

Archaeology & Heritage Desk-Based Assessment

November 2025

**Land at Mill Lane and London
Road Hitchin**

Prepared by
CSA Environmental

On behalf of
Martin Grant Homes

Report No: CSA/3922/08

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EXECUTIVE SUMMARY

Residential development is proposed at Land at Mill Lane and London Road, Hitchin, for which outline planning permission is sought.

CSA Environmental was instructed by Martin Grant Homes to undertake an Archaeology & Heritage Desk-Based Assessment (DBA) of the Site. This report provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

Evidence of prehistoric and Roman period activity in the vicinity is largely represented by findspots. A Ballintober type Bronze Age sword, found during gravel working in the 1920s, is recorded within the western area of the Site. The provenance is not certain but, if within the Site, as it was found during gravel working associated deposits are likely to have been removed. There is however potential for other, currently unrecorded, below-ground archaeological remains. Recent archaeological works to the north-east of the Site did not record any significant archaeological finds or features. The current ground conditions make it unlikely that the Site would be suitable for geophysical survey. It is proposed that further works, such as trial trench evaluation, could be undertaken as a condition of any outline planning permission, although the scope and timing should be agreed with the archaeological advisor to the LPA.

The Grade II listed Pound Farmhouse is located immediately east of the Site. Current design plans include for open space in the adjacent area of the Site, to retain the open nature of this area and views to/from the farmhouse. With this measure in place harm to the listed building would be less than substantial, towards the lower end of this harm spectrum.

The Grade II listed The Mill Farm, a former miller's house in a Neo-classical style, is located immediately north of the Site. Current design plans include for a small number of dwellings immediately south of The Mill Farm, beyond intervening retained vegetation. Harm is expected to be less than substantial, at the lowermost end of this harm spectrum.

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Martin Grant Homes, for the proposed development at Land at Mill Lane and London Road, Hitchin (hereafter referred to as 'the Site'). Residential is proposed at the Site, for which outline planning permission is sought.
- 1.2 This Archaeology & Heritage Desk-Based Assessment (DBA) provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected and the potential impact of proposals on that significance.
- 1.3 The Site occupies an area of c. 3.37ha and is located around central grid reference TL 1908 2740, to the south of Hitchin (see Figure 1). It consists of irregularly shaped fields.
- 1.4 This DBA aims to:
 - determine, as far as possible from existing records, the nature, extent and significance of the heritage resource within the Site;
 - identify any heritage assets located beyond the Site which may be impacted by the proposals through alteration to setting; and
 - assess the impact of the proposals on the heritage resource.
- 1.5 This DBA has been prepared with reference to the guidelines in the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2020) and the Historic England guidance Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015).

2.0 LEGISLATION, PLANNING POLICY & GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Levelling-up and Regeneration Act (2023)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2024)
- The Planning Practice Guidance (MHCLG & DLUHC 2019)

2.2 Further information is provided in Appendix B.

National Planning Policy

2.3 The National Planning Policy Framework (NPPF; MHCLG 2024) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG & DLUHC 2019) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

Local Planning Policy

2.4 Local planning policy is contained within the North Hertfordshire Local Plan adopted in 2022. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

Guidance

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.

3.0 METHODOLOGY

Sources of Information and Study Area

- 3.1 This report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:
- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets
 - The Hertfordshire Historic Environment Record (HER), for details of recorded heritage features and previous archaeological works (data received 11 April 2025)
 - Historic maps and documentary sources available online and at the Hertfordshire Archives
 - Aerial photographs and satellite imagery available online and held at the Historic England Archives
 - Other online sources including the Local Authority website for information on conservation areas, locally listed heritage assets and the Environment Agency for LIDAR data
 - A site walkover undertaken on 15 May 2025. Selected designated heritage assets in the vicinity were also visited at this time, as far as public access allowed
- 3.2 HER data was obtained for a 1km buffer from the Site, referred to as the 'study area'. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate. Where appropriate a setting assessment is included in Section 5.

Assessment of Significance

- 3.3 A heritage asset is *"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"*. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is *"the surroundings in which a heritage asset is experienced"* (NPPF).
- 3.4 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II* listed buildings, protected wreck sites, and Grade I and II* registered parks and gardens are of the highest significance.

- 3.5 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (Historic England 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.6 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (Historic England 2015).

Assessment of Impacts

- 3.7 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (Historic England 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (CIfA 2020).
- 3.8 Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; Historic England 2017), discussed further in Section 5 and Appendix B.
- 3.9 With reference to the NPPF, harm to designated heritage assets may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "*is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed*" (PPG).

4.0 BASELINE HERITAGE CONDITIONS

- 4.1 This section reviews the recorded heritage resource within and around the Site with reference to the heritage databases, historic maps, aerial photographs and a site visit. A gazetteer of the recorded heritage resource is included in Appendix A and sites are illustrated on Fig. 1 (Designated Heritage Assets) and Fig. 2 (Historic Environment Record Data). CSA reference numbers, as detailed in the gazetteer, are referenced in bold in the text. The chronology used in preparing this report refers to the Historic England categorisation (Historic England 2024). The main categories are summarised in Table 4.1.

Table 4.1 Periods

Palaeolithic	1,000,000 – 10,000 BC	Roman	43 AD - 410
Mesolithic	10,000 – 4,000 BC	Early Medieval	410 – 1066
Neolithic	4,000 BC – 2,200 BC	Medieval	1066 - 1540
Bronze Age	2,600 BC – 700 BC	Post Medieval	1540 – 1901
Iron Age	800 BC – 43 AD	Modern	1901 - present

Site Conditions

- 4.2 The Site is located to the south of Hitchin. It comprises a mixture of grassland and dense scrub, with woodland situated in the north-eastern area of the Site. The Site is bounded by hedgerow, with Mill Lane and Sloe Hill to the north-west, London Road to the east, agricultural land to the south, and settlement at Gosmore to the south-west/west (Photo 1).



Photo 1: View of the Site, view to north-west

Designated Heritage Assets

- 4.3 The Grade II listed Pound Farmhouse is located adjacent to the Site to the east (**LB1**). The Grade II listed The Mill Farm is located adjacent to the Site to the north (**LB2**).
- 4.4 Other designated heritage assets in the study area include:
- Gosmore Conservation Area located c. 75m south-west of the Site (**CA1**). The conservation area includes 17 listed buildings, one of which is Grade II* listed and the remainder are Grade II
 - The Grade II listed building Rose View Opposite Newlands Lane, located c. 410m north-west of the Site (**LB4**)
 - Grade II listed buildings New England House and Cottage, and The Grange House and associated barn, located c. 280m and c. 420m north of the Site respectively (**LB5**)
 - The Grade II listed buildings Foundry Cottage and Foundry House, located c. 440m south-east of the Site (**LB6**)
 - St Ippolyts Village Conservation Area located c. 450m south-east of the Site (**CA2**). The Grade I listed Church of St Ippolyts is located within the conservation area, c. 620m south-east of the Site (**LB3**). The conservation area also includes six Grade II listed buildings
 - Grade II listed buildings at St Ibbs, located between c. 580m and c. 800m south of the Site (**LB7, LB8**)
 - The Grade II listed building Thistley Farmhouse, its associated Grade II listed Byre, and Grade II listed Thistley Cottage, located between c. 720m and c. 790m south-west of the Site (**LB9**)
 - The Grade II* listed building Maydencroft Manor and associated Grade II* listed barn, located c. 720m west of the Site (**LB10**)
 - The Grade II listed building New Found Out Public House, located c. 660m north of the Site (**LB11**)
 - Hitch Hill Path Conservation Area, including five Grade II listed buildings, located c. 800m north of the Site (**CA3**)
 - Hitchin Hill Conservation Area (**CA4**), which includes the Grade II listed building The Three Moorhens Public House, located c. 990m north of the Site, as well as other listed buildings beyond the study area.
- 4.5 Designated heritage assets are discussed in further detail below and in the Setting Assessment section, where relevant.

Non-Designated Heritage Assets and Recorded Heritage

- 4.6 The findspot of a Ballintober type Bronze Age sword is recorded in the western area of the Site (**1**). This is discussed in further detail below.
- 4.7 North Hertfordshire District Council have produced a Register of Buildings of Local Interest for Hitchin (North Hertfordshire District Council 2011). This does not include any buildings on London Road or Mill Lane.

- 4.8 The HER records four Areas of Archaeological Significance in the study area (**17, 20, 22, 23**). Areas of Archaeological Significance are not heritage assets, but indicate areas considered to have a higher potential for below-ground remains. The Site is not within an Area of Archaeological Significance.
- 4.9 Non-designated heritage assets and other recorded heritage features in the study area are discussed in the period summaries below.

Previous Archaeological Investigations

- 4.10 No previous archaeological investigations are recorded within the Site.
- 4.11 Archaeological works in the vicinity include geophysical survey and trial trench evaluation immediately north-east of the Site (**6**). The geophysical survey identified a limited number of anomalies of possible archaeological interest. However, subsequent trial trench evaluation confirmed these related to former ridge and furrow earthworks, or were geological in nature (MOLA 2022).
- 4.12 Previous archaeological investigations in the wider study area include:
- Trial trench evaluation at Gosmore End Nursing Home c. 380m south-west of the Site (**9**).
 - Geophysical survey at Waterdell Lane, c. 540m south of the Site (**14**).
 - Watching briefs at the Church of St Ippolyts, and St Ippolyts Junior School, c. 610m and c. 640m south-east of the Site respectively (**17**). No archaeologically significant finds or features were recorded at the Church of St Ippolyts. The watching brief at the school recorded an undated pit or gully and residual medieval finds (Heritage Network 2004).
 - Watching brief and building recording at The Old Bell House c. 440m north of the Site (**24**).
 - Geophysical surveys c. 950m south-east of the Site (**30**).
- 4.13 The HER records a number of aerial photographs in the study area (**12, 23, 24**).
- 4.14 The results of these investigations are discussed further in the period summaries below, where relevant.

Geology, Topography and the Palaeoenvironment

- 4.15 The topography of the Site is relatively flat, between c. 76m aOD and c. 79m aOD. The bedrock geology of the Site is mapped as Zig Zag Chalk Formation chalk, overlaid by Glaciofluvial Deposits sand and gravel deposits. Head deposits of clay, silt, sand and gravel are mapped at the south-western extent of the Site (BGS 2025).

Prehistoric and Roman

- 4.16 The findspot of a Ballintober type Bronze Age sword is recorded in the western area of the Site (1). The sword is reported to have been recovered in 1926 from 'an unnamed gravel pit' on London Road. Locating it within the Site appears to be based on correspondence from North Hertfordshire Museum dated 2012, and the presence of a gravel pit on 1920s Ordnance Survey mapping. Ballintober type swords are relatively rare in the archaeological record. The provenance of the find is not certain. If recovered from within the Site then directly associated deposits are likely to have been removed by gravel extraction, although there is potential for other, currently unrecorded, remains.
- 4.17 Prehistoric activity is recorded in the vicinity of the Site, largely represented by findspots. A Palaeolithic handaxe and two Neolithic/Bronze Age flint arrowheads are recorded c. 240m and c. 170m south-west of the Site respectively (7). A possible Neolithic spearhead is recorded c. 180m north of the Site (12). A single flint tool of prehistoric date is recorded c. 290m south of the Site (11). Other finds of prehistoric date recorded in the study area include flint implements recovered from pits c. 580m and c. 930m north of the Site (25, 26), and a Palaeolithic handaxe c. 630m north-east of the Site (27).
- 4.18 An undated mound is recorded c. 270m west of the Site (8). Antiquarian sources identified this as a prehistoric or Roman period burial mound and it is identified as a 'tumulus' (barrow) on historic Ordnance Survey mapping. However, later interpretations suggested it was a 18th-century 'prospect mound'.
- 4.19 No Roman activity is currently recorded within the Site. Roman activity in the study area is generally represented by findspots. A Roman spearhead is recorded c. 50m north of the Site, though its precise location is not known (4). Roman pottery is recorded c. 150m south-west of the Site (7). A Late Roman coin is recorded c. 540m south-east of the Site (15). Other finds of Roman date recorded in the wider study area include coins, pottery, a lead steelyard weight, and Roman finds of unknown origin (21, 26, 31, 32). A possible Roman kiln was recorded by antiquarians c. 930m north of the Site, though a medieval date has also been suggested (26).

Early Medieval and Medieval

- 4.20 No Early Medieval activity is recorded within the Site. An Early Medieval burial is recorded to the east of the Site at Pound Farm (5). The HER reports that "*Other isolated burials are said to have been found in the vicinity, but there is no real evidence to support this*". The probable Anglo-Saxon site of Hundred Moot is recorded c. 900m south-east of the Site (15). The fragment of an Early Medieval bronze 'long' brooch is recorded c. 950m north-west of the Site (23).

- 4.21 Medieval settlement focused on St Ippolyts and the medieval church of St Ippolyt, located c. 630m south-east of the Site (**17**). A possible deserted medieval settlement at Maydencroft, including a manorial site with a possible moat, is recorded c. 600m west of the Site (**20**). The timber framed farmhouse at Avenue Farm c. 370m south-west of the Site is of medieval origin (**10**). Recent trial trench evaluation at Land North of Old Pound Farm, immediately north-east of the Site, recorded linear features relating to former ridge and furrow earthworks, indicating an agricultural use in the medieval period (MOLA 2022).
- 4.22 Medieval activity in the wider study area includes possible ridge and furrow, a medieval parish boundary ditch, finds, and cropmarks of possible medieval origin (**15, 22, 23, 28**).

Post-medieval and Modern

- 4.23 The Site is located within the historic parish of St Ippollitts (now St Ippolyts). An early 18th century map of 'Hitchin and Ippollitts' shows roads, including London Road to the east of the Site, and some fields in the area although does not record the Site in detail (not reproduced).
- 4.24 The area of the Site is recorded on the 1816 Enclosure Map for the parish (Plate 1). This shows the Site as part of two fields. Buildings at Pound Farmhouse are recorded east of the Site (**LB1, 5**). No Tithe survey is recorded for St Ippollitts.
- 4.25 A 'sand pit' is recorded on the 1881 Ordnance Survey mapping within the western area of the Site (Plate 2). The pit is visible on aerial photography up until the 1970s when it appears to have been filled in. It has been suggested that the pit is the location of the findspot of the Ballintober type Bronze Age sword, reported to have been recovered in 1926 from '*an unnamed gravel pit*' on London Road (**1**). The 1881 mapping also records buildings to the north of Mill Lane. These include a group of farm buildings at Mill Farm, arranged around a courtyard (**2**). They also include, The Mill Farm, a former miller's house constructed c. 1830 (Grade II listed, **LB2**). A windmill was formerly located to the north-east, but had been demolished by the time of the 1881 mapping (**33**).
- 4.26 Buildings at Sloe Hill, adjacent to the Site to the north, are recorded on the 1898 Ordnance Survey map (**3**; Plate 3). Orchard is shown within the north-eastern area of the Site, to the east of Sloe Hill, along with additional field boundaries within the Site. Further changes to field boundaries are recorded on the 1924 Ordnance Survey map (Plate 4). This map also records a building in the central area of the Site, and a pump in the eastern area.



Plate 1: Extract from the 1816 Ippollitts Enclosure Map (© Hertfordshire Archives and Local Studies)

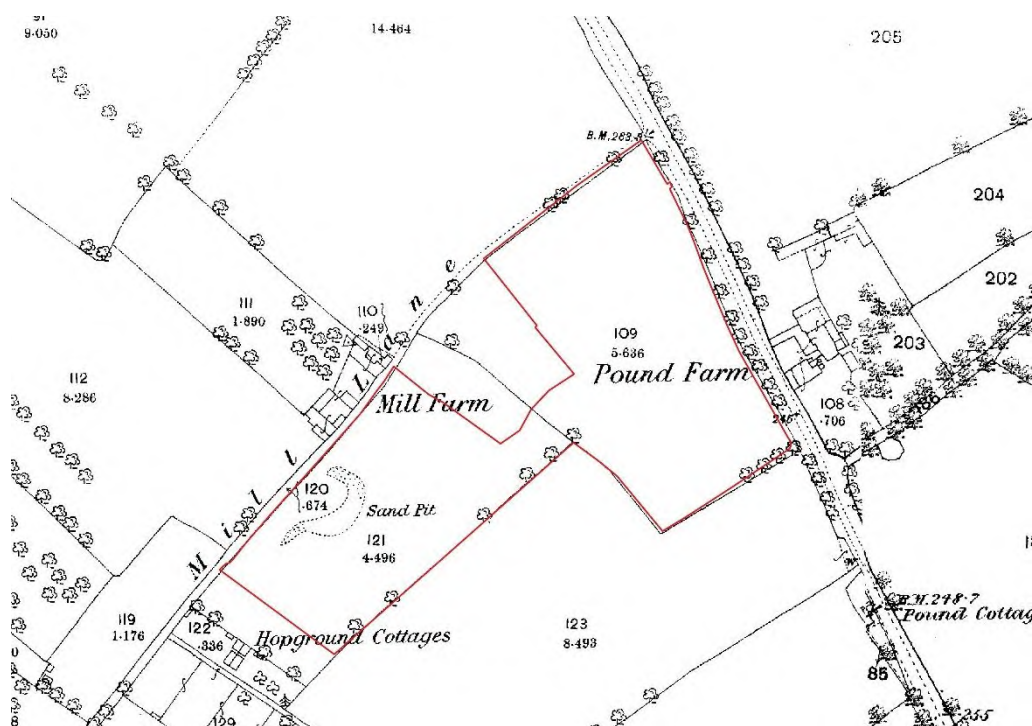


Plate 2: Extract from the 1881 1st Edition Ordnance Survey mapping



Plate 5: Extract from recent satellite imagery (© Google Earth)

- 4.27 Mid-20th century aerial photographs show a tree-lined driveway, leading to Sloe Hill, crossing the eastern area of the Site. The building and pump within the central and eastern area of the Site appear to have been removed. A building is visible in the north-eastern area of the Site on 1960s aerial photography. This is still partly extant but is in derelict condition, and is not of any particular heritage interest. The north-eastern area of the Site comprises woodland and scrub vegetation, as recorded on satellite imagery (Plate 5).

The wider area

- 4.28 Post-medieval and modern features recorded on the HER include the 18th century Priory Park at Hitchin c. 430m north-west of the Site **(23)**. Finds, buildings, brickfields and graves are recorded at Hitchin, to the north of the Site **(12, 23, 24, 27)**. Post-medieval finds, buildings and parkland are recorded at St Ippolyts south-east of the Site **(13, 15, 16, 17, 18)**. Post-medieval farm buildings, possible tile-making remains and cropmarks of chalk pits are also recorded in the wider study area **(19, 20, 21, 28, 29)**.
- 4.29 Two brooches of unknown origin are recorded c. 310m west of the Site in the vicinity of the undated mound **(8)**. Cropmarks of unknown origin are recorded c. 920m south-east of the Site **(17)**.

5.0 SETTING ASSESSMENT

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Site include the Site as part of their setting, and which may therefore be affected by the proposed development.
- 5.3 No designated heritage assets are recorded in the Site. The Grade II listed Pound Farmhouse is located immediately east of the Site (**LB1**). The Grade II listed The Mill Farm is located immediately north of the Site (**LB2**). These are discussed in further detail below.
- 5.4 St Ippolyts Village Conservation Area is located c. 450m south-east of the Site (**CA2**). It includes seven listed buildings, including the Grade I listed Church of St Ippolyts (Church of England) (**LB3**). There are views towards the tower of the Church of St Ippolyts from the Site. This is discussed in further detail below.
- 5.5 A review of designated heritage assets in the wider area has not identified any other assets considered to be potentially sensitive to adverse impacts as a result of residential development of the Site.

Pound Farmhouse

- 5.6 Pound Farmhouse is located immediately east of the Site, on the eastern side of London Road (**LB1**). This is a two-storey building, with an early/mid-19th century western façade, which appears to be an addition to an older building.
- 5.7 Pound Farmhouse is recorded on the 1816 Ippollitts Enclosure Map, with associated farm buildings to the north. There have been subsequent alterations and additions, but elements of the historic layout remain. Farm buildings to the north appear to have been converted to residential use.
- 5.8 The immediate setting of Pound Farmhouse includes associated grounds, including a driveway and lawn to the south. Former farm buildings (now residential) are mainly to the north, with detached buildings, further lawn and tennis court to the east. The western boundary is defined by a brick wall, separating Pound Farmhouse from London Road to the west. Land within the Site is situated immediately to the west of the farmhouse, west of London Road. The wider area includes horse paddock to the south, further agricultural land, woodland along St Ippollitts Brook to the east, and residential development to the north.



Photo 2: View of Pound Farmhouse from the eastern boundary of the Site, view to south-east



Photo 3: View towards Pound Farmhouse from within the eastern area of the Site, view to west



Photo 4: View of Pound Farmhouse from the centre of the Site, view to west



Photo 5: View of the Site from Pound Farmhouse, view to north-west



Photo 6: View towards Pound Farmhouse and the Site from Mill Road, view to north-east

- 5.9 The main western façade of Pound Farmhouse overlooks the Site (Photo 1, Photo 2). There are also glimpsed views of the farmhouse from the centre of the Site, looking between trees (Photo 4). From Pound Farmhouse, there are views across the eastern area of the Site and towards trees within the central area of the Site (Photo 5). There are distant views of Pound Farmhouse, looking across agricultural fields, from Mill Road, west of the Site (Photo 6).
- 5.10 Pound Farmhouse is a Grade II listed building, a designated heritage asset. It principally derives its significance from its architectural and historic built form as a post-medieval farmhouse. The Site does not appear to have been a part of the historic landholding of Pound Farmhouse. Nevertheless, the Site can be considered to make some contribution to the significance of the listed farmhouse, as part of its adjacent rural setting.
- 5.11 In order to minimise harm, current design plans include for open space immediately west of Pound Farmhouse, with proposed built form to the north of the farmhouse. While the open space would not be agricultural, it would retain an open character and would allow the retention of views to/from the farmhouse. With these design measures in place, harm to the Grade II listed Pound Farmhouse would be less than substantial, towards the lower end of this harm spectrum.

The Mill Farm

- 5.12 The Grade II listed The Mill Farm is located on the north side of Mill Lane, immediately north of the Site (**LB2**). This is a single-storey, brick, early-19th century Neo-classical dwelling, apparently built as a miller's house for a now demolished mill which was most likely located to the north-east.
- 5.13 The Listing Description notes that The Mill Farm was "*Built between 1828 and 1832 for Mr. Brown Collison as a miller's house for a windmill then recently built and demolished c. 1870*" (NHLE entry 1102506). The HER records a possible windmill site to the north-east, in a field known as 'Windmill Field' (**33**). Farm buildings associated with Mill Farm are located to the west (**2**).
- 5.14 The Mill Farm is located within an associated garden plot. To the south is Mill Lane, with the Site and Sloe Hill beyond. The west and north-west are farm buildings at Mill Farm and agricultural land. Residential development is located to the north-east.
- 5.15 The main elevation, which is symmetrical and includes a central gable reminiscent of a pediment, faces south-west, towards farm buildings at Mill Farm. The south-east elevation faces towards the western area of the Site, and is visible from a footpath off Mill Lane leading to the Site (Photo 7). Views to and from The Mill Farm and the rest of the Site are screening by trees and vegetation (Photo 8). There may be filtered views towards the western area of the Site in winter.



Photo 7: View of the south elevation of The Mill Farm, view to north-west



Photo 8: Views towards the Site from Mill Lane to the south of Mill Farm, view to south-west

- 5.16 The Mill Farm is a Grade II listed building, a designated heritage asset. It principally derives its significance from its architectural and historic interest as an early-19th century former miller's house built in a Neo-classical style. This significance is principally associated with its built form. The western area of the Site forms the adjacent rural setting to the south, although any views are filtered at best. The Site is not the focus of the main elevation and does not make any key contribution to the significance of The Mill Farm, as a former miller's house in a Neo-classical style.
- 5.17 Current proposals include for a small number of houses on Mill Lane, immediately south of The Mill Farm, altering its setting to the south but beyond intervening retained vegetation. Given that the significance of The Mill Farm is principally associated with its architectural form, this would not impact the key interest of the building. Harm to The Mill Farm as a result of the introduction of residential buildings to its south is expected to be less than substantial, at the lowermost end of this harm spectrum.

Church of St Ippolyts (Church of England)

- 5.18 The Grade I Church of St Ippolyts (Church of England) is located c. 630m south-east of the Site (**LB3**), within St Ippolyts Village Conservation Area (**CA2**). This is a medieval church, thought to have been founded in the 11th century, restored in the 19th century (see NHLE entry).
- 5.19 The immediate setting of the Church of St Ippolyts comprises its associated churchyard, on a rise of higher ground, with Brookend Lane to the north, and Ashbrook Lane to the east. The wider setting includes the historic settlement of St Ippolyts, within St Ippolyts Conservation Area, as well as agricultural land, and parkland at St Ibbs House to the south-west.
- 5.20 The church is located in an elevated position and there are distant views to the church tower looking across the eastern area of the Site (Photo 9). Churches are designed to be prominent and will naturally be visible from much of the wider landscape. These views are not considered key views. Views from elsewhere within the Site were screened by trees and other vegetation at the time of the site visit.



Photo 9: View towards the tower of the Church of St Ippolyts, view to south-east

- 5.21 The Church of St Ippolyts is a Grade I listed building, a designated heritage asset of the highest significance. It principally derives its significance from its architectural and historic interest associated within its medieval built form and the corresponding evidential and illustrative value as an example of a medieval parish church. Its architectural form holds aesthetic value and, as a place of worship and settlement focal

point, it has communal value. Agricultural land within the Site is distant and separated from the church by London Road, other agricultural land and development in St Ippolyts. The Site does not contribute to the significance of the Church of St Ippolyts. Views towards the church tower are not key views and do not make any particular contribution to its significance.

- 5.22 A reduction of wider, non-key views to the church tower as a result of residential development of the Site would not adversely impact the significance of the Church of St Ippolyts.

St Ippolyts Village Conservation Area

- 5.23 St Ippolyts Conservation Area (**CA2**) is located c. 600m south-east of the Site. It was designated in 1970, with amendments in 1979 and 1990. North Hertfordshire District Council have published a Conservation Area Character Appraisal for the conservation area (Wood Environment & Infrastructure Solutions UK Limited 2019). The conservation area includes seven listed buildings, including the Grade I listed Church of St Ippolyts (**LB3**; discussed above), and six Grade II listed buildings. The conservation area focuses on the historic core of the settlement, including the church.
- 5.24 The conservation area is surrounded, for the most part, by agricultural land and remnant remaining parkland at St Ibbs House, to the south-west of the conservation area. The Site is separated from the conservation area by London Road, agricultural land and residential development outside of the conservation area. Views towards the Site from within the conservation area are screened by intervening buildings and vegetation. Views towards the conservation area are limited to distant views of the church tower.
- 5.25 St Ippolyts Village Conservation Area is a designated heritage asset. It principally derives its significance from its historic interest of its associated buildings, including listed buildings and settlement layout. The Site does not contribute to the significance of the conservation area.
- 5.26 Development of the Site would extend existing development to the south of Hitchin. There may be some reduction in wider, non-key views to the Church of St Ippolyts, though this would not harm the significance of St Ippolyts Village Conservation Area.

6.0 CONCLUSIONS

- 6.1 Evidence of prehistoric and Roman period activity in the vicinity is largely represented by findspots. A Ballintober type Bronze Age sword, found during gravel working in the 1920s, is recorded within the western area of the Site. The provenance is not certain but if within the Site, as it was found during gravel working associated deposits are likely to have been removed. There is however, potential for other, currently unrecorded, below-ground archaeological remains. Recent archaeological works to the north-east of the Site, including trial trench evaluation, did not record any significant archaeological finds or features. The current ground conditions make it unlikely that the Site would be suitable for geophysical survey. It is proposed that further works, such as trial trench evaluation, could be undertaken as a condition of any outline planning permission, although the scope and timing should be agreed with the archaeological advisor to the LPA.
- 6.2 The Grade II listed Pound Farmhouse is located immediately east of the Site. The Site forms part of the rural setting of the farmhouse, overlooked by the west elevation. Current design plans include for open space in the adjacent area of the Site, to retain the open nature of this area and views to/from the farmhouse. With this measure in place harm to the listed building would be less than substantial, towards the lower end of this harm spectrum.
- 6.3 The Grade II listed The Mill Farm is located immediately north of the Site. This is identified as a former miller's house and of its interest is principally associated with its architectural form, as an example of an early-19th century miller's house in a Neo-classical style. Current design plans include for a small number of dwellings immediately south of The Mill Farm, beyond intervening retained vegetation. While this would remove its adjacent agricultural setting to the south, this is not key to the significance of the building and harm is expected to be less than substantial, at the lowermost end of this harm spectrum.
- 6.4 From within the Site there are distant views of the Grade I listed Church of St Ippolyts, located within St Ippolyts Village Conservation Area, c. 600m south-east of the Site. A reduction of wider, non-key views to the church tower as a result of residential development of the Site would not adversely impact the significance of the Church of St Ippolyts or St Ippolyts Village Conservation Area.

7.0 REFERENCES

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Cartographic Sources

Early 18th century Map of Hitchin/Ippollitts (Archive ref. PC160)

1816 Ippollitts Enclosure Map (Archive ref. QS/E45)

1884 First Edition Ordnance Survey mapping, 25" and 6" series

1899 Second Edition Ordnance Survey mapping, 25" and 6" series

1925 Third Edition Ordnance Survey mapping, 25" and 6" series

Aerial photographs

11 NOV 1943	US/7PH/GP/LOC75
30 AUG 1946	RAF/106G/UK/1712
12 DEC 1946	RAF/CPE/UK/1897
30 OCT 1945	RAF/106G/UK/961
07 APR 1950	RAF/541/483
31 AUG 1954	RAF/82/1006
31 AUG 1954	RAF/82/1006
08 MAY 1957	RAF/58/2164
16 AUG 1961	RAF/58/4627
10 JUL 1946	RAF/106G/UK/1650
05 APR 1969	MAL/69031(Z)
03 APR 1973	OS/73061
22 JUL 1969	OS/69362
21 JUL 1974	OS/74173
30 MAR 1989	OS/89065
03 AUG 1960	OS/60067
27 MAR 1961	OS/61004
14 MAR 1961	MAL/61464
30 MAY 1998	OS/98601
15 JUL 2003	OS/03955

Appendix A: Heritage Data Gazetteers

Designated Heritage Assets

CSA Ref.	NHLE Ref.	Name/Designation
LB1	1102539	Grade II listed building POUND FARMHOUSE
LB2	1102506	Grade II listed building THE MILL FARM
LB3 (within St Ippolyts Village Conservation Area)	1347411	Grade I listed building CHURCH OF ST IPPOLYTS (CHURCH OF ENGLAND)
LB4	1102538	Grade II listed building ROSE VIEW OPPOSITE NEWLANDS LANE
LB5	1175154	Grade II listed building NEW ENGLAND HOUSE, AND NEW ENGLAND COTTAGE
	1175136	Grade II listed building BARN AT THE GRANGE HOUSE
	1347425	Grade II listed building THE GRANGE HOUSE
LB6	1295346	Grade II listed building FOUNDRY COTTAGE
	1347412	Grade II listed building THE FOUNDRY HOUSE
LB7	1175140	Grade II listed building BRIDGE OVER IPPOLLITS BROOK IN PARK 160 METRES TO EAST NORTH EAST OF ST IBBS LODGE
	1175157	Grade II listed building ST IBBS LODGE
	1102540	Grade II listed building DOUBLE ICE HOUSE IN CORNER OF FIELD 15 METRES TO NORTH WEST OF ST IBBS LODGE
LB8	1347427	Grade II listed building 1 NORTH WING, 2 NORTH WING, SOUTH WING AND WEST WING, AT ST IBBS
	1175184	Grade II listed building ST IBBS BUSH
	1102542	Grade II listed building COACH HOUSE AND WALLS OF ATTACHED WALLED GARDEN AT WEST WING, ST IBBS
	1102541	Grade II listed building OBSERVATION STONE 4 METRES TO NORTH EAST OF OBSERVATORY AT SOUTH WING, ST IBBS
	1295431	Grade II listed building OBSERVATORY AT SOUTH WING, ST IBBS, 90 METRES TO WEST SOUTH WEST OF HOUSE
LB9	1175364	Grade II listed building THISTLEY COTTAGE
	1102512	Grade II listed building BYRE AT THISTLEY FARM
	1295353	Grade II listed building THISTLEY FARMHOUSE
LB10	1347391	Grade II* listed building MAYDENCROFT MANOR
	1295380	Grade II* listed building BARN AT MAYDENCROFT MANOR
LB11	1102138	Grade II listed building

		THE NEW FOUND OUT PUBLIC HOUSE
CA1	n/a	Gosmore Conservation Area
- Grade II* listed building within Gosmore Conservation Area	1102505	AVENUE FARM HOUSE
- Grade II listed buildings within Gosmore Conservation Area	1295446	GOSMORE HOUSE
	1175085	ROSE COTTAGES
	1102536	OUTBUILDINGS TO VICTORIA HOUSE ADJOINING NUMBER 9 (THE OLD COTTAGE)
	1175099	VICTORIA HOUSE
	1347423	THE OLD COTTAGE
	1347424	2,3 AND 4, HIGH STREET
	1102537	HOLLY TREE COTTAGE
	1175112	THE BULL PUBLIC HOUSE
	1347428	1, MAYDENCROFT LANE
	1175196	ROSEDALE
	1102504	2 ADJOINING BARNs NEXT THE ROAD AT AVENUE FARM
	1102503	VIEW COTTAGE, AND AVENUE COTTAGE
	1347447	WHITBANK AND JENNY COTTAGE
	1102543	HINDSMOUNT
	1175224	HINDSMOUNT COTTAGE
	1102544	MAYDENCROFT COTTAGE
CA2	n/a	St Ippolyts Village Conservation Area
- Grade II listed buildings within St Ippolyts Village Conservation area	1102510	Brook End Farmhouse
	1175336	BARN AT BROOK END FARM 35 METRES TO NORTH EAST OF HOUSE
	1347413	THE COTTAGE LOAF
	1175345	THE OLIVE BRANCH
	1102509	PARK VIEW 60 METRES ALONG LANE BESIDE THE COTTAGE LOAF
	1102511	JOLLY TAILERS
CA3	n/a	Hitchin Hill Path Conservation Area
- Grade II listed buildings within Hitchin Hill Path Conservation Area	1347591	SAINT ELMO
	1173474	MONTERRAT
	1296212	5 AND 6, HITCHIN HILL PATH
	1347590	7, HITCHIN HILL PATH
	1102171	8, HITCHIN HILL PATH
CA4	n/a	Hitchin Conservation Area
- Within CA4	1102172	Grade II listed building THE THREE MOORHENS PUBLIC HOUSE

HER data

CSA Ref./Summary	HER No.	HER Description
1	MHT4866	LATE BRONZE AGE 'BALLINTOBER' TYPE SWORD, MILL LANE, GOSMORE, HITCHIN
2	MHT15105	TIMBER FARM BUILDINGS AT MILL FARM, MILL LANE, GOSMORE, ST IPPOLLITTS
3	MHT15106	SLOE HILL, MILL LANE, GROSMORE, ST IPPOLLITTS
4	MHT1422	ROMAN SPEARHEAD, WINDMILL FIELD, MILL LANE, IPPOLLITTS
5	MHT1617	MIDDLE SAXON BURIAL, POUND FARM, IPPOLLITTS

	MHT15095	POUND FARM, LONDON ROAD, ST IPPOLLITS
6	EHT9048	Geophysical survey at Land North Of Pound Farm London Road St Ippolyts, 2022
	EHT9069	Evaluation at Land North Of Pound Farm London Road St Ippolyts, 2022
7	MHT396	ROMANO-BRITISH POTTERY, GOSMORE, IPPOLLITS
	MHT389	TWO NEOLITHIC/BRONZE AGE FLINT ARROWHEADS, GOSMORE, IPPOLLITS
	MHT386	PALAEOLITHIC HANDAXE, NEAR GOSMORE, IPPOLLITS
8	MHT317	MOUND IN GARDEN OF GOSMORE END HOUSE, IPPOLLITS
	MHT2294	IRON BROOCH PIN, GOSMORE END HOUSE, IPPOLLITS
	MHT394	BRONZE WIRE BROOCH, GOSMORE END HOUSE, IPPOLLITS
9	EHT9019	Evaluation at Gosmore End Nursing Home Hitchin Road Gosmore, 2022
10	MHT15103	AVENUE FARM, GOSMORE, ST IPPOLLITS
11	MHT320	PREHISTORIC FLINT TOOL, 3 THE CRESCENT, IPPOLLITS
12	EHT3118	AIR PHOTOGRAPH OF GOSMORE AND ADJACENT FIELDS, HITCHIN
	MHT296	POSSIBLE NEOLITHIC SPEARHEAD, WINDMILL FIELD, LONDON ROAD, HITCHIN
	MHT30308	NEW ENGLAND COTTAGE, LONDON ROAD, IPPOLLITS
13	MHT38308	St. Ippolyts (known as)
	MHT12156	ISAACS FORGE, FOUNDRY HOUSE & FOUNDRY COTTAGE, BROOKEND LANE, ST IPPOLLYTTS
14	EHT8595	Geophysical survey at land Between 53 And 81 And Land Rear Of 7-53, Waterdell Lane, St Ippolyts, 2018
15	MHT18304	REMNAINT PARKLAND, ST IBBS HOUSE, IPPOLLITS
	MHT19925	POST-MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITS
	MHT19926	MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITS
	MHT19927	POST-MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITS
	MHT19928	POST-MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITS
	MHT19929	POST-MEDIEVAL LEAD-ALLOY TOKEN, IPPOLLITS
	MHT19930	MEDIEVAL/POST-MEDIEVAL LEAD-ALLOY TOKEN, IPPOLLITS
	MHT19931	POST-MEDIEVAL COPPER-ALLOY JETTON, IPPOLLITS
	MHT19933	POST-MEDIEVAL SILVER SHILLING, IPPOLLITS
	MHT19935	LATE ROMAN COPPER-ALLOY COIN, IPPOLLITS
	MHT38822	St. Ippolyts (known as)
	MHT20860	POST-MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITS

	MHT20861	MEDIEVAL/POST-MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITTS
	MHT19979	POST-MEDIEVAL SILVER HALF GROAT, IPPOLLITTS
	MHT19980	POST-MEDIEVAL SILVER GROAT, IPPOLLITTS
	MHT21258	POST-MEDIEVAL COPPER-ALLOY MOUNT, IPPOLLITTS
	MHT19993	POST-MEDIEVAL COPPER-ALLOY TOKEN, IPPOLLITTS
	MHT30713	BRIDGE OVER THE IPPOLLYTTS BROOK, LONDON ROAD, IPPOLLYTTS
	MHT21257	MEDIEVAL/POST-MEDIEVAL COPPER-ALLOY BUCKLE, IPPOLLITTS
	MHT18304	REMNANT PARKLAND, ST IBBS HOUSE, IPPOLLITTS
	MHT12596	PROBABLE SITE OF HUNDRED MOOT, SPERBERRY HILL, IPPOLLITTS
	MHT20862	POST-MEDIEVAL COPPER-ALLOY IRISH HALF CROWN, ST IPPOLYTS
	MHT15998	ST IBBS, LONDON ROAD, IPPOLLITTS
	MHT5976	OBSERVATORY, ST IBBS HOUSE, LONDON ROAD, ST IPPOLLITTS
16	MHT15999	ST IBBS BUSH, LONDON ROAD, IPPOLLITTS
	MHT16000	SITE OF QUAKER BURIAL GROUND, LONDON ROAD, IPPOLLITTS
17 Area of Archaeological Significance	AAS (3)	
	MHT35454	Medieval to Post Medieval
	MHT19939	POST-MEDIEVAL COPPER-ALLOY COIN WEIGHT, IPPOLLITTS
	MHT20815	MEDIEVAL/POST-MEDIEVAL LEAD BIRD FEEDER, IPPOLLITTS
	MHT15096	BROOKEND FARM, ST IPPOLLITTS
	EHT6886	Watching brief at St Ippolyt's Church, Ippollitts, 2005
	MHT4307	CHURCH OF ST IPPOLYT (OR HIPPOLYTUS), ST IPPOLLITTS
	MHT5302	LETTER BOX, OPPOSITE ST IPPOLLITTS CHURCH
	EHT4725	Watching brief at St Ippolyts Junior School, Ippollitts, 2003
	MHT12756	MEDIEVAL AND LATER POTTERY AND OTHER FINDS, ST IPPOLYTS JUNIOR SCHOOL, ASHBROOK LANE, IPPOLLITTS
	MHT6555	ROUND HILL, IPPOLLITTS
	MHT15392	SITE OF LODGE'S FARM, IPPOLLITTS
	MHT698	SITE OF POST-MEDIEVAL HOUSE, CALEB'S COTTAGE, STEVENAGE ROAD, IPPOLLITTS
	MHT31112	PARK VIEW, FOLLY LANE, IPPOLLITTS
	MHT2665	CROPMARK OF TWO DITCHES, IPPOLLITTS
18	MHT11051	LODGE'S FARM, IPPOLLITTS
	MHT15097	STABLE AT LODGE'S FARM, ASHBROOK LANE, IPPOLLITTS
19	MHT15102	THISTLEY FARM, THISTLEY LANE, ST IPPOLLITTS
	MHT15437	HUNTERS GATE FARM, IPPOLLITTS
20	AAS (1)	

Areas of Archaeological Significance	MHT15653	POSSIBLE POST-MEDIEVAL TILE-MAKING REMAINS, MAYDENCROFT FARM, ST IPPOLYTS
	MHT15104	TIMBER FARM BUILDING AT MAYDENCROFT MANOR, MAYDENCROFT LANE, GOSMORE, ST IPPOLLITS
	MHT1827	SUPPOSED DESERTED MEDIEVAL VILLAGE, MAYDENCROFT, IPPOLLITS
	MHT1955	MOATED SITE, MAYDENCROFT FARM, IPPOLLITS
	MHT15283	MAYDENCROFT MANOR, IPPOLLITS
21	MHT32251	Medieval
	MHT32256	Post Medieval
	MHT32257	Medieval to Post Medieval
	MHT32697	Post Medieval
	MHT32698	Late Roman
	MHT32699	Late Roman
	MHT32700	Late Roman
	MHT32701	Post Medieval
	MHT32702	Post Medieval
	MHT32703	Post Medieval
	MHT32704	Post Medieval
22 Area of Archaeological Significance	AAS (0)	
	MHT30981	CROPMARK OF HISTORIC PARISH BOUNDARY, EAST OF TATMOREHILLS LANE, HITCHIN
	MHT17254	CROPMARKS OF ERODED MEDIEVAL FIELDS, SOUTH OF PRIORY PARK, HITCHIN
	MHT12686	PRIORY PARK, HITCHIN
23 Area of Archaeological Significance	AAS (2)	
	MHT38847	Hitchin (known as)
	MHT2298	EARLY MEDIEVAL BRONZE BROOCH FRAGMENT, PRIORY PARK, HITCHIN
	MHT32059	Post Medieval
	MHT32060	Post Medieval
	MHT32061	Medieval to Post Medieval
	MHT32062	Post Medieval
	MHT32063	Post Medieval
	MHT32064	Post Medieval
	MHT32065	Post Medieval
	MHT32066	Post Medieval
	EHT3121	AIR PHOTO OF CROPMARKS OF LINEAR FEATURES, POSSIBLE ENCLOSURE AND FORMER DRIVEWAY, PRIORY PARK
	MHT24889	MEDIEVAL COPPER-ALLOY BROOCH, HITCHIN
	MHT24890	MEDIEVAL - EARLY POST-MEDIEVAL COPPER-ALLOY PILGRIM BADGE, HITCHIN
	MHT25365	POST-MEDIEVAL COPPER-ALLOY JETTON, HITCHIN
	MHT25366	POST-MEDIEVAL COPPER-ALLOY BELT MOUNT, HITCHIN
	MHT25367	MEDIEVAL - POST-MEDIEVAL LEAD WEIGHT (2), HITCHIN
	MHT25368	LATE MEDIEVAL LEAD WEIGHT, HITCHIN
	MHT25791	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN
	MHT25792	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN

	MHT25793	POST-MEDIEVAL LEAD CLOTH SEAL, HITCHIN
	MHT25794	MEDIEVAL SILVER LONG-CROSS PENNY, HITCHIN
	MHT25795	MEDIEVAL COPPER-ALLOY STRAP-END, HITCHIN
	MHT25796	MEDIEVAL COPPER-ALLOY BUCKLE, HITCHIN
24	EHT3119	AIR PHOTOGRAPH OF FIELDS AND HOUSING NE OF MAYDENCROFT MANOR, GOSMORE, HITCHIN
	EHT8108	Building recording at Land at, The Old Bell House, 61 London Road, St Ippolyts, 2016
	EHT8109	Watching brief at Land at The Old Bell House, 61 London Road, St Ippolyts, 2016
	MHT15290	THE OLD BELL HOUSE, 61 LONDON ROAD, HITCHIN/IPOLLITTS
	EHT3120	AIR PHOTO OF CROPMARKS OF LINEAR FEATURES, POSSIBLE ENCLOSURE AND FORMER DRIVEWAY, PRIORY PARK
25	MHT12634	SITE OF JEEVES' BRICKFIELDS, THE FOLLY, HITCHIN
	MHT279	PALAEOLITHIC FLINT IMPLEMENTS, JEEVES' PIT, THE FOLLY, HITCHIN
26	MHT1417	ROMAN COIN, STEVENAGE ROAD, HITCHIN
	MHT1426	POSSIBLE ROMANO-BRITISH KILN, HITCHIN HILL, HITCHIN
	MHT12633	SITE OF RANSOM'S BRICKFIELDS, HITCHIN
	MHT284	PALAEOLITHIC IMPLEMENTS, ?RANSOM'S PIT, HITCHIN
27	MHT9794	181 STEVENAGE ROAD, HITCHIN
	MHT30846	SUNNYSIDE SCHOOL, 193-199 STEVENAGE ROAD, HITCHIN
	MHT17400	PALAEOLITHIC HANDAXE, THE WILLOWS, SUNNYSIDE, HITCHIN
	MHT6326	APPROXIMATE SITE OF RICHARD TRISTRAM'S GRAVE, WHITE HILL, HITCHIN
28	MHT24517	MEDIEVAL SILVER-GILT FINGER RING, IPOLLITTS
	MHT11052	OAKFIELD HOUSE, IPOLLITTS
	MHT15094	OAKFIELD FARM (OAKHURST), STEVENAGE ROAD, ST IPOLLITTS
29	MHT17257	SOILMARKS OF CHALK PITS AND BOUNDARIES, ASHBROOK LANE, HITCHIN
30	EHT8752	Geophysical survey at Land West Of Ryefield, Stevenage Road, St Ippolyts, 2019
	EHT8015	Geophysics opposite Wymondley Grid Station (Stevenage Road solar park), Ippollitts, 2015
31	MHT1212	ROMANO-BRITISH POTTERY, WHITEHILL, HITCHIN
32	MHT19209	ROMAN LEAD STEELYARD WEIGHT, IPOLLITTS
33	MHT5975	SITE OF WINDMILL, MILL LANE, GOSMORE, ST IPOLLITTS
LB2	MHT15293	MILL FARM, MILL LANE, ST IPOLLITTS

Appendix B: Legislation and Planning Policy

The **Ancient Monuments and Archaeological Areas Act (1979)** forms the principal legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The **Planning (Listed Buildings and Conservation Areas) Act 1990** (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

The **Levelling-up and Regeneration Act 2023** (LURA) introduces section 58B to the **Town And Country Planning Act 1990**. Section 58B (1) states that *"In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting."* An 'asset' in this context includes scheduled monuments, registered parks and gardens, registered battlefields, protected wrecks and world heritage sites.

National Planning Policy Framework (2024) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that heritage assets *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 202).

A heritage asset is defined 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"* (NPPF Annex 2). Heritage 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."* Setting is defined as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

With regards to the level of information to be provided, paragraph 207 of the NPPF states that *"In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more*

than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

With regards to considering impacts the NPPF states that "great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance" (paragraph 212).

With regards to impacts to designated heritage assets, "Any harm to, or loss of...should require clear and convincing justification", substantial harm to or loss of designated heritage assets of the highest significance should be "wholly exceptional", and for grade II designated heritage assets should be "exceptional" (paragraph 213). Less than substantial harm to a designated heritage asset "should be weighed against the public benefits of the proposal" (paragraph 215). Footnote 75 clarifies that "non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".

With regards to non-designated heritage assets "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (paragraph 216).

Where heritage assets will be lost as a result of development "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact" (paragraph 218).

Advice on enhancing and conserving the historic environment is also published in the **Planning Practice Guidance (2019)** (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This notes 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)" and also that "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated... In general terms, substantial harm is a high test, so it may not arise in many cases". With regards to non-designated heritage assets it also notes that "A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets".

Local Planning Policy is contained within the **North Hertfordshire Local Plan**. Local planning policies relevant to heritage and the Site have been set out in Table B.1 below.

Table B.1. Local planning policy relating to heritage

Policy Ref.	Policy Text
North Hertfordshire Local Plan 2011-2031	

Policy HE1: Designated Heritage Assets	Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that: i. Assesses the significance of heritage assets, including their setting; ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and iii. Informs any necessary measures to minimise or mitigate against any identified harms. Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable): a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use. Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.
HE2: Heritage at Risk	Planning permission will be granted for proposals that seek to conserve or provide new uses for designated heritage assets identified on the national register, or the Council's 'At Risk' register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use. Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully assessed.
HE3 Non-designated heritage assets	Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset 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 and, where the proposal results in the loss of a non-designated heritage asset: a) The replacement building contributes to preserving the local character and distinctiveness of the area; and b) Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.
HE4: Archaeology	Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that: a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation. b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ

	preservation of important archaeological remains is considered preferable; and c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost. Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance. Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.
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The Historic England document **Conservation Principles, Policies and Guidance** (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as *"the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations"* (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean *"any part of the historic environment that can be perceived as having a distinct identity"*. **Evidential value** *"derives from the potential of a place to yield evidence about past human activity"*, *derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"*. **Historical value** *"derives from the ways in which past people, events and aspects of life can be connected through a place to the present"*. Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associate with a notable family, person, event or movement. **Aesthetic value** *"derives from the ways in which people draw sensory and intellectual stimulation from place"* and may be associated with conscious design or 'fortuitous' development. **Communal value** *"derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*. Communal value is closely related to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being *"the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape"*, with the clarification that *"definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance"*. Context relates to the *"relationship between a place and other places"*. In the context of managing change to significant places Conservation Principles highlights that *"Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on*

heritage values. It is only harmful if (and to the extent that) significance is eroded".

Historic England have prepared a series of advice notes including **Good Practice Advice notes** (GPAs) and **Historic England Advice Notes** (HEANs). The GPAs included **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2** (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The IEMA, IHBA and ClfA guidance **Principles of Cultural Heritage Impact Assessment in the UK** details two principles and six analytical stages recommended for impact assessment, specifically:

A. Understanding cultural heritage assets:

1. describing the asset;
2. ascribing cultural significance; and
3. attributing importance.

B. Evaluating the consequences of change:

1. understanding change.
2. assessing impact; and
3. weighting the effect.

The Historic England guidance **The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3** (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that "*setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*". Historic England recommends that assessment of setting covers five broad steps:

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

Step 2: Assess the degree to which these settings and views 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 the significance or on the ability to appreciate it.

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

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

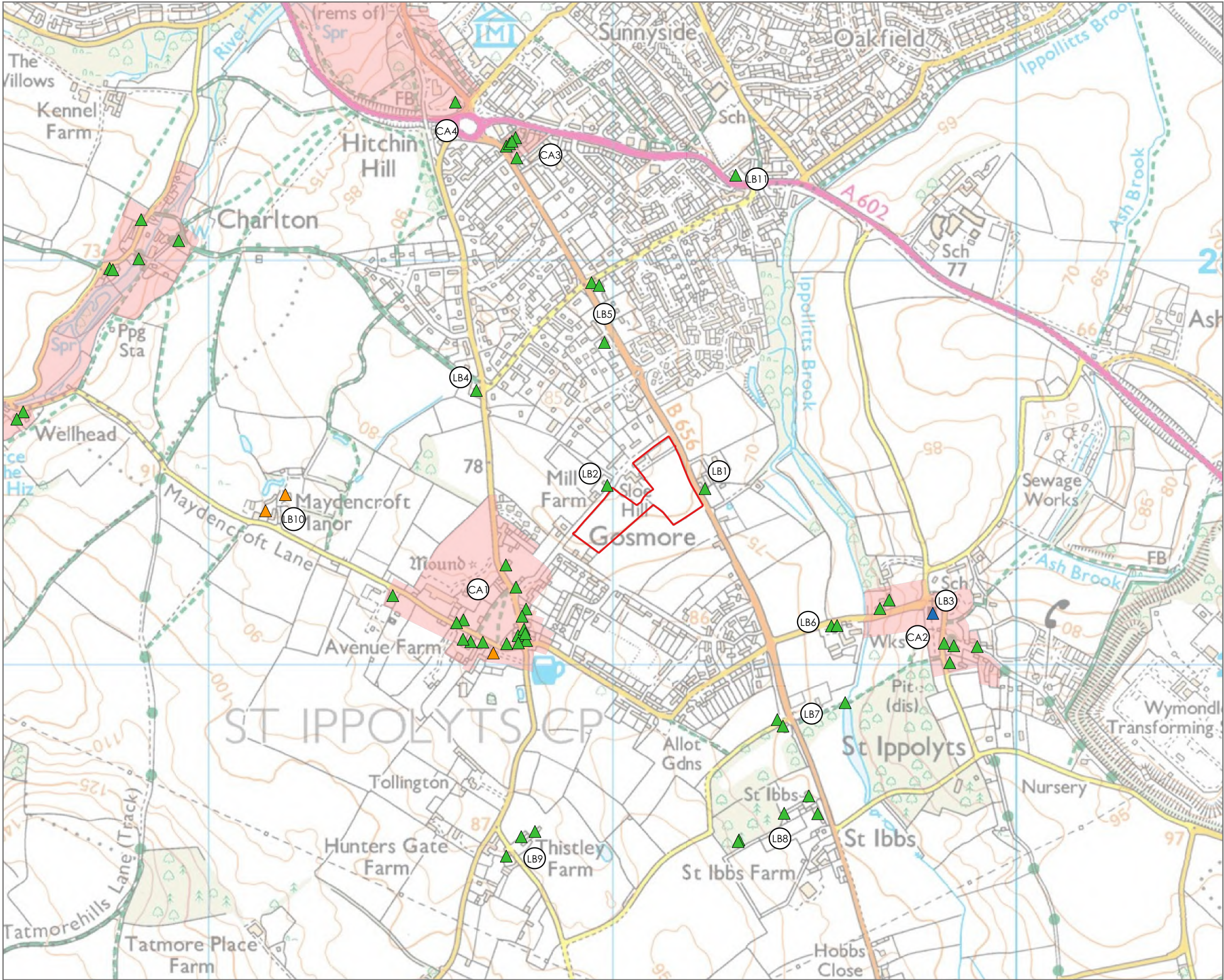
Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals. **Step 2** should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3,

including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. **Step 3** is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in **Step 4** may include design alterations or the implementation of mitigating factors such as screening. **Step 5** includes documenting steps 1-4, but also reviewing a scheme following its implementation.

Appendix C: Figures

Figure 1: Site Location & Designated Heritage Assets

Figure 2: Historic Environment Records Data

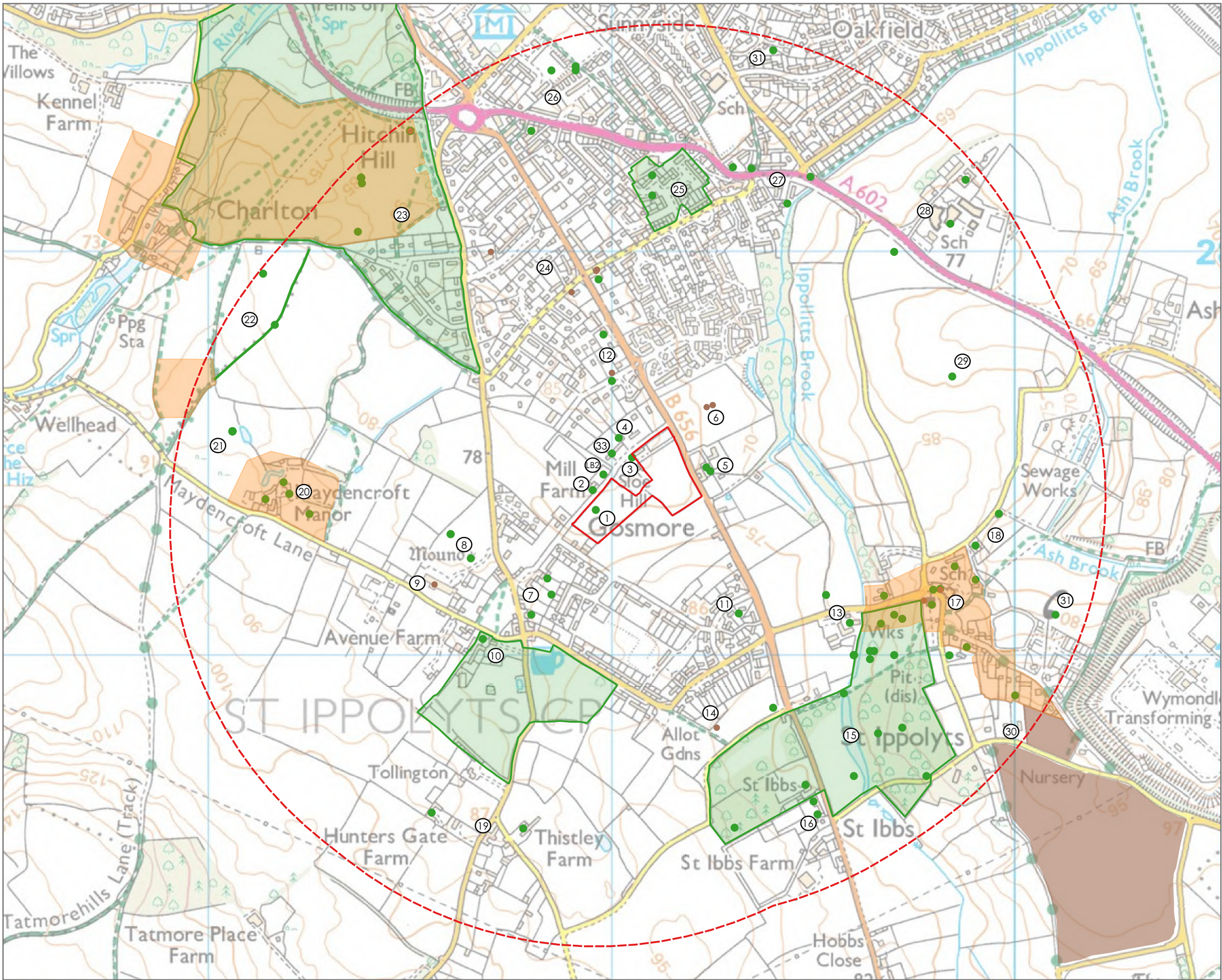


- Site
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Areas
- CSA Reference



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Project	Land at Mill Lane and London Road, Hitchin	Date	Nov 2025	Drawing No.	CSA/3922/123
Drawing Title	Figure 1: Site Location and Designated Heritage Assets	Scale	1:10,000 @A3	Rev	B
Client	Martin Grant Homes	Drawn	RJ	Checked	RM



- Site
- Study Area
- HER 'Event' polygon*
- HER 'Event' point*
- HER 'Monument' polygon*
- HER 'Monument' point*
- HER 'Monument' line*
- Area of Archaeological Significance*
- CSA Reference
- *after Hertfordshire HER



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Project	Land at Mill Lane and London Road, Hitchin	Date	Nov 2025	Drawing No.	CSA/3922/124
Drawing Title	Figure 2: Historic Environment Record Data	Scale	1:10,000 @A3	Rev	B
Client	Martin Grant Homes	Drawn	RJ	Checked	RM



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