

Area GA2

North-East Stevenage

HERITAGE IMPACT ASSESSMENT | OCTOBER 2025

On behalf of Picture Estates Ltd



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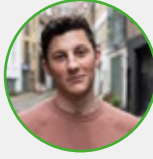
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Section 1

Introduction.

1 | Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been carried out by Icen Projects to provide an appraisal of the proposed development on the land to the north-east of Great Ashby, Stevenage, Hertfordshire, (henceforth 'the site').
- 1.2 The Site is centred NGR TL 26260 27890. It is positioned close to the north-eastern boundary of St Ashby.
- 1.3 The Proposed Development can be summarised as:
- 1.4 Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.
- 1.5 Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.
- 1.6 The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.
- 1.7 The HIA will:
 - Set out the relevant legislative, policy, and guidance framework within which to understand the proposed development of the Site;
 - Provide proportionate and robust analysis of the Site and surrounding area's historical development;
 - Describe the Site and identify relevant heritage assets, their significance, and the contribution of their setting to significance.
 - Provide an assessment of the potential effects to the significance and setting of identified heritage assets resulting from the proposed development.
- 1.8 The methodology used in this assessment is set out in Appendix 1. The baseline was prepared using desk-based research, including cartographic study and archival sources.

- 1.9 The report has been produced by Icen Projects. Specifically, it is authored by Hugo Tomassi BA(Hons), MSt (Cantab); Senior Consultant, with review by Georgia Foy MA MAUD, IHBC, Associate Director, with sign off by Laurie Handcock, MA(Cantab) MSc, IHBC, Director.

Design Involvement & Consultation

- 1.10 The Proposed Development has been informed through discussions with officers at North Herts Council.
- 1.11 The proposals were presented at public consultation on the 23rd May 2024. Invites were sent to local councillors, stakeholders and residents in the local area. The event was attended by around 190 visitors and 156 feedback forms and email comments were received. Many of the comments made by the community were related to the principle of development, and many had not been aware that the Site had been allocated for residential developments.
- 1.12 During EIA scoping, advice relating to the assessment of built heritage was received from Historic England, and North Herts Council. Further detail on these consultation responses are found within Chapter 12 of the Environmental Statement submitted alongside this Heritage Statement.



Figure 1.1 Site location (red line indicative of the site only)

1 | Introduction

Identification of Heritage Assets

- 2.1 In line with para 207 of the National Planning Policy Framework (NPPF), the significance of the heritage assets and their settings which have the potential to be impacted by the proposed development have been proportionately assessed.
- 2.2 To ensure proportionately, this assessment employs a search radius of 1 kilometre (km) from the centre of the Site.
- 2.3 As such, there are 11 listed buildings within the search radius, all are Grade II listed and hold a degree of architectural and historic interest.
- 2.4 They include:
1. Farm Buildings Next the Road at Friends Green Farm (Grade II, List UID: 1347436)
 2. East Barn and Attached Outbuildings at Friends Green Farm (Grade II, List UID: 1102482)
 3. Friends Green Farmhouse (Grade II, List UID: 1102522)
 4. Barn at Warrensgreen (Grade II, List UID: 1308229)
 5. Dane End Cottage (Grade II, List UID: 1308310)
 6. Barn to East of Farmhouse at Tilekiln Farm (Grade II, List UID: 1102485)
 7. Tilekiln Farm House (Grade II, List UID: 1102483)
 8. Dane End Farmhouse (Grade II, List UID: 1347416)
 9. Granary at Dane End Farm, 4 meters to west of House (Grade II, List UID: 1102518)
 10. Barn Group around Courtyard at Tilekiln Farm (Grade II, List UID: 1102484)
 11. The Thatched Cottage (Grade II, List UID: 1102495)
- 2.5 The St Nicholas's Rectory Lane Conservation Area is located approximately 1.35km south-west of the Site, however, the two areas are separated by urban land, therefore there are unlikely to be effects on its setting and it is not included within this assessment.
- 2.6 During Scoping, NHDC identified the historic hedgerows within the Site as Non-Designated-Heritage-Assets. Therefore, they have been assessed accordingly within this HIA.



Figure 1.2 Heritage Asset Map with 1km boundary shown

Section 2

Planning Legislation, Policy & Guidance.

Legislation

2.7 The relevant primary legislation is found under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act of 1990 (PLBCAA 1990) which states:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.’

Local Policy

2.8 The Site is within the administrative area of North Herts.

2.9 The local Statutory Development Plan comprises of the North Hertfordshire Local Plan 2011 - 2031 (adopted 2022).

2.10 The policies relevant to this report are summarised in Table 2.1 (adjacent).

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
North Hertfordshire Local Plan 2011 - 2031	Policy SP8: Housing	Housing will be supported and identified locations within the Plan include “GA2 - North-east of Great Ashby in Weston Parish.
	Policy SP13: Historic Environment	This policy balances the need for growth and the protection of the historic environment. It notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation and the management of its setting. The policy advocates for the retention, preservation and enhancement of heritage assets and their setting according to their significance. The policy’s strategy to historic environment includes: 1. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance; 2. Identifying sites on the national register of Heritage at Risk or on the Council’s ‘At Risk’ register; 3. Periodic reviews of Conservation Areas and other locally designated assets; and 4. Publication of detailed guidance.
	Policy HE1: Designated Heritage Assets	Policy HE1 states that planning applications which could impact a Designated Heritage Asset require accompaniment with a report which: 1. Assesses the significance of heritage assets, including their setting; 2. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and 3. Informs any necessary measures to minimise or mitigate against any identified harms. The policy stipulates that planning permission will be granted where the scheme involving a designated heritage asset when it : • Secure the asset’s conservation and significance • makes a positive contribution to the local character or distinctiveness • results in less-than-substantial harm, which is outweighed by the public benefits of the development, including securing the asset’s optimum viable use. The policy also state that where a development would result in substantial harm, the Council shall refuse the consent unless it can be demonstrated that the harm caused is necessary to deliver considerable public benefits which outweigh the harm or loss.
	Policy HE3: Non-Designated Heritage Assets	Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset (NDHA) will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset. The policy states that proposals including loss of a (NDHA) will only gain consent where the replacement building contributes to preserving the local character and distinctiveness of the area. When the NDHA is located within a conservation area a continuous for demolition and redevelopment needs to be secured.
	Policy 18: Site GA2 Land off Mendip Way Great Ashby	The Site is allocated as a strategic housing site in the local plan for approximately 600 homes. It requires a Strategic Masterplan to be produced for the entire allocation under Policy SP9 of the Local Plan. Policy 18 notes that development proposals are required to include ‘low intensity development and / or green infrastructure provision to the north of the Site to minimise harm to the setting of listed buildings
	Policy SP9: Design and Sustainability	This policy outlines the Council’s requirement for Strategic Masterplans and planning applications for Strategic Housing Sites to create buildings, spaces and street which positively reflect and respond to the local landscape, townscape and historical character. They should also, amongst other criteria, positively integrate with adjacent rural and urban communities.

2 | Planning Legislation, Policy & Guidance

National Policy

National Planning Policy Framework (December 2024)

- 2.11 The NPPF affirms, in paragraph 135, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).
- 2.12 Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.
- 2.13 Paragraph 207 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.
- 2.14 Paragraph 210 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 2.15 Paragraphs 212 - 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use (para.215). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 214 apply.
- 2.16 Paragraph 219 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. Whereas paragraph 220 notes that loss of an element which makes a positive contribution to these should be assessed according to paragraphs 214 and 215, taking into account its contribution to the whole.
- 2.17 Heritage Assets are defined in Annex 2 of the 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.

- 2.18 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 2.19 The 'Setting of a heritage asset' 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.'

National Guidance

Planning Practice Guidance ('PPG')

Historic Environment (Last Updated 23 July 2019)

- 2.20 Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 2.21 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.
- 2.22 Paragraph 013 sets out and understanding on what is the setting of a heritage assets and how it can be taken into account. It states that the extent of setting is often expressed by reference to visual relationship and other environmental factors.
- 2.23 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 207-208) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.

- 2.24 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 207 to 208 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

Historic Environment Good Practice Advice

- 2.25 To support the national policies, four separate Good Practice Advice in Planning Notes ('GPA's') have been published by Historic England. The GPAs relevant to this report, GPA2 and GPA3, are summarised below. GPA 1 on Local Plans and GPA 4 on Enabling Developments have not been included as they are not considered to be relevant.

GPA 2: Managing Significance in Decision-Taking [2015]

- 2.26 This document provides advice on the ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance.
- 2.27 In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.
- 2.28 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision taking.

GPA 3: The Setting of Heritage Assets (2nd Edition) [2017]

- 2.29 This advice note addresses the management of change within a heritage asset's setting, emphasising that the information required for planning permission and listed building consent should be sufficient to make an informed decision, while remaining proportionate to the significance of the heritage assets and the impact of the proposed changes. It underscores the need for decision-makers to have enough information to understand the issues, particularly when considering the statutory obligation to preserve listed buildings and settings that contribute to the significance of heritage assets.

- 2.30 The note advises that for developments that are not likely to be prominent or intrusive, the assessment of effects on the setting may be limited to the immediate surroundings. An analysis should then determine whether the setting of a heritage asset contributes to its significance and to what extent, with additional consideration for how the setting and associated views allow for the appreciation of that significance.

- 2.31 At the proposal stage, the note suggests ways to maximise enhancement and minimise harm, such as removing or remodelling intrusive features, replacing detrimental elements with more harmonious ones, restoring lost historic features or views, or introducing new features or views that enhance public appreciation of the asset. Enhancements could also include improving public access to or interpretation of the asset and its setting.

- 2.32 GPA 3 recommends a 5 step process to the assessment for the assessment of setting. This includes:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

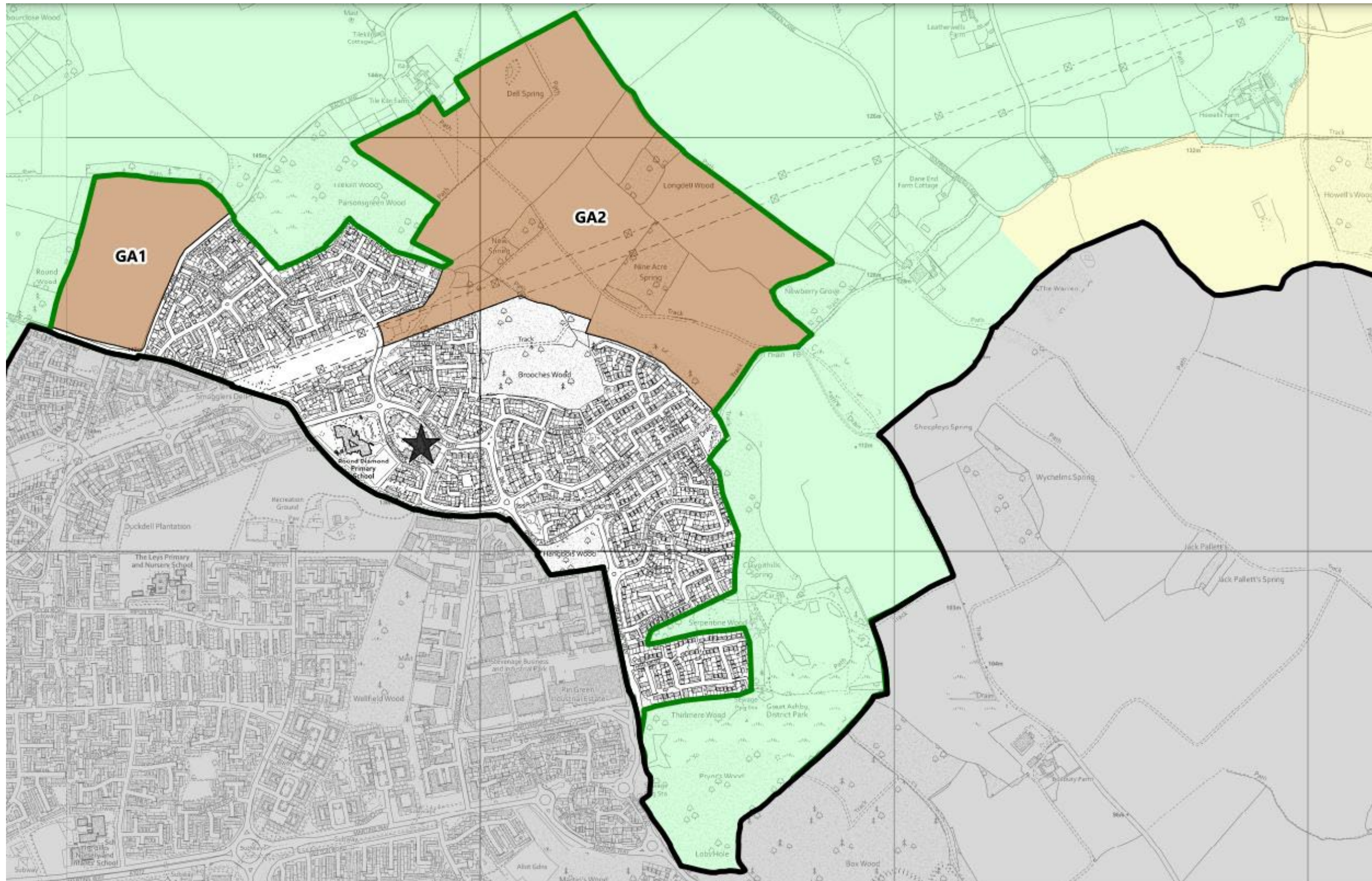
Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore the ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

Relevant Guidance

- 2.33 Other relevant guidance which has been considered as part of this assessment:
- North Herts Design SPD (2011)



Section 3

Historic Development of the Site and the Surrounding Area.

3 | Historic Development of the Site and the Surrounding Area

Medieval Historical Development

- 3.1 During the medieval period, the Site formed part of the Manor of Weston, and it was first recorded in 1086 as held by William of Eu. The manor was granted by De Eu to the De Clare family and it continued through the lineage until Isabel De Clare married William Marshal, Earl of Pembroke in 1219.
- 3.2 Consequently, the manor was inherited and assigned to numerous families up until it was secured by the Crown in 1491. In 1519, the Crown granted the manor to Sir William Fitz William, however, this was shortly reverted and the Crown regained possession in 1531. The land was then assigned to the wives of Henry VIII; first Anne Boleyn in 1532, and terminating with Katherine Parr.
- 3.3 It is highly likely that the eastern area of the Site historically formed part of the manor of Newberry. Despite the manor of Newberry not being recorded within the Domesday Book, it is known to have existed since the mid-12th century and tenanted from the lords of the manor of Weston. The relationship with the Weston lineage appears to have curtailed by the mid 13th century and the eastern area of the Site is known to have its own manor by this date.
- 3.7 The 1774 illustration of the area shows a diagonal path running east from Dovehouse Six Acres and forming a boundary between Wilkins Hern and The Eight Acres. This path is named as the 'by way of Market Road to Hertford', whilst a further track to the east connects Tilekiln Farm.
- 3.8 Tilekiln farm is recorded on the estate map with a cross-plan farmhouse, associated yard to the north-east, and numerous outbuildings standing close to its boundary. The farmhouse is shown to have a garden and an orchard, whilst three ponds are located within the immediate setting.
- 3.9 Beyond the farm's name, the map provides strong authenticity that the complex specialised in tile manufacturing. For example, to the west of Tilekiln Woods are the fields of First and Second kiln Close, whilst to the west of the settlement is Clay Pit Close. Moreover, a significant number of ponds are also shown to have surrounded the farm and are perhaps indication of former clay pits.
- 3.10 At the close of the 18th century, the full extent of the Site is captured in the Weston Enclosure Map of 1797 (HALS 78430). By this date, the disorganised field layout shown on the 1633 and 1774 cartography had been reorganised into a standard field system. Towards the eastern area of the Site are three elongated areas of woodland which are likely to have established and matured from the examples shown along the field boundaries in 1633.
- 3.11 The enclosure's award, dated 1801, provides further information on the western and eastern area of the Site. The eastern half was owned by William Dillwyn and the western half by the Manor of Waston. Notably, a Bill of Charges and Accounts from 1808 is detailed with the sale of Tile Kiln Farm from a Joshua Malden (a known auctioneer) to Mr Pryor. Suggesting that prior to the start of the 19th century the estate holdings of the land within the wider Site was not formally inclusive of Tile Kiln Farm and were historically linked prior to the 19th century enclosures.
- 3.12 In turn, the 1822 Estate Map of the Late T M Pryor shows the western half of Site and Tile Kiln Farm under single ownership with more land beyond the Site owned by Pryor. The eastern area of the Site is still shown to be under the ownership of William Dllwyn at this date.
- 3.13 The Tithe assessment of 1847, notably, highlights that this portion of land as being owned still owned by the Manor of Western (Marlborough Pryor) and the field system across the Site having been occupied by John Parker Green.

Early Modern

- 3.4 The area of the Site is shown on a Map of Weston Parish which dates to 1633 (HALS 26885A 1/3) and shows the area as an open field denoted as Manlands Field. Notably, by this date the rough boundaries to the Site had been somewhat established, with the south-western boundary clearly forming the parish line between Weston and Graveley. A number of small woodlands are shown to have existed by this date, including Tilekiln Wood, Newberry Grove, Dell Spring, and the southern-western portion of Longdell Wood.
- 3.5 The field system shown on the Map of Weston Parish illustrates the early enclosure of the Site and agricultural use.
- 3.6 In 1774, the western half of the Site and that of Tile Kiln Cottage are shown as forming part of Mr Robert Prior's estate at Weston (HALS 26874) and provides good detail on the field names. Notably, the field to the north is named as Dovehouse Six Acres, with Eight Acres located to the northeast, Wilkins Hern to the south, and Customs and Calf Skirts located to the west.

3 | Historic Development of the Site and the Surrounding Area

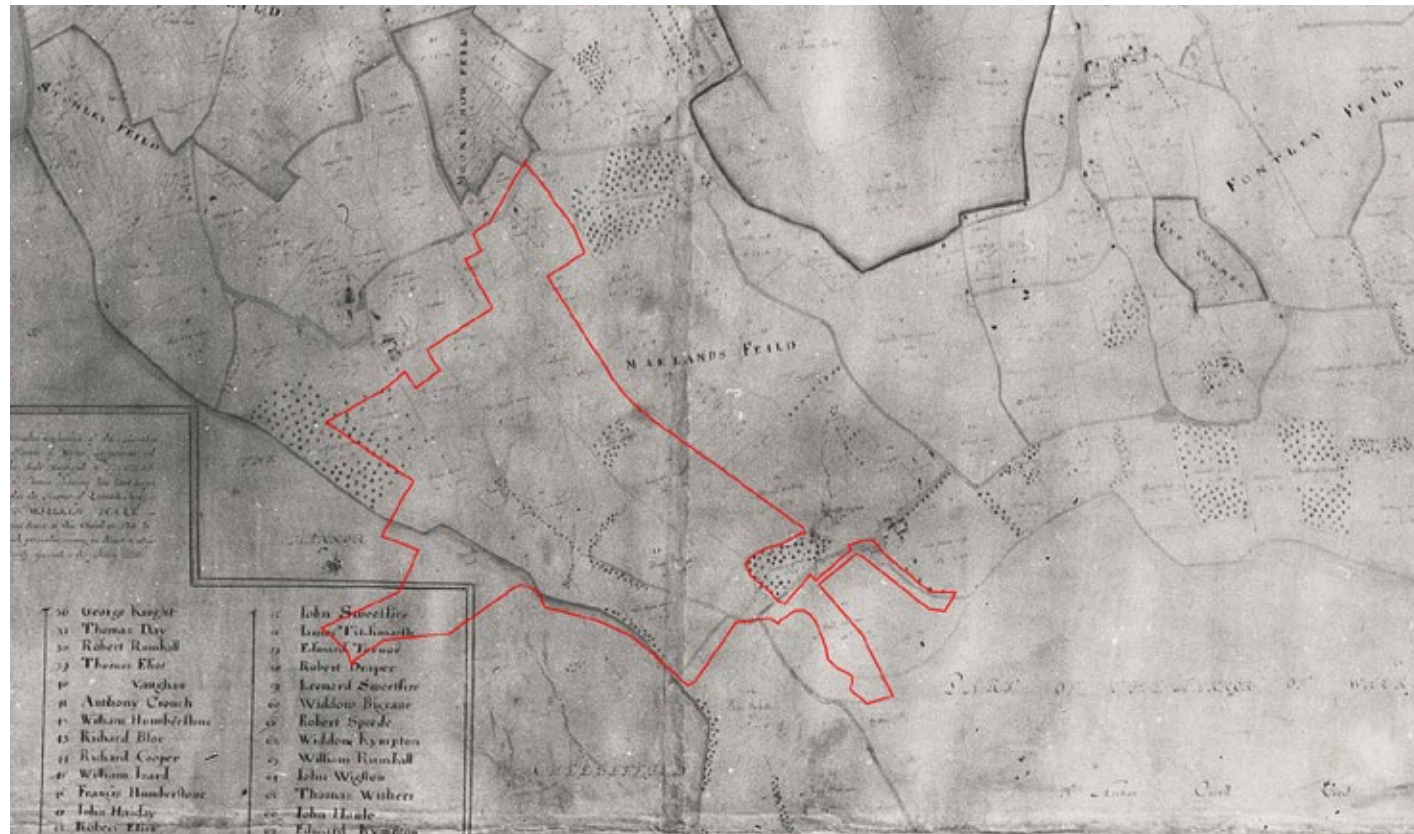


Figure 3.1 Exact from A Map of the Parish of Weston, 1633 (Hals 26885A 1/3)



Figure 3.3 Exact from a Survey of Mr Robert Prior's estate at Weston, 1774 (Hals 26874)



Figure 3.2 Extract from a plan of the estate of the late T.M. Pryor, 1822 (Hals 26876)



Figure 3.4 Exact from the Weston Enclosure Map, 1797 (Hals 78430)

3 | Historic Development of the Site and the Surrounding Area

Ordnance Survey

- 3.14 The 1884 Ordnance Survey of the area suggest that little change had occurred within the Site boundaries since the middle of the century. The largest extent of alteration is found in the renaming of the Nine Acre Spring as a chalk pit and the alteration to the surrounding woodland. The regularised field boundaries in the central area of the Site area shown to have matured and the field system is clearly identifiable.
- 3.15 The established field system is shown to have altered little throughout the 19th and early-mid 20th century Ordnance Survey revisions. However, by 1979, the general appearance of the surrounding area had changed change. Notably, housing had been developed to the south of the Site on the land near to Wellfield Farm. Numerous field boundaries had now been dissolved and double line electricity pylons erected across the site in a northeast-to-southwest orientation.
- 3.16 By 1994, the degree of built form to the south of the Site had expanded eastward and comprised Warehouses and depots.
- 3.17 The area to the south of the site appears to have remained unchanged for the remainder of the 20th century. However, by 2006 Great Ashby had been developed to the immediate south of Brooches Wood and to the east of Smugglers Dell.

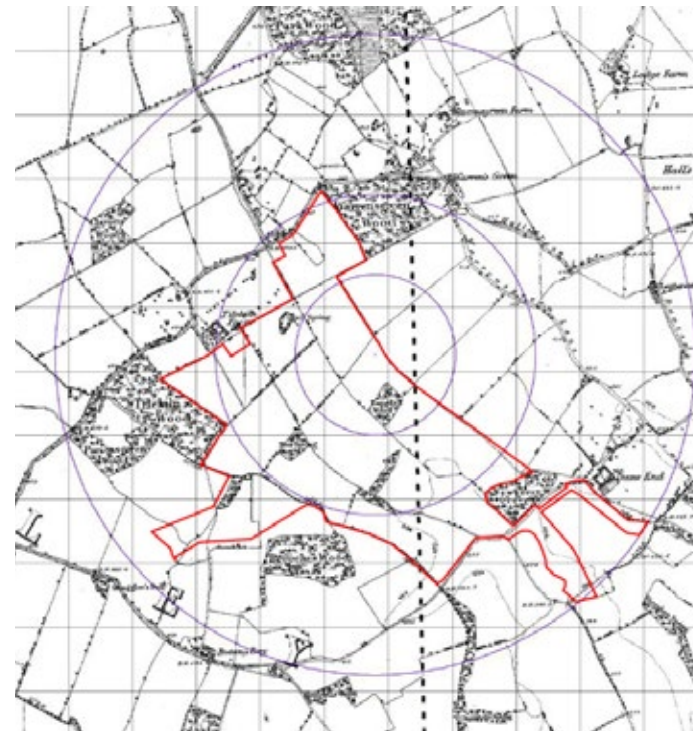


Figure 4.1 1884 Ordnance Survey (Source: Envirocheck)

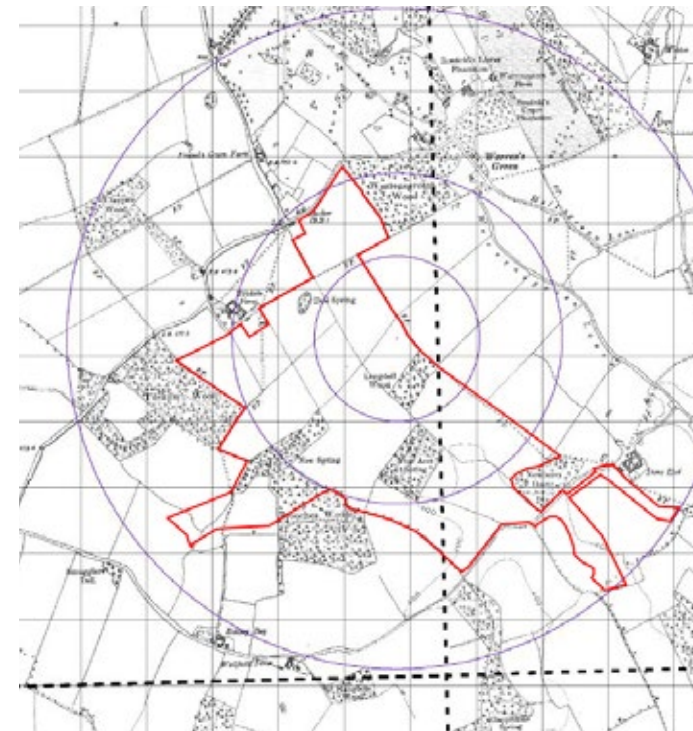


Figure 4.3 1924 - 1925 Ordnance Survey (Source: Envirocheck)

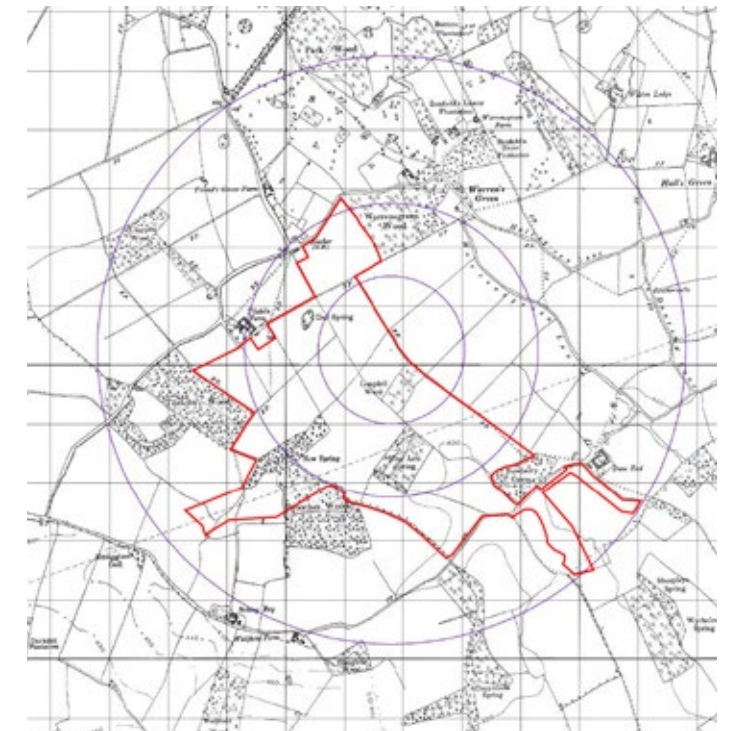


Figure 4.5 1970 Ordnance Survey (Source: Envirocheck)

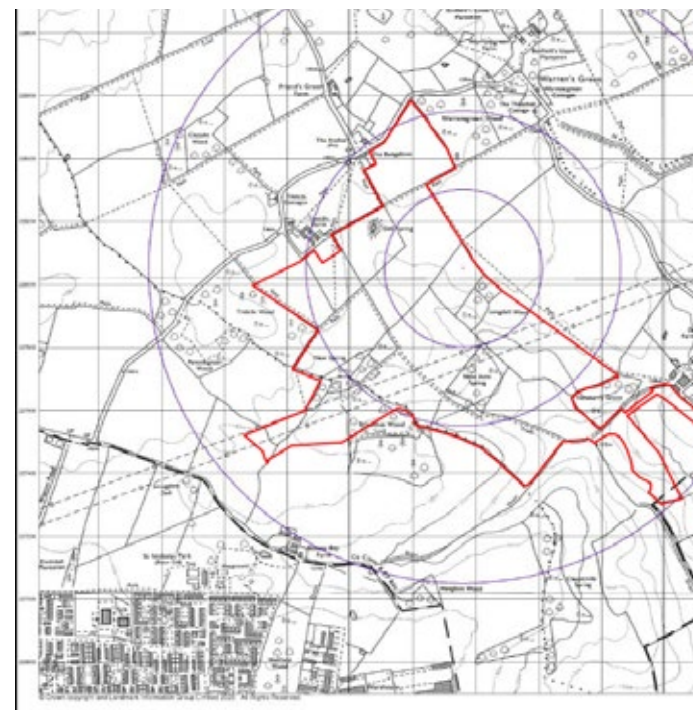


Figure 4.2 1979 Ordnance Survey (Source: Envirocheck)

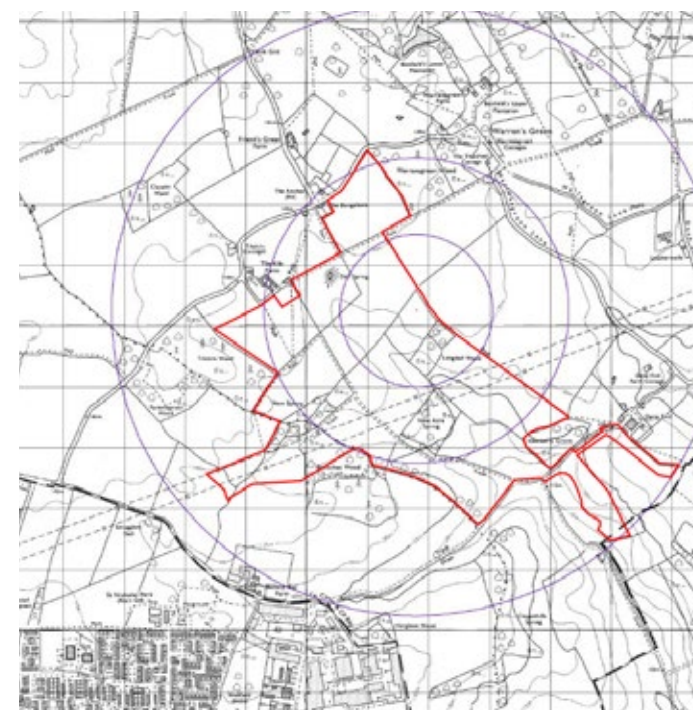


Figure 4.4 1994 Ordnance Survey (Source: Envirocheck)



Figure 4.6 2006 Ordnance Survey (Source: Envirocheck)

3 | Historic Development of the Site and the Surrounding Area

Historic Field and Woodland Boundaries

- 3.31 Figure 3.8 has been produced through an overlay of the first Ordnance Survey of the area in 1884 onto a 2023 edition. The pink lines indicate where historic field boundaries have been entirely lost or where considerable expansion of woodland has changed the historic field proportions beyond recognition. The blue lines indicate where historic field boundaries remain.
- 3.32 Notably, the map analysis indicates that a good proportion of the historic field allocations remain and are best preserved in the north, northeast area. The map indicates that the north east of the area once held a organised division of land that clearly came into existence through the division of a larger plot. However, at present the two south eastern field boundaries have been lost.
- 3.33 The mid-to-south area indicates further change which has been brought about through the expansion of woodland and the removal of field boundaries. The map analysis has not detailed the changed which occur with the development of Great Ashby and is covered in more detail on Page 9 of this report. However, for ease of reference the 1884 map is provided in Figure 3.7 for reference.

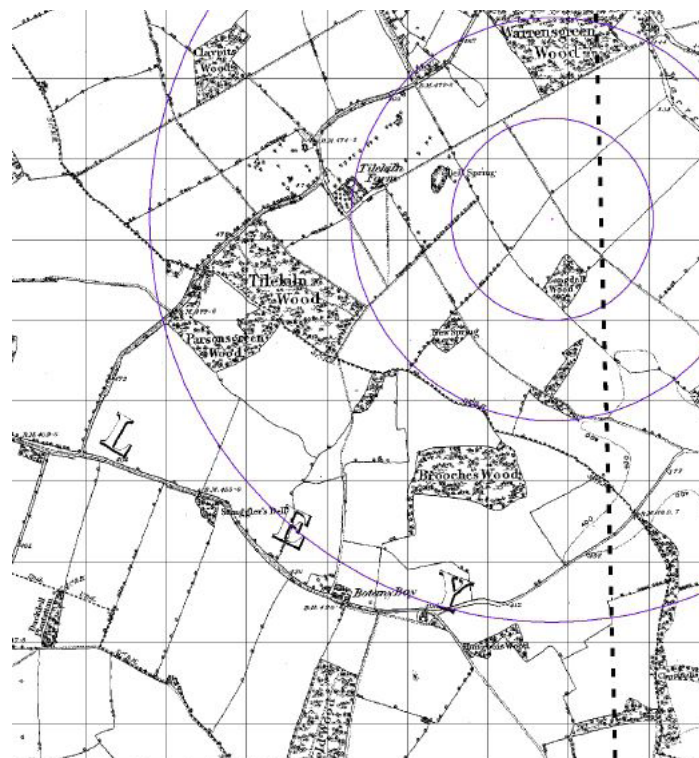


Figure 3.5 1884 OS Map showing the extent of the former field in the location of Great Ashby.

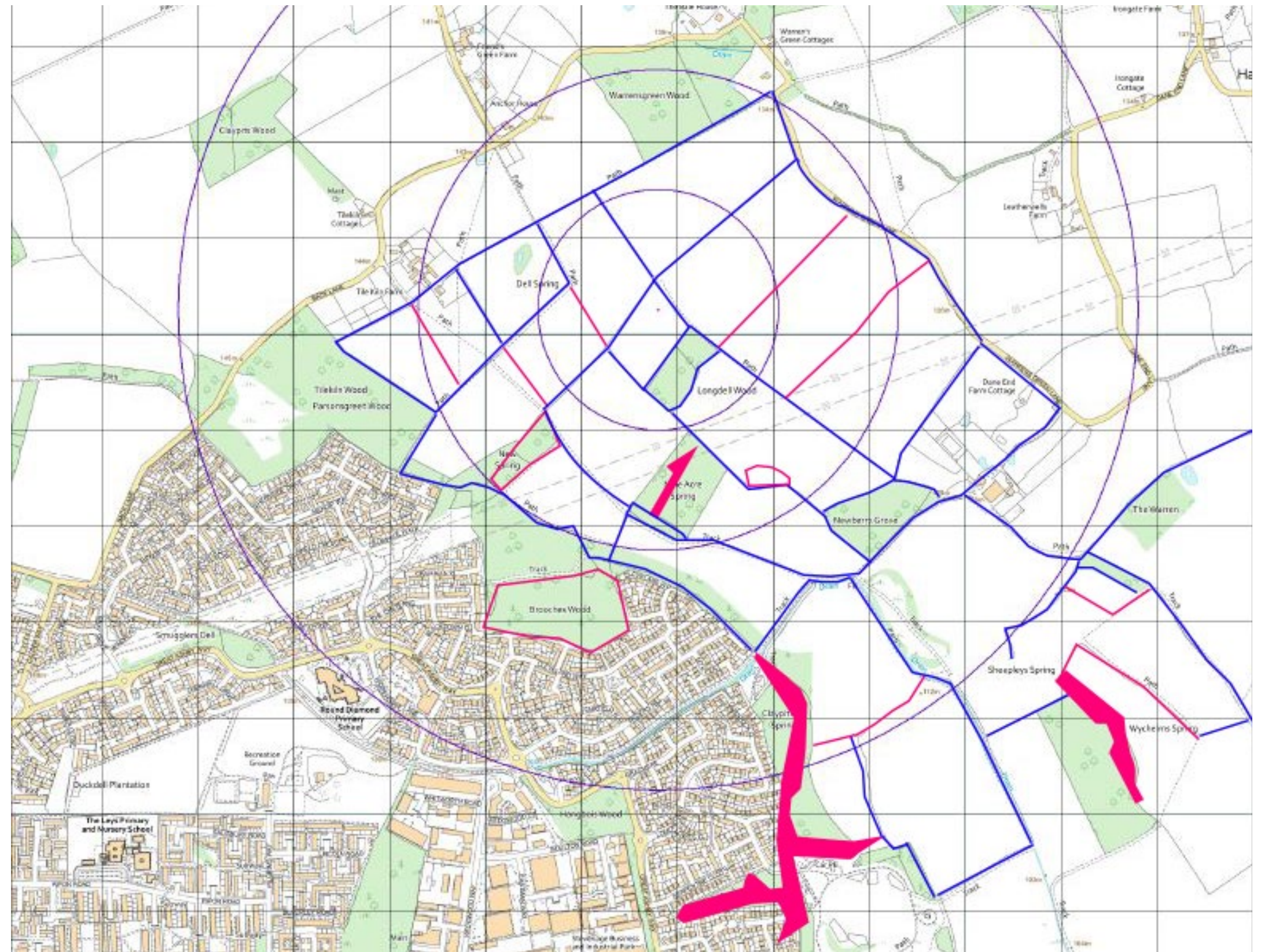


Figure 3.6 Analysis of historic field and woodland boundaries

Section 4

Site Description and Assessment of Significance.

4 | Site Description and Assessment of Significance

Description of the Site

- 4.1 The Site forms circa 62.9 hectares (ha) and is wholly located within the NHDC administrative boundary. The Site is located to the northeast of Great Ashby, a civil parish which adjoins Stevenage to the northeast. The Site is located at Ordnance Survey (OS) National Grid Reference (NGR) TL262278.
- 4.2 It is identified within the adopted Local Plan as site GA2 under Policy SP 18 for development up to 600 houses. As such, the land has been released from the Green Belt for development and now lies within the defined settlement boundary for Stevenage.
- 4.3 At present, the Site features a field system which is divided by hedgerows and interspersed woodland. There is no built form within the Site boundary.
- 4.4 To the west and south of the Site is the residential area of Great Ashby, whilst further fields are located to the east and north.

Regulation 19 Heritage Assessment

- 4.5 A Heritage Impact Assessment was prepared by the Heritage Network in November 2016 to support representations to the Regulation 19 Local Plan. While it is largely focussed on archaeology, it assessed the following in relation to setting of designated built heritage assets
- 4.6 *'The site represents agricultural land on the north-eastern edge of Stevenage. Post-medieval and modern mapping has shown that it has remained in cultivation since the mid-17th century, and probably lay within one of the large open fields associated with the medieval settlement at Weston...*

...A number of listed buildings lie on the boundaries of the site, including the farmhouse and farm buildings at Tilekiln Farm, immediately adjacent to the north-western boundary, and the farmhouse and a granary at Dane End Farm, close to the north-eastern tip of the study area. Listed buildings are considered to be designated heritage assets under the National Planning Policy Framework and development of the site would alter the agricultural landscape in which they stand, and have a significant impact on their setting.'
- 4.7 *'Two groups of listed buildings would suffer indirect impacts through changes to their historic agricultural setting:*

- *The farmhouse and farm buildings at Tilekiln Farm will be bordered by new housing to the south, though the existing pasture at Dell Spring to the east will be retained as public open space. The development masterplan proposes to establish new planting along the north-western boundary to protect the visual amenity of the property.*
- *The listed buildings at Dane End farm are largely screened from the proposed development by Newberry Grove and by landscape buffer planting along the north-east boundary of the site proposed by the development masterplan.*

The changes to the historic setting of the properties are considered to represent a less than substantial harm to the significance of these designated heritage assets that may be balanced by the perceived public benefits of the development proposal, as allowed for under paragraph 139 (now 144) of the National Planning Policy Framework.'

...There are not considered to be any overriding heritage issues that would prevent the allocation of the present site for development on heritage grounds...

- 4.8 This report now needs updating to reflect more recent policy updates, for example the National Planning Policy Framework in 2018, 2021, and 2023. An updated assessment [this report] will need to capture a higher level of detail in relation to designated built heritage assets, their setting and significance in order to understand potential effects arising from a more detailed masterplan for the proposed development.

Identification of Assets

- 4.9 As mentioned within Section 1 of this report, there are 11 listed buildings within the proportional 1km search radius. All the assets are Grade II listed and hold a degree of architectural and historic interest.
- 4.10 They include:
 1. Farm Buildings Next the Road at Friends Green Farm (Grade II, List UID: 1347436)
 2. East Barn and Attached Outbuildings at Friends Green Farm (Grade II, List UID: 1102482)
 3. Friends Green Farmhouse (Grade II, List UID: 1102522)
 4. Barn at Warrensgreen (Grade II, List UID: 1308229)

- 5. Dane End Cottage (Grade II, List UID: 1308310)
- 6. Barn to East of Farmhouse at Tilekiln Farm (Grade II, List UID: 1102485)
- 7. Tilekiln Farm House (Grade II, List UID: 1102483)
- 8. Dane End Farmhouse (Grade II, List UID: 1347416)
- 9. Granary at Dane End Farm, 4 meters to west of House (Grade II, List UID: 1102518)
- 10. Barn Group around Courtyard at Tilekiln Farm (Grade II, List UID: 1102484)
- 11. The Thatched Cottage (Grade II, List UID: 1102495)
- 4.11 The St Nicholas's Rectory Lane Conservation Area is located approximately 1.35km south-west of the Site, however, the two areas are separated by urban land, therefore there are unlikely to be effects on its setting and it is not included within this assessment. Barn Group around Courtyard at Tilekiln Farm (Grade II, List UID: 1102484)



Figure 4.7 Heritage Asset Map

4 | Site Description and Assessment of Significance

Barn Group around Courtyard at Tilekiln Farm (Grade II, List UID: 1102484)

Description

4.12 17th century Barn group mainly featuring weatherboarded elevations, and a chequered brick wall on the western side. The planform is u-shaped created by a courtyard area with half of the western flank linked to the northern wing of the farmhouse. Primary roof form remains with long straight braces to cambered tie beams. The barn within the eastern range features a gabled porch and opposing centralised door which suggest a former threshing functionality.

Significance

4.13 The significance of this asset is found in its degree of historical and architectural interest, and group value as part of Tilekiln Farm. The asset is a good example of a specialised 17th century agricultural building, which helps to inform upon the setting and character of the historic farmstead.

Setting

4.14 This asset is located within the wider farm setting of Tilekiln Farm. It stands within a rural location which is surrounding by fields and accessed via Back Lane. The existing residential dwellings of Great Ashby are located to the southwest and are largely screened by Tilekiln Wood. The Site is located within the setting of the asset and the rural character of the fields inform upon the former agricultural functionality of the asset. Since circa 1808 areas of land within the Site and asset were under single ownership.

Barn to East of Farmhouse at Tilekiln Farm (Grade II, List UID: 1102485)

Description

4.15 Purpose built, timber-framed barn of 17th century origin with weatherboarded elevations and a steep, half-hipped roof. 5 bay east facing elevation with opposed double doors suggesting former function as a Threshing Barn. Original roof timber remaining with good display of long straight braces to cambered tie-beams and clasped purlins.

Significance

4.16 The asses holds some historic significance as an example of a 17th century building which facilitated the rural agricultural activities of the surrounding area. The timber-framed construction and evidence of former threshing capabilities is of some architectural interest as an example of a specialised building within arable farming.

Setting

4.17 This asset is located within the wider farm setting of Tilekiln Farm. It stands within a rural location which is surrounding by fields and accessed via Back Lane. The existing residential dwellings of Great Ashby are located to the southwest and are largely screened by Tilekiln Wood. The Site is located within the setting of the asset and the rural character of the fields inform upon the former agricultural functionality of the asset. Since circa 1808 areas of land within the Site and asset were under single ownership.

Tilekiln Farm House (Grade II, List UID: 1102483)

Description

4.18 Former medieval open hall house, with 16th, 17th, and 20th century additions or alterations. The northern wing is of 16th century origin, with the open hall floored over and significance alterations occurring in the 17th century. The building is timber framed on a brick plinth, with red brick casing to the southern front elevation and west facing gable. The building was heavily renovated in the 1980s which introduced a new north-west angled staircase and rebuilding of the west positioned bay.

Significance

4.19 This assets holds significance for its architectural and historic interest. The building survives as an examples of an altered open hall house and provides tangible evidence towards the early modern desire to increase privacy within the domestic setting. The building provides insight into the former rural settlement pattern and the evolution of a farmstead. Architectural interest is found in the building’s ability to inform upon the technological advancements of smoke extraction and how medieval halls were converted into two storey dwellings.

Setting

4.20 This asset is located within the wider farm setting of Tilekiln Farm. It stands within a rural location which is surrounding by fields and accessed via Back Lane. The existing residential dwellings of Great Ashby are located to the southwest and are largely screened by Tilekiln Wood. The Site is located within the setting of the asset and the rural character of the fields inform upon the former agricultural functionality of the asset. Since circa 1808 areas of land within the Site and asset were under single ownership.

Dane End Farmhouse (Grade II, List UID: 1347416)

Description

4.21 Farmhouse of late 17th origin with 18th and 19th century alterations. The building stands 2 storeys tall, with cellar and attics presented on a double-pile planform. An 18th century brick southern elevation is symmetrical and features neat fenestrations and a centralised entrance. The northern elevation is more historic, and whilst still presenting a degree of symmetry, the entrance is off centre to the right of the central window and features 3 gabled dormers on the roof slop.

Significance

4.22 The significance of this asset is located in its historic interest as a farmhouse which has been continually renewed throughout the 17th, 18th and 19th centuries. Architecturally, the buildings desire to express symmetrical appearances is of interest and showcases the influence of refined architectural styles into rural localities.

Setting

4.23 This asset is located at the end of a private track. Its immediate setting is dominated by the 19th century granary which is positioned 4 meters to the north-west. To the further west of the asset are modern farm buildings and open fields beyond which gradually slope away from the farmstead.

4.24 The Site is positioned to the west of the asset and separated by an established field boundary which tracks the Public Right of Way in a north to south manner(PROW).

4.25 The rural nature of the setting provides insight into the historic use of the asset and the relationship to surrounding farmland, which includes areas of the Site. The modern outbuilding located in between the Site and the asset are detracting from the appreciation of this historic relationship.

Granary at Dane End Farm, 4 meters to west of House (Grade II, List UID: 1102518)

Description

4.26 Early 19th century, timber-framed granary with weatherboarded elevations and pyramidal red tile roof with finial. The building is single storey with the main entrances located on the northern elevations.

Significance

4.27 This asset’s significance is located in its contribution to the group identity and historical appreciation of Dane End Farmhouse. The building holds limited architectural interest.

Setting

4.28 The Site is positioned to the west of the asset and separated by an established field boundary which tracks the Public Right of Way in a north to south manner(PROW).

4.29 The rural nature of the setting provides insight into the historic use of the asset and the relationship to surrounding farmland, which includes areas of the Site. The modern outbuilding located in between the Site and the asset are detracting from the appreciation of this historic relationship.

Dane End Cottage (Grade II, List UID: 1308310)

Description

4.30 17th century house with a northerly positioned 19th century outshot. The building is timber-framed and features a steeply pitched riled roof which is carried down over the 19th century extension. 2 storeys tall with an extremely large brick chimney which features offsets on the south side to the east room. A later, additional, chimney is positioned to the south elevation of the western end.

Significance

4.31 This building holds some significance as an example of a 17th century house within a rural location. A small degree of architectural interest is found through its primary timber-frame construction and the 19th century incorporated extension.

Setting

4.32 This asset stands within a well-defined setting created through mature hedgerows. In the wider vicinity, to the south, is Dane End Farm House and the associated granary which is shown to have been historically connected via a footpath. However, it is not until the late 20th century that it is referenced as Dane End Cottage and little evidence suggests it held shared historic functionality with Dane End Farm

4.33 The Site stands to the south of the asset and holds little-to-no informative value upon its significance as a domestic building located in a wider rural setting which has evolved through the established pylons to the north.

The Thatched Cottage (Grade II, List UID: 1102495)

Description

4.34 17th century timber-framed house standing one-to-one-and-a-half storeys tall and comprised of 3 cells. The eastern front elevation features a 3-light dormer window that is positioned centrally and flanked by a 2-light casement window on both sides.

Significance

4.35 The asset’s significance is located in its historic and architectural interest. It stands as a well surviving example of 17th century thatched house located within a rural setting. The timber-frame is of limited architectural value as an example of 17th century construction technologies.

Setting

4.36 This asset stands within a defined plot to the west of Warrengreen Lane and north east of the Site. The Site is located a distance of circa 300 metres to southwest. The intersecting land between the asset and the site boundary is predominantly occupied by dense wood land which surroundings the asset and conceals views into the wider rural setting. To the south of the asset, beyond the treeline, the setting is informed by the open field system. A public footpath is located along the assets southern boundary which runs west along the Site boundary toward Tile Kiln Farm.

Friends Green Farmhouse (Grade II, List UID: 1102522)

Description

4.37 Early 18th century barn and associated outbuilding. The barn features 3 bays and is located on the eastern side of the yard. It is timber-framed, covered with dark weatherboarding, and stands on a red brick plinth. The outhouse’s frame is exposed and features roughcast panels. Roofs are of old ref tile with hips found at the N end of the barn and west end of the outbuilding.

Significance

4.38 This asset holds some historical significance as a good example of an early 18th century purpose-built agricultural buildings, and the relationship with the wider farm complex. A degree of architectural interest is found in the assets survival and informative natural on the employment of timber framed construction in the early 18th century. Its survival allows for comparison with earlier examples of timber framing and the exploration of how the technology advanced between the 16th and 18th centuries.

Setting

4.39 This asset is forms part of a historic farm. It is located on a quite country lane and largely surrounded by fields. The nearby location of a modern ‘Paddock View Barn, Weston, Hitchin SG4 7BU’ detracts from the historic singularity of the setting and dilutes the historic relationship with the surrounding farmland. Historically, the Site and farmstead are known to have been under the same ownership of Pyror.

Farm Buildings Next the Road at Friends Green Farm
(Grade II, List UID: 1347436)

Description

4.40 A group of farm related buildings dating from the 17th to 19th centuries. The central barn features a steep aluminium roof and is timber-framed structure standing on a masonry plinth. Former stable located to the south and a shed to the north.

Significance

4.41 These buildings hold some historical significance as they inform upon the development of a rural farm complex and the area’s historical agricultural identity. A degree of architectural interest is found in the surviving example of 17th century timber-framing technology such as the jowled posts and long branches to cambered tie beams.

4.42 The modern additions located within the north of the farmyard are detracting from the historical narrative and relationship of the yard to the farmhouse.

Setting

4.43 This asset is forms part of a historic farm. It is located on a quite country lane and largely surrounded by fields. The nearby location of a modern ‘Paddock View Barn, Weston, Hitchin SG4 7BU’ detracts from the historic singularity of the setting and dilutes the historic relationship with the surrounding farmland. Historically, the Site and farmstead are known to have been under the same ownership of Pyror.

East Barn and Attached Outbuildings at Friends Green Farm (Grade II, List UID: 1102482)

Description

4.44 Early 18th century barn and associated outbuilding. The barn features 3 bays and is located on the eastern side of the yard. It is timber-framed, covered with dark weatherboarding, and stands on a red brick plinth. The outhouse’s frame is exposed and features roughcast panels. Roofs are of old ref tile with hips found at the N end of the barn and west end of the outbuilding.

Significance

4.45 This asset holds some historical significance as a good example of an early 18th century purpose-built agricultural buildings, and the relationship with the wider farm complex. A degree of architectural interest is found in the assets survival and informative natural on the employment of timber framed construction in the early 18th century. Its survival allows for comparison with earlier examples of timber framing and the exploration of how the technology advanced between the 16th and 18th centuries.

Setting

4.46 This asset is forms part of a historic farm. It is located on a quite country lane and largely surrounded by fields. The nearby location of a modern ‘Paddock View Barn, Weston, Hitchin SG4 7BU’ detracts from the historic singularity of the setting and dilutes the historic relationship with the surrounding farmland. Historically, the Site and farmstead are known to have been under the same ownership of Pyror.

Barn at Warrensgreen (Grade II, List UID: 1308229)

Description

4.47 Purpose built farmhouse with a western wing of 17th century origin, circa 1700 north wing, and later angled infills of 18th or 19th century origin. Timber-framed building with a steep pitched roof capped with historical red tiles. The rectangular houses presents a western wing of one-to-one-and-a-half storeys and two gabled dormers to the roadside.

Significance

4.48 This building holds historical interest for its detailed evolution from the 17th century and the additional infills which inform on the changing requirements of farmhouses. Architecturally, the building holds a limited degree of interest which is main focused on its 17th century timber framing and 18th century detailing.

Setting

4.49 This asset is forms part of a historic farm. It is positioned setback from a quite country lane within a working farmyard and accompanied by modern agricultural buildings. The Site is located at a distance of circa 600 metres to the southwest and seperated by the large woodland which surrounds Warren’s Green. The modern character of the farmstead detracts from the special interest of the barn and dilutes its former setting.

Non Designated Heritage Assets of Built Form

4.50 The LPA have no local list for the area and there are no buildings located within the Site boundary that could be classed as NDHAs. Equally, the desk based assessment and supportive Site Visit did not discovered any structures considered to be NDHAs within the 1km study area. Where historic buildings are found within proximity to the Site, the vast majority are protected through statutory designation. .

4.51 As such, there is no potential for direct impact on any NDHA of built form. If the proposed development is located within the setting of NDHAs this would have a minor-to-neutral bearing within the overall planning balance of the masterplan.

4.52 Historic hedgerows within the Site are classed as NDHAs. As such, they are to be protected and preserved to the greatest extent possible, and where necessary, limited removal is considered proportionally to their non-designated status. The proposed scheme would aim to limit removal of hedgerow is considered to result in a very limit amount of minor impact which will hold no influential bearing on the overall planning balance of the masterplan. The recommendations for the scheme aim to fully retain the sense of historic hedgerow boundaries and proportions created through historic division of the rural landscape.

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Figure 4.9 Tile Kiln Farm as seen from within the Site



Figure 4.10 Land within the allocation of GA2



Figure 4.11 Land within the allocation of GA2



Figure 4.12 Land within the allocation of GA2



Figure 4.13 Land within the allocation of GA2



Figure 4.14 Land within the allocation of GA2

4 | Site Description and Assessment of Significance

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Design Development



Section 5

Description of Proposals and Assessment of Impact.

5 | Site Description and Assessment of Significance

AREA GA2 NORTH-EAST STEVENAGE | HERTFORDSHIRE

Description of the proposals

- 5.1 The Proposed Development comprises a sustainable new settlement including up to 640 new homes, a new primary school, and community spaces such as a Community Hall and allotments.
- 5.2 In consideration of the nearby heritage assets, the following mitigation has been included within the proposed design:
- Offset of development to the south of TileKiln Farm which includes substantial re-enforcement of the field boundary with native hedgerow and tree species.
 - Retention and reinforcement of historic hedgerows within the Site and organisation of the Proposed Development around the historic landscape setting.
 - Offset of developable area to the north of the Site to prevent encroachment of the development onto Back Lane/ Damask Green Road.
 - Low density housing to the area of the Site positioned within greater proximity to TileKiln Farm.
 - Retention of historic PRow within the Site and provision of vegetation to screen the Proposed Development when progressing along the footpaths.
 - Retained arable land within closest proximity to Dane End Farm and scale of proposed development to the south limited to new drainage basin of rural characteristics.



Figure 5.1 Illustrative Masterplan

5 | Description of Proposals and Assessment of Impact

Impact Assessment

Tile Kiln Farm Assets (1102485, 1102483, 1102484)

- 5.3 The assets around Tile Kiln Farm derive significance from their historic agricultural and architectural interest. The assets are located within the collective historic, but modernly altered, setting of Tile Kiln farmstead.
- 5.4 The setting to the immediate east, south east, and west features enclosed grassland parcels abutted by arable fields which inform the wider setting. The south west area of the immediate setting comprises an arable field, and the north boundary is defined by Back Road. Tile Kiln Wood and the modern development of Great Ashby is positioned in the wider setting to the west.
- 5.5 Although the historic farmstead is legible, it stands heavily altered from its former, purpose driven, agricultural development and presently reflects modern residential conversion.
- 5.6 The extent of evolution away from the historic farmstead is shown through comparison with 19th century OS Mapping and historic aerial photography.
- 5.7 The immediate setting has been altered through the addition of modern built form to the south, and extensive landscaping such as the manège and outbuildings within the farmstead. Additionally, the wider setting evidences change through the loss of historic field boundaries to the west and the dwelling to the north, which was constructed between 1970 - 79.
- 5.8 As such, the present baseline setting of the assets' is considered to inform significance but at a reduced value due to the modern alterations and evolution of the farmstead.
- 5.9 As such, the Site holds a relationship with the assets' through its arable characteristics. Historically, the purchase of Tile Kiln Farm by Pryor in the early 19th century brought Kiln Farm and the land within the Site under single ownership. However, prior to this a number of parcels within the Site were not under the ownership of Tile Kiln Farm and farmed by other farms within the vicinity.
- 5.10 The Proposed Development has been informed by the role of the Site to the setting of Tile Kiln Farm and aims to be sympathetic to significance through mitigative design and reinstatement of lost features.

- 5.11 The design includes substantial set-backs and buffering in the form of an proposed orchard to the south of the farmstead. This will provide reinstatement and strengthening of the historic boundaries to help preserve the setting of the farmstead. Additionally, the lost hedgerow which formerly stood on an east-to-west axis to the west of Tile Kiln Farm will be reinstated and restore an element of setting.
- 5.12 It is acknowledge that the proposed development will result in a change to the wider setting of the assets of Tile kiln Farm and hold the potential to remove elements of the historic field system.
- 5.13 However, the present baseline context is informed by the modern-altered setting and setting should not considered to be of preserved primary form. The evolution of the farmstead away from strict agricultural use, and the changes to field boundaries, results in an altered setting from which the assessment of impact is considered.
- 5.14 As such, the proposed scheme has aimed to work with the current baseline context through including methods to reinstate and preserve areas of historic setting.
- 5.15 The design has sought to minimise intrusiveness to setting within this area of the Site. The proposed housing to the south west of the farmstead is of the lowest density found across the entire site and would be positioned setback behind a considerable orchard buffer. Equally, no housing is proposed in the area to the south east of the farmstead and the land will remain open with a small play area located south. The historic Dell Spring would remain in-situ and additional trees planted along the field boundary to screen any glimpses of the development located further within the Site.
- 5.16 The proposed scheme is considered to also show awareness to the kinetic experience of the assets' setting and seeks to preserve historic pathways across the landscape. As shown on the late 19th century OS Maps PROW Weston 26, Weston 27 and Weston 29 are of historic value. The proposed scheme aims to prevent harm to the historic kinetic experience of the setting by excluding development from the northern section PROW 26 and the historic proportion of PROW 27, whilst PROW 29 will be supplemented with additional screening.

- 5.17 The historic movement through area of the wider setting would be maintained and the informative relationship between the neighbouring farmstead of Friend's Green Farm would remain unaltered.
- 5.18 The proposed development is considered to hold no cumulative visual impact in relation to the existing modern context of Great Ashby and Tile Kiln Farm. Tile kiln Wood and the landscape strategy of the Proposed Development will prevent sprawl of development. The area of modern development at Great Ashby would remain at distance from the Site as a result of the Tilekiln Wood standing in-between and there would be no cumulative impact of the proposed scheme upon the setting of the assets.
- 5.19 In regards to the lost of historic farmland formerly under the same land ownership as Tile Kiln Farm, it is important to consider the full historic development of Pryor's estate. As noted within Section 3 of this report, Tile Kiln Farm was conveyed into Pryor's ownership of the wider estate (which includes the Site) in 1808 and prior to this date a greater proportion of the Site was in separate ownership of Tile Kiln Farm. There is

- a less intrinsically related relationship between the majority of the Site and Tile Kiln Farm. Consequently, the attributable informative value of the wider Site to the interest of the assets' is proportionally less and the relative level of harm is lower.
- 5.20 As such, it is considered that the proposed scheme would result in a change to the informative wider setting of the assets which stand within the former Tile Kiln Farm. The level of harm which can be attributed is relative to the existing baseline condition and awareness of historic landownership. As such, the level of overall change to the setting of the assets should be considered reduced by the modern alterations. The level of harm should be considered at the low-to-middle level of less than substantial harm which is further reduced through the proposed low density of housing in this area of the Site and reintroduction of lost historic hedgerows and landscape features.
- 5.21 This accords with Policy context of SP18 (I) which states "lower intensity development and / or green infrastructure to the north of the site to minimise harm to the setting of listed buildings."

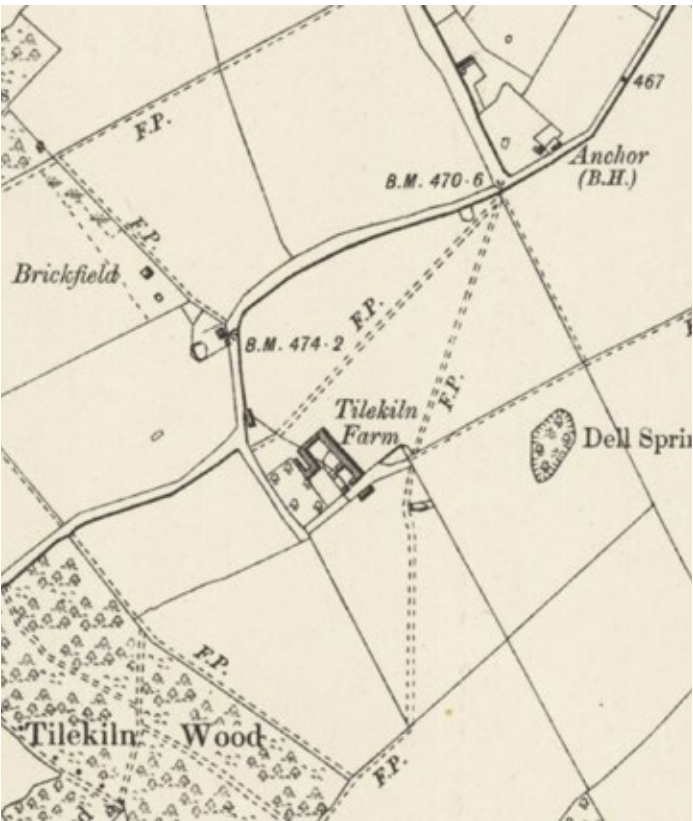


Figure 5.2 1899 OS Map showing the historic footpaths

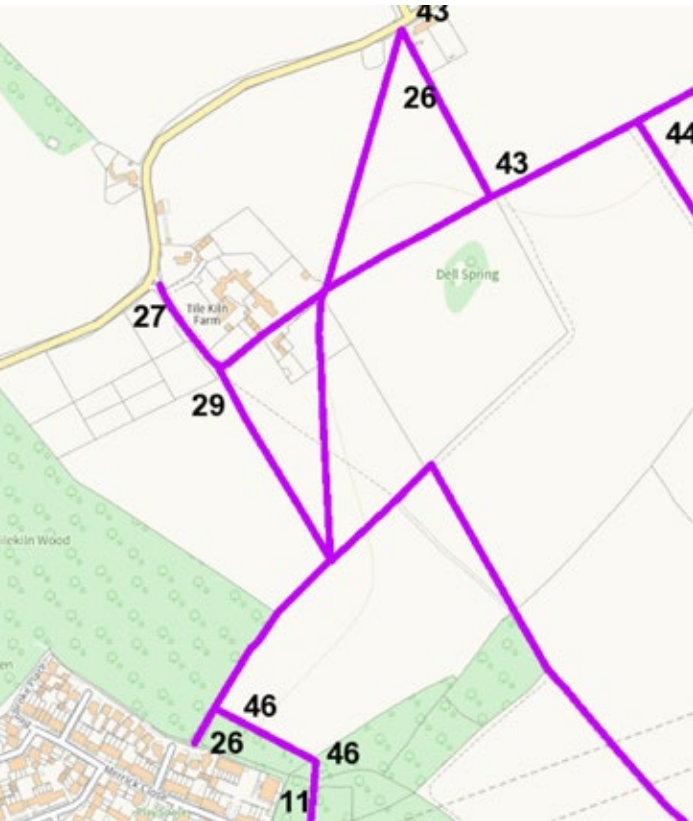


Figure 5.3 Present Day PROWS

5 | Description of Proposals and Assessment of Impact

AREA GA2 NORTH-EAST STEVENAGE | HERTFORDSHIRE

1945 Aerial Comparison



Figure 5.4 1945 Aerial Photography



Figure 5.5 Present Day Satellite Image with areas of lost historic form illustrated in blue and modern development shown in yellow

5 | Description of Proposals and Assessment of Impact

Impact Assessment

Friends Green Farm Assets (1347436, 1102482, 1102522)

- 5.22 These assets collectively form the farmstead around Friends Green Farm and approximately 250 north of the Site, along Backs Lane.
- 5.23 The setting of these assets has been heavily altered by numerous phases of development within the farmstead and its immediate surroundings. The resulting factor is a heavily dissolved immediate setting which detracts from the assets' significance.
- 5.24 The Site holds no relationship with the assets' historic or architectural interest and considered to make no meaningful contribution to setting. As shown on the 1822 Pryor Estate Map, the area around Friend Green's Farm was owned by Edward Parkins Esq, whose landholdings were located at distance, north of the Site, and did not include fields within the red line boundary.
- 5.25 In regards to the Site's present arable form informing the wider rural setting of a historic farmstead, the

extent of erosion to Friends of Green Farm agricultural identity and modernity of buildings in-between the Site and the assets result in the Site holding no contribution to the assets' settings. As shown within Figure 5.5, the setting of the assets' around the Friends of Green Farm has been heavily altered by piecemeal development which divorces the assets' from their historic setting and results in little-to-no appreciation of setting. Additionally, the wider setting between the assets and the Site is further distanced by the modern development of a car workshop centre within previous open land.

- 5.26 The proposed development would not be visible from within the altered setting of the assets due to the distance from the Site, intended low density of development within the northern area of the Site, and existing screening afforded by the mature hedgerows and built form.
- 5.27 As such, the proposed development is considered to hold no impact upon the setting of the assets contained within Friends Green Assets farmstead.



Figure 5.6 Present Day Satellite Image with areas of modern development within the setting of Friends of Green Farm assets' shown in yellow

Barn at Warrengreen (Grade II, List UID: 1308229)

- 5.28 This asset stands within a secluded location to the north east of the Site and beyond Warrengreen Lane.
- 5.29 The setting of the asset is informed by its modern context and stands amongst modern agricultural buildings of greater proportions. The approach to the asset is via a private track with its entrance demarcated by a the modern residential dwelling.
- 5.30 Situated between the Site and the asset are two mature and dense woodlands which entirely screen the asset and result in an insular setting. The land within the Site and Warrens Green Farm, which the asset historically served, were under the same ownership of Pryor in the 19th century. However, the cartography illustrates the land historically farmed to Warrengreen Farm was restricted to the immediate surroundings and only to the north of Warrengreen Lane.

- 5.31 Therefore, although an area of the Site and the asset were under single ownership the asset held no functional relationship with the Site and was not historically used to enable agricultural farming of the parcels located within the Site.
- 5.32 The immediate surroundings which the asset formerly related to have been significantly altered through the development of residential dwellings and modern farm buildings which detract from its setting.
- 5.33 As such, due to the lack of historic informative relationship and present screening offered by the numerous woodlands the Proposed Development is considered to result in no harm to the setting of the Barn at Warrengreen and hold no bearing on the appreciation of its significance.



Figure 5.7 Present Day Satellite Image of the Barn at Warrengreen shown within context to the Site boundary and heavily altered setting

5 | Description of Proposals and Assessment of Impact

Impact Assessment

Dane End Farmhouse (1347416) & Granary at Dane End Farm, 4 meters to west of House (1102518)

- 5.34 These assets stand within some proximity to the southern area of the Site. The setting of the Farmhouse and Granary has been altered through the development of large modern agricultural outbuildings which dominate the immediate setting and detract from appreciation of the Granary due to their abutting position.
- 5.35 Consequently, the appreciation of the historic setting of these assets has been reduced and is now considerably informed by modern built form. Historically, the majority of the land within the Site was under the same ownership of Pryor and farmed by John Parker Green. As such, the Site is considered to inform upon the wider setting of the assets, particularly the Farmhouse and Granary.
- 5.36 However, the informative role of the Site to the historic understanding of how the farm operated has been considerably impacted upon by the modern developments within the assets' immediate setting.

5.37 To help mitigate harm to the setting of the assets' the proposed scheme aims seeks to retain historic hedgerows, where possible, whilst Newbury Grove will afford a level of screening of the built form. Equally, the area of greatest perceptibility of the wider setting, that is the field located to the immediate south west of the Granary, is only party within the Site boundary and will be absent of built form. Instead, this area of the Site will contain a strong tree line buffer and the remainder of the field will be retained for arable use.

5.38 As such, the Proposed Development is considered to result in a degree of harm to the setting of the listed Farmhouse and Granary through the lost of historic arable fields. The level of harm is reduced by the retention of historic field boundaries within the Site to allow appreciation of the enclosed field system and the proposed screening. Equally, the present context of the heavily altered farmstead needs to be considered within the assessment and results in a presently altered historic setting and near-complete removal of the ability to appreciate the Granary. The consideration of this baseline context and the proposed mitigation informs an assessment of less than substantial harm to the assets of the Farmhouse and the Granary, which is considered to be at the lowest level of less than substantial harm.



Figure 5.8 Present Day Satellite Image with asset and immediate setting shown

Dane End Cottage (1308310)

- 5.39 In relation to Dane End Cottage, its acknowledged that the Proposed Development may appear more visible and less well screened by the woodland. However, this asset is historically of residential use and not agricultural functionality. Its immediate setting is extremely enclosed and heavily screened by mature trees which result in an inward informative setting. Equally, the approach to the asset is heavily screened by the historic hedging along Warrensgreen Lane which presents the Site being visible.
- 5.40 As such, the land within the Site is considered to make a lesser contribution than to the assets within the Dane End Farmstead and the parcels within the Site are not of definable contribution to the Cottage's inward setting. As such, it is considered to be no harm to the setting of this asset as a result of the Proposed Development. If harm were to be perceived, it could not be argued to materially affect the understanding, or appreciation, of the asset's significance.

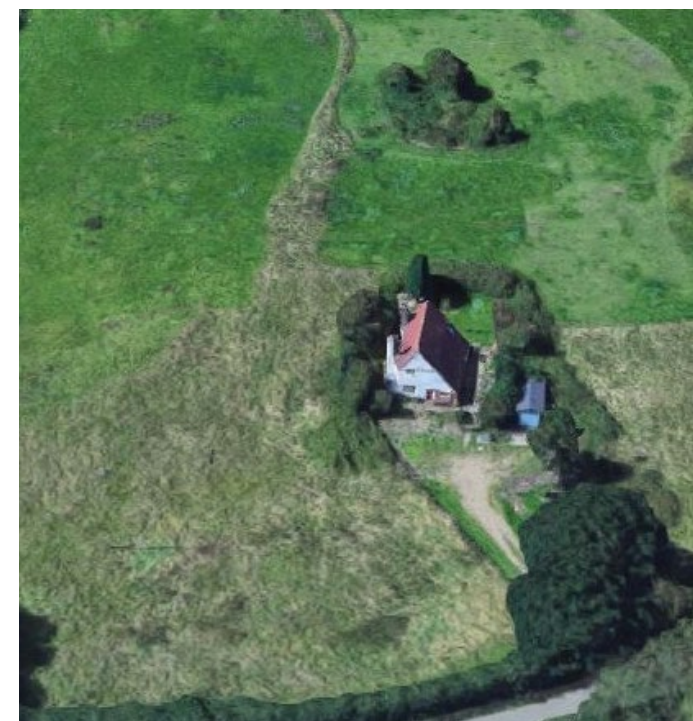


Figure 5.9 Present Day Satellite Image with asset and immediate setting shown

The Thatched Cottage (1102495)

- 5.41 This asset stands to the east of the Site and heavily screened by woodland. The immediate setting of the asset is informed by its purpose-built residential use and associated garden which results in an inward setting. The wider setting of the woodland strengthens the remoteness and singularity of the asset against the surrounding field system. A modern extension adjoins the asset to the west which has encroached on the former garden area.
- 5.42 Historically a proportion of the land within the Site and the asset were under the same ownership of Pryor. However, the clear alternative historic functions of the Site and the asset results in little-to-no interrelation beyond standing within the same estate. The asset was historically emphasised to be separate from its surroundings and built nestled into the wooded area of Warrensgreen.
- 5.43 The proposed development is considered to result in no impact to setting of The Thatched Cottage due to the assets enclosed setting and lack of informative value that the fields within the Site contribute to its significance.

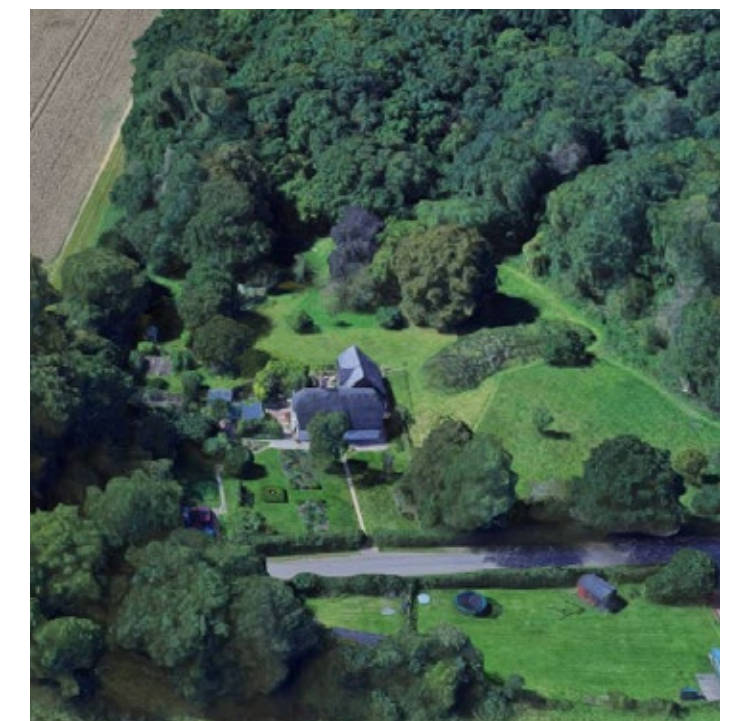


Figure 5.10 Present Day Satellite Image with asset and immediate setting shown

Section 6

Conclusion.

6.1	This Heritage Impact Assessment has been produced by Icení Projects Built Heritage and Townscape on behalf of Picture Estates Ltd.	the public benefits the scheme offers through the creation of up to 640 new dwellings, a primary school, and numerous community benefits (NPPF paragraph 215).
6.2	The assessment has set out the relevant legislative and policy framework to understand the Site, identified designated heritage assets surrounding the Site, both in terms of historic development and significance. In doing so, the significance of the Site and its contribution to nearby heritage assets has been firmly established and shown to be of minor contribution at most.	
6.3	The enhanced historical research provides evidence that the development would hold no negative impact to the majority of heritage assets within the surrounding area due to the extensive and piecemeal historic change away from primary setting.	
6.4	It is acknowledged that a degree of low-to-medium less than substantial harm may be found through the minor impact to setting of TileKiln Farm. However, as found throughout the area, the setting of these assets has also been heavily altered by modern developments within their immediate setting which results in a baseline context of lesser value.	
6.5	The assessment of the Proposed Development upon the impact to setting requires consideration of the assets' baseline setting which is informed by modern interventions. The setting is not entirely preserved and the asset stands within an altered and less informative context.	
6.6	As such, only a level of harm up to medium less-than-substantial could be considered to occur to TileKiln Farm as a result of the proposed development.	
6.7	The Site allocation observes an acceptable level of harm and states that any identified harm should be minimised where possible. This harm has been achieved through proposed design which seeks to include setbacks and lower density development around close standing heritage assets. Therefore, it is considered that the Proposed Development demonstrates compliances with the Site Allocation of GA2.	
6.8	In turn, the proposed scheme would result in a maximum level of medium less-than-substantial-harm. Any identified harm needs to be considered against the relevant paragraphs of the NPPF (215 - 216) and	

Appendix 1

References.

Hertfordshire Archival Sources

References	Item
37406	1880 Plan of the Weston Estate
77617	1808 Sale of Tile Kiln Farm, Baldock, to Joshua Malden to Mr Pryor
26885A	1822 Plan of the estate late T M Pryor (includes mention of Tile Kiln Farm
26875	Weston Tithe Map 1847
IR1/549	1910 inland revenue map
78429	Weston enclosure map of 1801
78430	Weston enclosure map of 1797
26876	1822 plan of estate late T M Pryor Properties numbered but no key included.
26874	Survey of Mr Robert Priors Estate 1774

Desk Based Sources

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- Soil Survey of England & Wales (SSEW) 1983 1:250,000 Soil Map of England and Wales. Sheet 4, Eastern
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- Smith, J.T. 1993 Hertfordshire Houses: A Selective Inventory. London: HMSO
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