on request.

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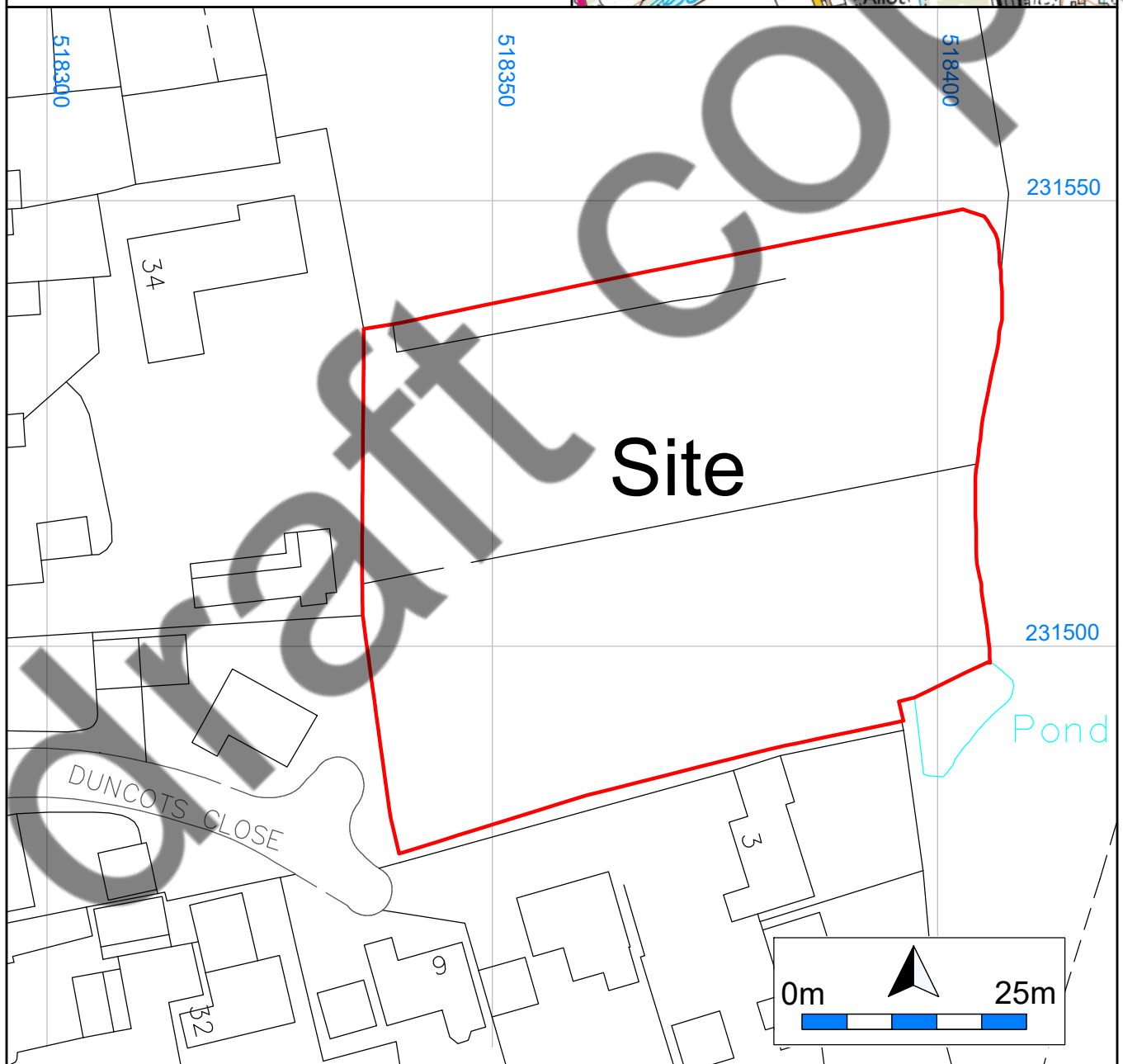
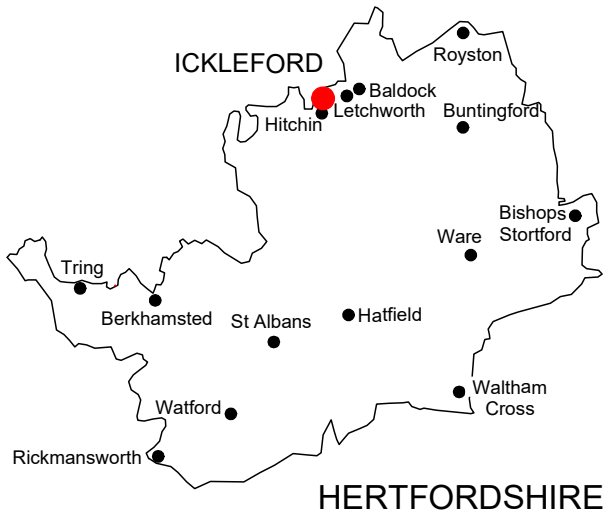
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- Figure 7 Extract from 1st Edition 25 Inch Ordnance Survey Map, 1881
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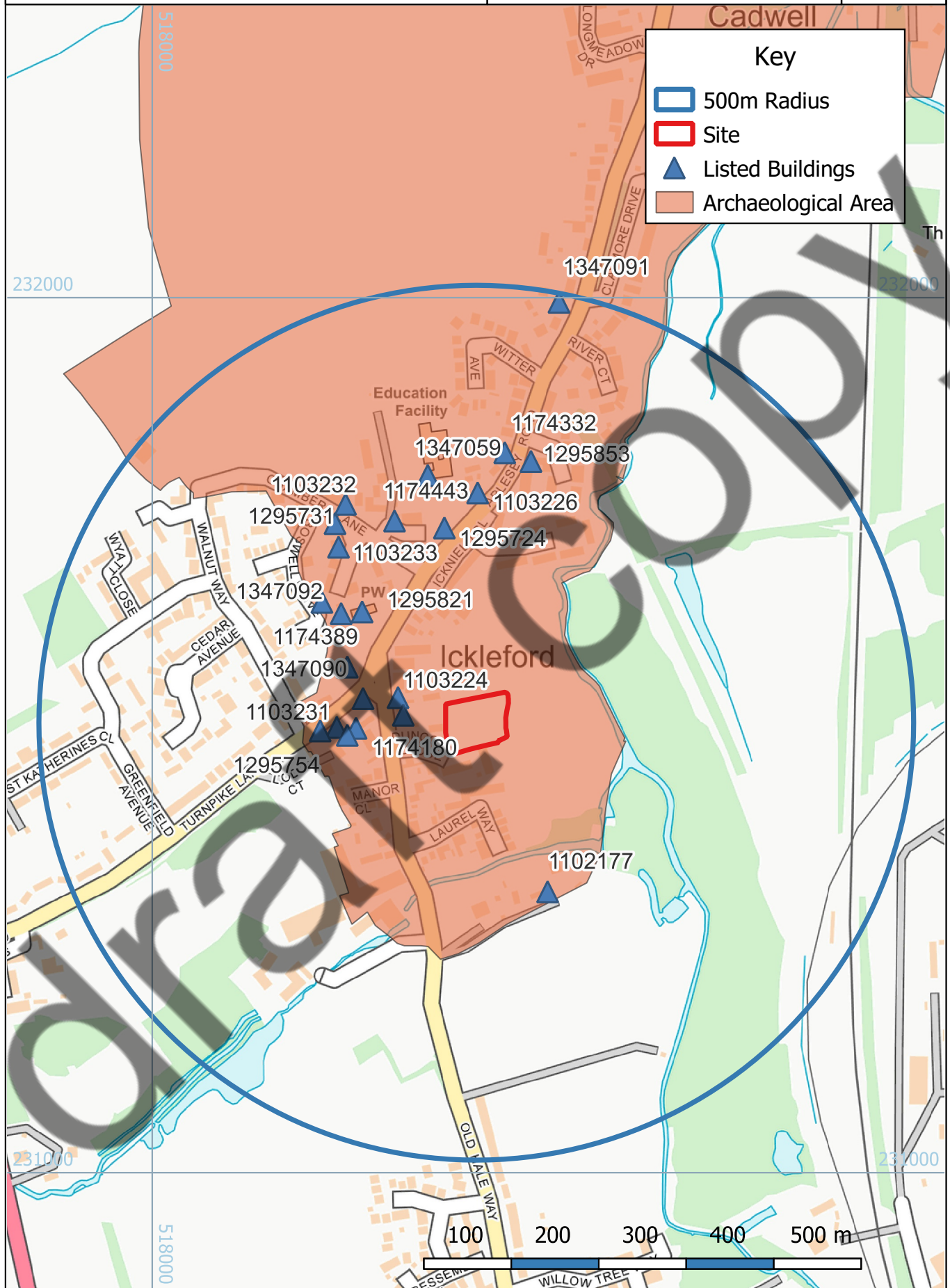


Site location and layout

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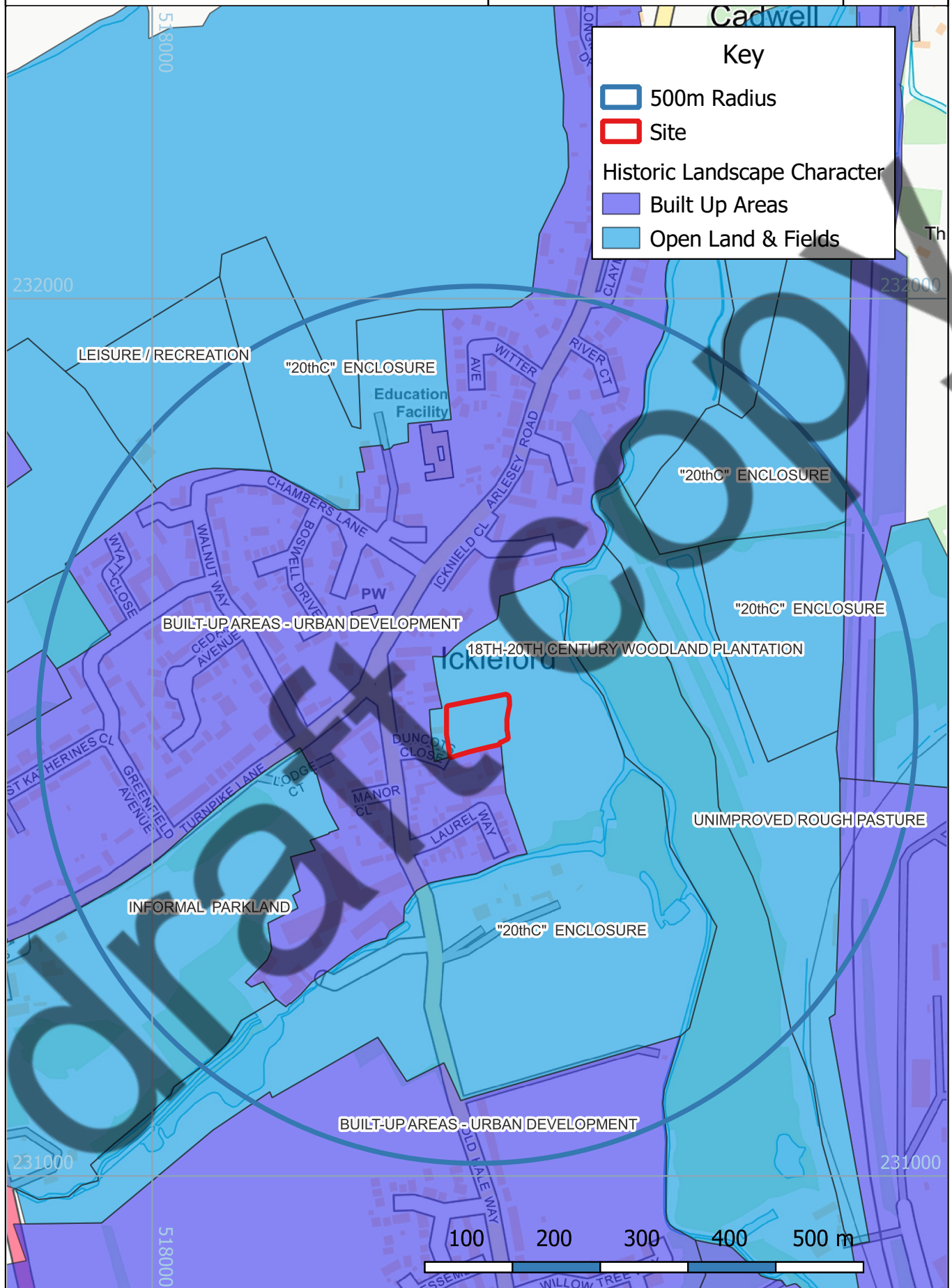
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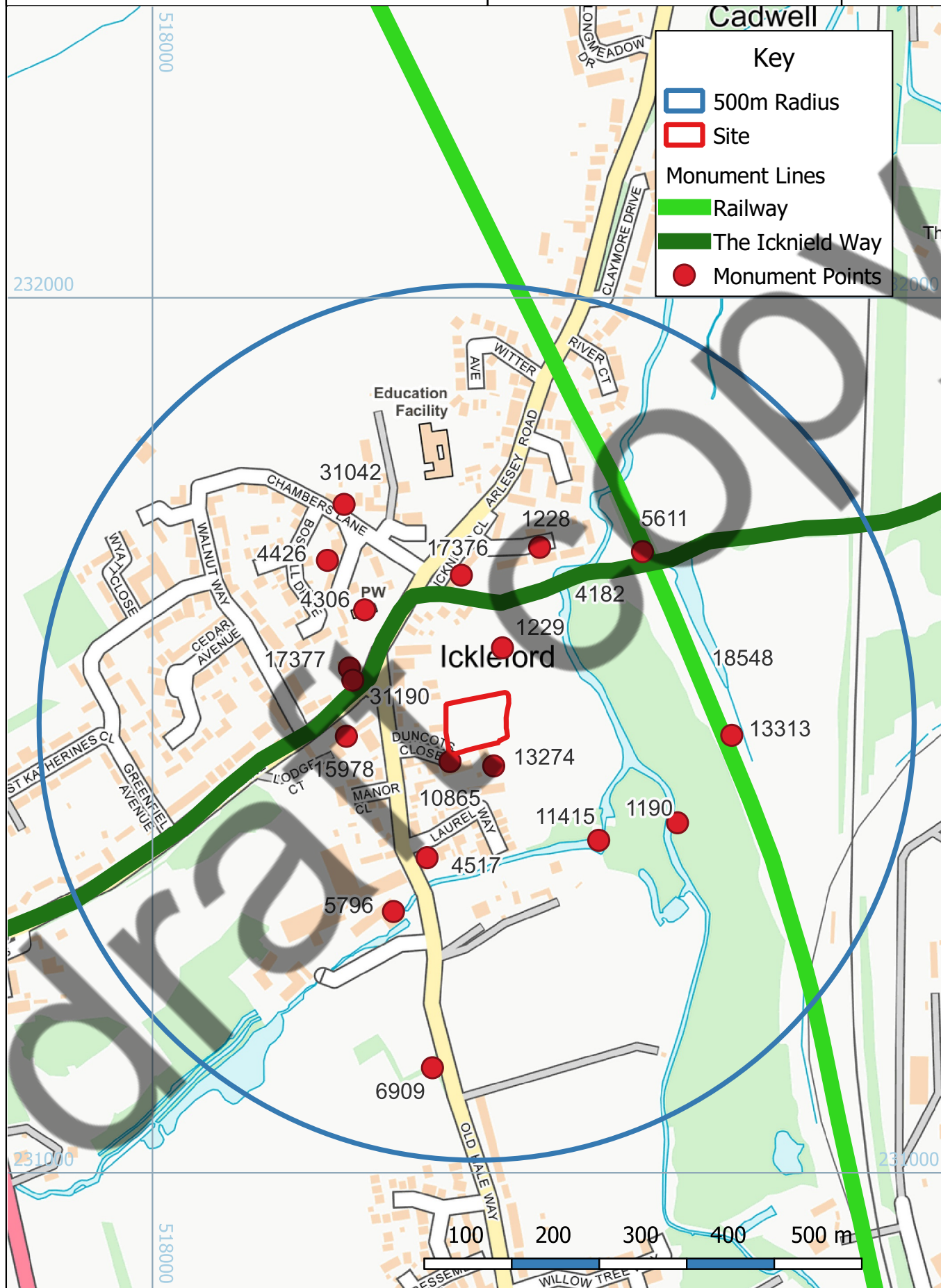


Archaeological Area of Significance and Listed Buildings

Scale 1:5000

Figure 2

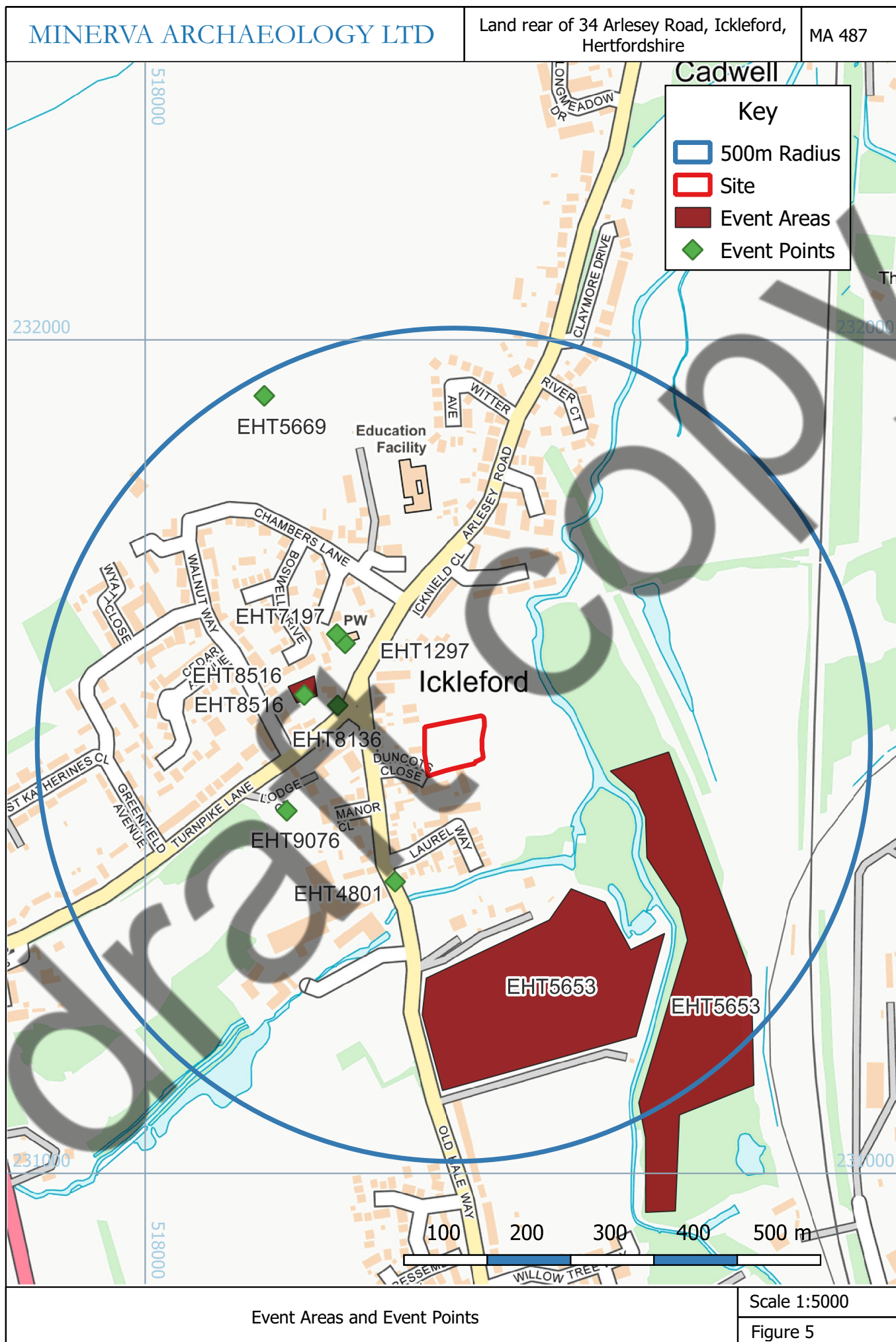


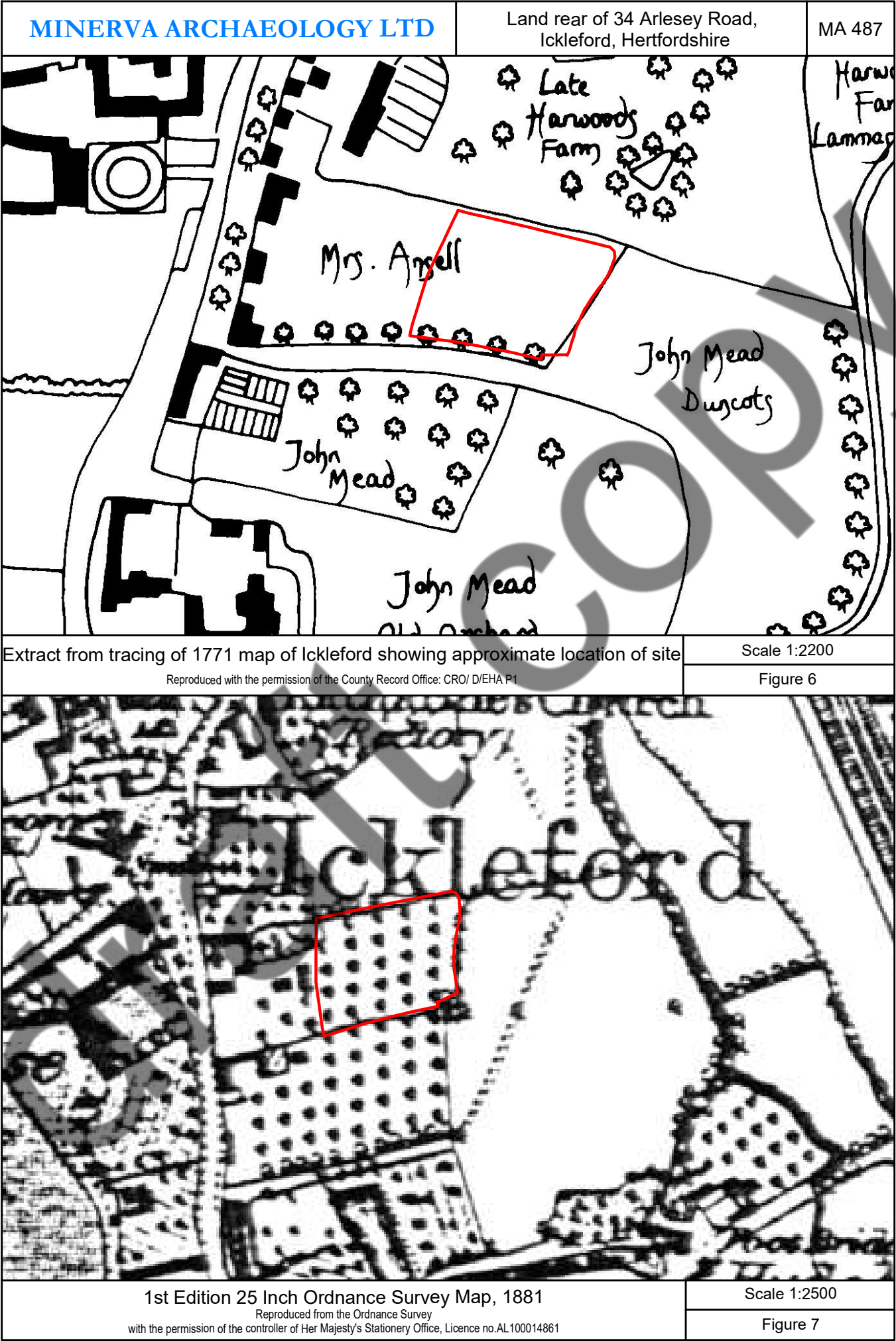


Monument Lines and Monument Points

Scale 1:5000

Figure 4







Ordnance Survey Map, 1921

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Scale 1:2200

Figure 8



Extract from LiDAR data

Scale 1:1500

Figure 9

Appendix 1

Hertfordshire Historic Environment Record (HER) (Enquiry Ref 47.24)

Archaeological Area of Significance:

Record Type	Name	Easting	Northing	Area	Perimeter
AAS	Archaeological Area	518265.2	231754.4	749283.8	4869.512

Listed Buildings:

Name	Grade	PrefRef	NationalRef	Easting	Northing
HYDE MILL COTTAGE	II	1102177	1102177	518452	231321
ORCHARD COTTAGE	II	1103224	1103224	518281	231543
ROSE COTTAGE	II	1103226	1103226	518372	231777
THE CLOCK HOUSE	II	1103231	1103231	518211	231509
ARNOLDS FARM	II	1103232	1103232	518221	231764
ST KATHERINES COTTAGES	II	1103233	1103233	518213	231715
IVY COTTAGE	II	1174180	1174180	518287	231523
CLIVE COTTAGE	II	1174332	1174332	518403	231823
No name for this Entry	II	1174389	1174389	518216	231639
BARN HOUSE	II	1174426	1174426	518241	231542
THE COTTAGE	II	1174443	1174443	518277	231745
GATEWAY AND FRONTAGE WALL TO ICKLEFORD JMI SCHOOL	II	1295724	1295724	518334	231737
PLUME OF FEATHERS PUBLIC HOUSE	II	1295731	1295731	518209	231742
THE OLD MANOR COTTAGE	II	1295754	1295754	518233	231508
WALTHAM COTTAGE	II	1295767	1295767	518192	231505
CHURCH OF ST KATHERINE (CHURCH OF ENGLAND)	I	1295821	1295821	518240	231641
No name for this Entry	II	1295853	1295853	518433	231813
THE OLD MANOR, 1 YEW TREE LODGE THE MANOR, AND REMAINS OF FORMER MANOR HOUSE ADJOINING TO W	II	1347058	1347058	518223	231500
OLD S RANGE OF ICKLEFORD JMI SCHOOL	II	1347059	1347059	518315	231797
THE OLD GEORGE INN	II	1347090	1347090	518223	231578
NO 77 (IN YARD BEHIND NO 79)	II	1347091	1347091	518465	231995
GREENFIELD COTTAGE	II	1347092	1347092	518194	231652

Historic Landscape Characterisation:

HLC Type and Description	Year From	Year To	Easting	Northing	area	perimeter
INFORMAL PARKLAND	1822	1822	517973.1	231296.7	103036.9	1562.347
BUILT-UP AREAS - URBAN DEVELOPMENT	2000	2000	518012.3	231619.7	470140	7367.234

INDUSTRIAL	2000	2000	518837.8	231289.3	732469.7	4952.075
BUILT-UP AREAS - URBAN DEVELOPMENT	2000	2000	518214	231049.1	7579153	17924.26
BUILT-UP AREAS - URBAN DEVELOPMENT	2000	2000	517466.4	231774.2	54552.4	1407.481
UNIMPROVED ROUGH PASTURE	2000	2000	518936	231613.8	32421.31	777.4441
MOTORWAY, RAILWAY	1880	1880	518874.7	231919.4	73864.33	2746.658
"20thC" ENCLOSURE	2000	2000	518615.4	232058	17897.28	870.5274
ENCLOSED MEADOW	1880	1880	518616.8	232183.7	55507.01	1515.822
"20thC" ENCLOSURE	2000	2000	518601.3	231789.1	52097.52	1187.398
"20thC" ENCLOSURE	2000	2000	518664.7	231636.8	32592.45	756.1632
UNIMPROVED ROUGH PASTURE	2000	2000	518617	231396	59368.89	2061.05
18TH-20TH CENTURY WOODLAND PLANTATION	2000	2000	518358.7	231590.9	95106.09	2116.803
"20thC" ENCLOSURE	2000	2000	518393.3	231270.2	163831.6	2808.891
FORMAL STYLE PARLIAMENTARY ENCLOSURE	1880	1880	517551.7	231616.3	12088.71	485.038
BOUNDARY LOSS	2000	2000	517833.1	231841.6	37409.9	935.5859
LEISURE / RECREATION	2000	2000	517916.2	231926.1	31185.03	744.7573
"20thC" ENCLOSURE	2000	2000	518152.4	231911.6	39598.52	1230.636
BOUNDARY LOSS - WITH RELICT ELEMENTS	2000	2000	517582.2	232017.2	336691.2	3125.771

Monument Points:

PrefRef	Name	Type	Period	Easting	Northing
10865	POST-MEDIEVAL FEATURES AT 34 ARLESEY ROAD (DUNCOT CLOSE), ICKLEFORD	PIT; DITCH; LINEAR FEATURE	Post Medieval	518340	231470
11415	SITE OF HYDE MILL, ICKLEFORD	CORN MILL; WATERMILL	Post Medieval	518510	231380
1190	ROMAN POTTERY, HYDE MILL, HITCHIN/ICKLEFORD	FINDSPOT	Roman	518600	231400
1228	SITE OF MOAT, POUND FARM, UPPER GREEN, ICKLEFORD	MOAT	Medieval	518442.5	231714.9
1229	MEDIEVAL POTTERY, IRONWORKING DEBRIS AND IRON OBJECTS, SOUTH OF POUND FARM, ICKLEFORD	FINDSPOT	Medieval	518400	231600
13274	MEDIEVAL DITCH, DUNCOT CLOSE, ICKLEFORD	LINEAR FEATURE; DITCH	Medieval	518390	231465
13313	REMAINS OF MIDLAND RAILWAY LINE, CADWELL LANE, HITCHIN	RAILWAY EMBANKMENT	Post Medieval	518662	231500
15978	ICKLEFORD HOUSE, ICKLEFORD	MANOR HOUSE; DOUBLE PILE HOUSE; SERVICE WING; GATEHOUSE; STABLE	Post Medieval	518221.6	231498.9
17376	SITE OF POUND FARM, UPPER GREEN, ICKLEFORD	FARMSTEAD	Post Medieval	518353	231683

17377	THE OLD GEORGE PH, 41 ARLESEY ROAD, ICKLEFORD	OPEN HALL HOUSE; TIMBER FRAMED HOUSE; PUBLIC HOUSE	Medieval to Post Medieval	518225	231577
31042	ARNOLDS FARM, UPPER GREEN, ICKLEFORD	TIMBER FRAMED HOUSE	Post Medieval	518219	231764
31190	THE GREEN MAN PH, ARLESEY ROAD, ICKLEFORD	PUBLIC HOUSE; BEER HOUSE	Post Medieval to Twentieth Century	518229	231563
4306	CHURCH OF ST KATHERINE, ICKLEFORD	CHURCH	Medieval	518242.5	231643.4
4426	ICKLEFORD VILLAGE	VILLAGE	Medieval to Post Medieval	518200	231700
4517	SITE OF LATE 16TH CENTURY HOUSE (THE LAURELS), ARLESEY ROAD, ICKLEFORD	HOUSE; FARMSTEAD?	Post Medieval	518313.9	231360.1
5611	SITE OF RAILWAY BRIDGE, ICKLEFORD	BRIDGE	Post Medieval	518560	231710
5796	BOWMAN'S MILL, OLD HALF WAY, ICKLEFORD	WATERMILL?; CORN MILL; STEAM MILL; WATERMILL	Medieval to Post Medieval	518275.4	231298.6
6909	PILLBOX, OLD HALE WAY, ICKLEFORD	PILLBOX	World War II	518320	231120

Monument Lines:

PrefRef	Name	Summary	Period	Easting	Northing	length
18548	COURSE OF MIDLAND RAILWAY (BEDFORD & HITCHIN BRANCH)	1857 railway line, dismantled in the 1960s	Post Medieval	518638.8	231573.9	5636.654
4182	THE ICKNIELD WAY	Ancient route along the Chiltern ridge, at least partly updated in the Roman period and which still survives NE of Luton	Early Neolithic to Late Roman	518483.2	231647.1	35815.71

Event Areas:

EvUID	Name	Organisation	Easting	Northing	area	perimeter
EHT5653	Geophysical survey for East Coast Main Line (ECML) Hitchin grade separation, 2008	GSB Prospection	518433.7	231209.5	41326.64	870.1624

EHT5653	Geophysical survey for East Coast Main Line (ECML) Hitchin grade separation, 2008	GSB Prospection	518631.1	231185.9	39100.44	1305.968
EHT8516	Evaluation at the Green Man, Ickleford, 2016	Heritage Network HN1279	518056.5	231582.8	684.929	106.4101

Event Points:

EvUID	Name	Organisation	Easting	Northing
EHT1297	Observation of works at St Katherine's church, Ickleford, 2007	Albion Archaeology	518281.9	231612.2
EHT4801	Evaluation at 34 Arlesey Road, Ickleford, 1996-97	The Heritage Network HN060	518178.3	231320.9
EHT5669	Geophysical survey of proposed new burial ground, Alleyfield, north of Arnold's Farm, Ickleford, 2006	Stratascan	518109.9	231881.4
EHT7197	Evaluation at St Katherine's Church, Ickleford, 2011	The Heritage Network HN922	518108.3	231653.6
EHT8136	Assessment of the Green Man, Arlesey Road, Ickleford, 2016	Heritage Network HN1262	518176.4	231506
EHT8516	Evaluation at the Green Man, Ickleford, 2016	Heritage Network HN1279	518058.7	231547.6
EHT9076	Evaluation at Land at Turnpike Lane and adjacent to 4 Manor Close Ickleford, 2022	Minerva Archaeology Ltd	518126.4	231384.7