HERITAGE CONSTRAINTS
DESK-BASED
ASSESSMENT

Land North-East of Ware
Hertfordshire

V1.3

July 2014
Local Planning Authority:
East Hertfordshire District Council

Site centred at:
TL 3689 1559

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EXECUTIVE SUMMARY

The study site is being considered for promotion within the East Hertfordshire Draft Local Plan. This desk based assessment has been undertaken to identify any archaeological and heritage constraints which may prevent or provide a constraint to possible development.

The designated Registered Park and Garden area of Fanhams Hall, Grade II Listed, is contained within the site boundary and considered not to be suitable for development on heritage grounds.

The setting of the Registered Park and Garden of Fanhams Hall, and the eleven Listed Buildings contained within, is also considered to pose a constraint on development within the central area of the site. Development here would not be acceptable in line with national and local planning policy should any proposals effect or harm to the significance of these asset(s) through their setting.

A second Registered Park is partially contained within the western area of the site boundary. An area of Poles Park (known as the Nun’s Triangle) was once connected to the main body of the RPG prior to the construction of the A10 Dual Carriageway. The bisection of the park and the isolation and condition of the Nun’s Triangle may have diminished the significance of this area of the asset to a degree where development possibilities may be acceptable.

The site contains a number of Listed Buildings which are considered to be of regional/national importance. The presence of these buildings should not preclude the wider development of the site but the buildings themselves and their setting are protected within national and local policy.

The site has been identified to contain a number of undesignated heritage assets from the medieval and post-medieval period. These are not considered of a significance to preclude development.

The site is considered to have a theoretical archaeological potential to contain remains from the prehistoric, Roman and medieval period as well as for yet to be dated archaeological remains. Based on current evidence it is considered that any such remains would be of local significance and not preclude development.

Accordingly if the site were to be developed there is the potential for a negative effect on the historic environment; however, it is considered that suitable mitigation is available through
the Local Plan and at the project level to address the potential significant negative effects, with only minor residual negative effects remaining.
1.0 **INTRODUCTION AND SCOPE OF STUDY**

1.1 This archaeological and heritage desk-based constraints assessment has been researched by Sophie Mills and prepared by Matthew Smith of CgMs Consulting on behalf of Ptarmigan Planning and Leach Homes.

1.2 The assessment considers land to the North East of Ware, Hertfordshire, hereafter referred to as the study site. The study site is irregular in shape and approximately 341ha in extent, situated on north-eastern edge of the town with open land to the north and east and the A10 Road situated on the western boundary. The site is centred at National Grid Reference TL 3689 1559 (Figure 1).

1.3 The site is being considered for promotion for development within the East Hertfordshire Draft Local Plan as a potential site for residential development. Accordingly Ptarmigan Planning and Leach Homes have commissioned CgMs to review the site in regard to archaeology and heritage in order to identify any key constraints at the site.

1.4 Where applicable this study has been undertaken in accordance with current government policy on archaeology and planning (Section 12 of the National Planning Policy Framework), the East Hertfordshire Local Plan. The assessment draws together the available archaeological, topographic and land-use information in order to clarify any heritage constraints and the archaeological potential of the study site.

1.5 Additionally, in accordance with the 'Standard and Guidance for Archaeological Desk-Based Assessments' (Institute for Archaeologists (IfA) 2012), it incorporates an examination of evidence in the Hertfordshire Historic Environment Record (HER), English Heritage’s National Monuments Record (NMR) and National Heritage List (NHL), and considers published and unpublished material and charts historic land-use through a map regression exercise.

1.6 As a result, the assessment enables relevant parties to assess the significance of any designated and undesignated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and identifies any heritage constraints to any future development on the site.

1.7 This document does not represent a detailed archaeological desk-based assessment and should not be submitted in support of any planning application.
2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The NPPF Planning Practice Guidance was published online 6th March 2014 (http://planningguidance.planningportal.gov.uk). The Practice Guide issued in support of PPS5 is still valid however, and English Heritage has provided documentation translating former PPS5 policy into its NPPF counterpart.

2.3 Section 12 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England’s heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.4 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.5 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
2.6 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.7 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.8 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

2.9 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.10 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.11 The relevant local plan policy for the site is from the East Herts Local Plan (Second Review April 2007). The following ‘saved’ policies relating to archaeology are still valid until the emergence of the District Plan:

**BH1 ARCHAEOLOGY AND NEW DEVELOPMENT**

**DEVELOPMENT WILL NOT BE PERMITTED WHERE THE COUNCIL CONSIDERS THAT IT WILL ADVERSELY AFFECT ARCHAEOLOGICAL SITES OF NATIONAL IMPORTANCE, WHETHER SCHEDULED OR UNSCHEDULED, AND THEIR SETTING.**
BH2 ARCHAEOLOGICAL EVALUATIONS AND ASSESSMENTS

ON SITES WHERE IT IS DEMONSTRATED THAT THERE ARE REMAINS OF ARCHAEOLOGICAL IMPORTANCE, WHETHER OF NATIONAL OR LOCAL SIGNIFICANCE, THE APPLICANT WILL BE EXPECTED TO PROVIDE THE RESULTS OF AN ARCHAEOLOGICAL EVALUATION AND/OR ASSESSMENT PRIOR TO THE DETERMINATION OF AN APPLICATION. THE EVALUATION AND/OR ASSESSMENT SHOULD SEEK TO DEFINE:

a. THE NATURE AND CONDITION OF ANY ARCHAEOLOGICAL REMAINS WITHIN THE APPLICATION SITE; AND
b. THE LIKELY IMPACT OF THE PROPOSED DEVELOPMENT ON SUCH FEATURES.

ON THE BASIS OF THE RESULTS OF THE EVALUATION AND/OR THE ASSESSMENT, THE COUNCIL WILL CONSIDER THE MOST APPROPRIATE MEANS OF MITIGATING THE IMPACT OF THE DEVELOPMENT ON THE HISTORIC ENVIRONMENT IN ORDER TO ACHIEVE PRESERVATION IN SITU OR, WHERE THIS IS NOT MERITED, THE MEASURES NEEDED TO SECURE THE RECORDING OF ANY REMAINS PRIOR TO DEVELOPMENT.

BH3 ARCHAEOLOGICAL CONDITIONS AND AGREEMENTS

(I) WHERE DEVELOPMENT IS PERMITTED ON SITES CONTAINING ARCHAEOLOGICAL REMAINS, ANY PLANNING PERMISSION WILL BE SUBJECT TO CONDITIONS AND/OR FORMAL AGREEMENTS REQUIRING APPROPRIATE EXCAVATION AND RECORDING IN ADVANCE OF DEVELOPMENT AND THE PUBLICATION OF THE RESULTS.

(II) THE ENHANCEMENT OF ARCHAEOLOGICAL REMAINS AND THEIR SETTING WILL BE SOUGHT BY WAY OF A PLANNING OBLIGATION IN CIRCUMSTANCES WHERE SUCH WORKS ARE NECESSARY AND RELEVANT TO THE DEVELOPMENT PROPOSED.

BH16 HISTORIC PARKS AND GARDENS

(I) ON SITES LISTED IN ENGLISH HERITAGE’S ‘REGISTER OF HISTORIC PARKS AND GARDENS’ AND OTHER LOCALLY IMPORTANT SITES, DEVELOPMENT PROPOSALS THAT SIGNIFICANTLY HARM THEIR SPECIAL HISTORIC CHARACTER, APPEARANCE OR SETTING WILL NOT BE PERMITTED.

(II) WHERE APPROPRIATE AND WELL-RESEARCHED, THE DISTRICT COUNCIL WILL ENCOURAGE PROPOSALS FOR THE REPAIR, RESTORATION AND MANAGEMENT OF HISTORIC PARKS AND GARDENS.

BH17 ENABLING DEVELOPMENT

(I) DEVELOPMENT PROPOSALS DEFINED AS ‘ENABLING DEVELOPMENT’ WILL BE CONSIDERED ONLY WHERE ALL OF THE FOLLOWING CRITERIA ARE MET:

(A) THE DEVELOPMENT WOULD NOT MATERIALLY DETRACT FROM THE ARCHAEOLOGICAL, ARCHITECTURAL, HISTORIC, LANDSCAPE OR NATURE CONSERVATION INTEREST OF THE SITE OR ITS SETTING;

(B) IT HAS BEEN CLEARLY DEMONSTRATED THAT ALL OTHER POTENTIAL OPTIONS HAVE BEEN FULLY EVALUATED;

(C) THE PROPOSAL AVOIDS DETRIMENTAL FRAGMENTATION OF THE MANAGEMENT OF THE SITE;

(D) THE ENABLING DEVELOPMENT WILL SECURE THE LONG-TERM FUTURE OF THE SITE;

(E) IT IS CLEARLY DEMONSTRATED THAT THE AMOUNT OF ENABLING DEVELOPMENT IS THE MINIMUM NECESSARY TO SECURE THE FUTURE OF THE SITE; AND

(F) THE VALUE TO THE COMMUNITY OF THE RESULTING DEVELOPMENT AND THE ENHANCED HISTORIC INTEREST OF THE SITE CLEARLY OUTWEIGH THE DISBENEFITS OF PROVIDING THE ENABLING DEVELOPMENT.

(II) SUBJECT TO THE PROPOSED ENABLING DEVELOPMENT MEETING THE CRITERIA LISTED IN (I) ABOVE, PLANNING PERMISSION WILL BE GRANTED WHERE:

(A) THE IMPACT OF THE DEVELOPMENT IS PRECISELY DEFINED AT THE OUTSET, THROUGH THE SUBMISSION OF FULL, RATHER THAN OUTLINE APPLICATIONS;
(B) WITH REFERENCE TO GOVERNMENT GUIDANCE ON PLANNING OBLIGATIONS (OR AS SUBSEQUENTLY REVISED), THE OBJECTIVE OF THE PRESERVATION OF THE HISTORIC INTEREST OF THE SITE IS SECURELY AND ENFORCEABLY LINKED TO THE PLANNING PERMISSION;
(C) THE HISTORIC INTEREST IS RESTORED TO AN AGREED STANDARD, OR FUNDS MADE AVAILABLE TO SECURE THIS AIM, PRIOR TO THE OCCUPATION OF THE ENABLING DEVELOPMENT.

2.12 This assessment therefore seeks to establish whether the site or its vicinity contains heritage assets as defined by the NPPF and falls within the scope of the ‘saved’ policies contained within the East Herts Local Plan (Second Review).

2.13 In terms of designated archaeological heritage assets (as shown on Figure 2), no Scheduled Ancient Monuments are situated within the site but two are contained with a 750m radius. The Registered Historic Park and Garden (RPG) of Fanhams Hall is contained within the site boundary and the RPG of Hanbury Manor is partially contained within the western area of the study site. No Conservation Areas or Historic Battlefields lie within the study site or in its immediate vicinity.

2.14 Two locally designated Archaeological Alert Areas (AAA’s) are identified within the site with a further 10 areas included within the study radius of the site.

2.15 This assessment will therefore consider the constraints of development in relation to the Designated Heritage Assets and also identify any potential for non-designated heritage assets yet to be discovered on the site.
3.0 **GEOLOGY AND TOPOGRAPHY**

3.1 **Geology**

3.1.1 The study site is underlain by solid geology of middle Chalk Formation White Chalk (British Geological Survey Sheet No. 239 Hertford, Website - 2014).

3.1.2 Superficial deposits are shown as comprising Boulder Clay.

3.1.3 No site-specific geotechnical reports were available at the time of writing (May 2014).

3.2 **Topography**

3.2.1 The highest point of the study site is within the central area around Fanhams Hall where the height above Ordnance Datum (AOD) is approximately 72m AOD. Towards the south of the site the ground slopes to the southwards slight to around 69m AOD at the boundary before dropping off much more rapidly in to the valley of the River Lea.

3.2.2 The ground level also reduces gradually to the west of Fanhams Hall as the land drops in to the river Valley of the River Rib which flows to the west of Ware. Within the western area of the site the ground level is recorded as 61m AOD.
4.0 DISCUSSION OF DESIGNATED AND NON DESIGNATED HERITAGE ASSETS

Timescales used in this report:

**Prehistoric**

- Palaeolithic 450,000 - 12,000 BC
- Mesolithic 12,000 - 4,000 BC
- Neolithic 4,000 - 1,800 BC
- Bronze Age 1,800 - 600 BC
- Iron Age 600 - AD 43

**Historic**

- Roman AD 43 - 410
- Saxon/Early Medieval AD 410 - 1066
- Medieval AD 1066 - 1485
- Post Medieval AD 1486 - 1899
- Modern AD 1900 - Present

4.1 Introduction

4.1.1 This chapter reviews the existing archaeological and heritage evidence for the site and the historical background of the general area in accordance with NPPF. The chapter also considers any Designated Heritage Assets contained within the site and the surrounding area and the potential for as yet undiscovered archaeological evidence on the site. This is done through a review of archaeological fieldwork, findspots and monuments within a 750m radius of the study site, also referred to as the study area, held on the Hertfordshire Historic Environment Record (HER). A summary of the HER data for designated heritage assets is shown on Figure 2, and all non designated heritage assets are shown of Figure 3.

4.1.2 In terms of designated archaeological heritage assets (as shown on Figure 2), no Scheduled Ancient Monuments are situated on the site but two are contained with a 750m radius. The Registered Historic Park and Garden (RPG) of Fanhams Hall is contained within the site boundary and the RPG of Hanbury Manor is partially contained within the western area. No Conservation Areas or Historic Battlefields lie within the study site or in its immediate vicinity.
4.1.3 Two locally designated Archaeological Alert Areas are identified within the site with a further 10 areas included within the 750m study radius of the site.

4.1.4 In terms of non designated heritage assets the site contains a number of finds and features relating to the medieval period. In the wider landscape a prehistoric, Roman, medieval and post-medieval potential is identified.

4.1.5 Historic maps indicate that the majority of the study site has been open land throughout its recorded history.

4.2 **Designated Heritage Assets (Fig. 2)**

**Scheduled Ancient Monuments**

4.2.1 **Morely Ponds Moated Site and Fishponds (HER 2979, SM1012332).** Situated approximately 650m from the eastern boundary of the study site. The monument includes the remains of a medieval moated enclosure, ovoid in shape, measuring some 95m north-south by 70m east-west in maximum external dimensions. The water filled moat varies in width between 4m and 25m at the north and south arms respectively. Entry to the moated island is provided by the remains of a modern footbridge at the south-east angle. The moated island is flat with no surface indication for the location of buildings or other structural features. Two ponds to the north of the enclosure, and outside of the scheduled area, are possibly the remains of fishponds associated with the moated site.

4.2.2 The designation of the medieval moated site means that it is considered as nationally significant. Although there would be no direct impact should areas of the site be developed, in accordance with Policy BH1 of the Local Plan further assessment work on the impact of any development proposals on the setting of the monument would be required.

Significance: **High.** Likelihood to prevent development: **Low-moderate.** Further work required: **Setting Assessment.**

4.2.3 **Moated site or Earthwork Enclosure, Thundridgebury (HER 2983, SM1012268).** Situated 750m to the north of the site. The monument includes a medieval moated enclosure and associated remains of Thundridgebury House and St. Mary and All Saints' Church and graveyard. The moated enclosure is "D" shaped with external dimensions of approximately 195m north-south by 200m east-west. The surrounding
dry moat varies in width between 7m and 20m, but part of the southern arm and the south-east corner is obscured. Three causewayed breaks in the northern arm of the moat are thought to be modern. The interior of the enclosure contains the ruined remains of Thundridgebury House, believed to date from the 16th century. A series of brick foundations indicate the location of the house and outbuildings which were demolished in 1811. Immediately to the south of the house are the remains of St. Mary and All Saints' Church. The upstanding remains of the 15th century church tower, a Grade II* listed building, are excluded from the scheduling, but the ground beneath is included, as are the remains of the adjacent church. The church was demolished in 1853. It is surrounded by a disused graveyard defined by an iron fence to the west and brick wall on the other three sides. The graveyard, (now "closed") measures some 60m north-south by 40m east-west and contains numerous grave pits, many marked with stone headstones. Some of the graves are thought likely to date to the medieval period, with further medieval deposits preserved in the intervening areas. To the west of the church an irregular series of low earthworks are thought to be the remains of cultivation plots located within the moated enclosure.

4.2.4 The designation of the moated site and associated structures means that it is considered as nationally significant. Although there would be no direct impact from the development, in accordance with Policy BH1 of the Local Plan further assessment work on the impact of any development proposals on the setting of the monument(s) would be required.

Significance: **High.** Likelihood to prevent development: **Low-moderate.** Further work required: **Setting Assessment.**

**Registered Parks and Gardens and Listed Buildings**

4.2.5 **Fanhams Hall Park and Garden (Grade II, RPG 1000172).** Fanhams Hall is situated within the central area of the study site. Fanhams Hall was built c.1715, possibly incorporating elements of an earlier house of 1666. In 1859 the Hall was bought by a wealthy maltster of Ware whose daughter, married to Richard Benyon Page Croft, inherited much of his wealth. The house was substantially rebuilt for Croft from 1898 to 1901 in Jacobean style by the architect W Wood Bethell, who also laid out formal gardens around the house. A Japanese garden was laid out at a short distance from the house in 1901-5. An Austrian House was obtained from the Paris Exhibition of 1900 and erected in the Japanese Garden, together with two Japanese buildings.
4.2.6 The Hall lies 1.5km north-east of the centre of Ware, overlooking the River Rib valley below to the north. The grounds are c.9ha in extent and bounded to the south by Fanhams Hall Road, linking north Ware with Babbs Green and Helham Green to the east, to the west by a farm track giving access to Little Fanhams house, and on the other sides by agricultural land. The ground is largely level, with a slight slope down to the north-west. The setting is rural, with long, narrow views north from the Hall across the River Rib valley, and south-east across countryside from the south entrance.

4.2.7 The list entry records the gardens extend south-west and north-west from the house. A garden door at the centre of the main, south-west front leads out to a stone-flagged terrace, beyond which lies a level lawn with a large, central horse chestnut tree. From the south-east end of the terrace a path leads past the oval pond to the south-west drive. The lawn is bounded to the south-east and south-west by brick walls. A gateway flanked by brick piers leads through the south-west wall from the lawn to a small enclosure. In the south-west wall of this enclosure, 50m from the house, stands a further gateway, flanked by stone piers supporting iron gates, leading out of the garden to the south-west drive.

4.2.8 There are eleven Listed Buildings contained within the designated area of the RPG of Fanhams Hall:

<table>
<thead>
<tr>
<th>Listed Buildings ID</th>
<th>Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1281155</td>
<td>FANHAMS HALL WITH BUILDINGS ON COURTYARD (THE BUILDING SOCIETIES STAFF COLLEGE)</td>
<td>Grade II*</td>
</tr>
<tr>
<td>1077965</td>
<td>THE LODGE TO FANHAMS HALL</td>
<td>Grade II</td>
</tr>
<tr>
<td>1077966</td>
<td>AUSTRIAN HOUSE AT FANHAMS HALL</td>
<td>Grade II</td>
</tr>
<tr>
<td>1077967</td>
<td>17 STONE LANTERNS IN JAPANESE GARDEN AT FANHAMS HALL</td>
<td>Grade II</td>
</tr>
<tr>
<td>1077968</td>
<td>THE GREEN BRIDGE AT FANHAMS HALL 240 METRES NORTH WEST OF HOUSE</td>
<td>Grade II</td>
</tr>
<tr>
<td>1204547</td>
<td>SMALL HOUSE AT FANHAMS HALL</td>
<td>Grade II</td>
</tr>
<tr>
<td>1204572</td>
<td>ZIG-ZAG BRIDGE IN JAPANESE GARDEN AT FANHAMS HALL</td>
<td>Grade II</td>
</tr>
</tbody>
</table>
### Archaeological and Heritage Constraints Assessment
### Land to the North East of Ware, Hertfordshire

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1281161</td>
<td>TERRACES, STEPS AND CISTERN AT FANHAMS HALL ON WEST SIDE OF HOUSE</td>
<td>II</td>
</tr>
<tr>
<td>1281186</td>
<td>LITTLE FANHAMS</td>
<td>II</td>
</tr>
<tr>
<td>1342248</td>
<td>NORTH LODGE AND ATTACHED GARAGE AT FANHAMS HALL IN CAR PARK ON EAST OF HOUSE</td>
<td>II</td>
</tr>
<tr>
<td>1342249</td>
<td>JAPANESE HOUSE AT FANHAMS HALL</td>
<td>II</td>
</tr>
</tbody>
</table>

#### 4.2.9 The Listed Buildings contained within the area of the Fanhams Hall RPG will need to be considered individually and collectively with the RPG when being assessed in relation to setting impacts should nearby land be developed.

#### 4.2.10 The designation of the RPG and the Listed Buildings are considered as nationally significant. It is considered development would not be permitted with direct impacts to the designated area of the RPG or which would involve alteration to any of the Listed Buildings (Fig. 3).

#### 4.2.11 With regard to non-direct impacts of development in accordance with Policy BH1 of the Local Plan further assessment work on the impact of any development proposals on the setting of the assets would be required. It is considered that the setting of the collective group of heritage assets associated with Fanhams Hall is likely to comprise a wider area than that designated and that the rural context of the assets, important views to and from the assets, and how the assets are experienced, will need to be a consideration should development be proposed in the vicinity. An indicative area of the site which may comprise the setting of this group of assets is shown on Figure 3. It is considered that this area would require detailed assessment to fully understand if/where development could be undertaken. Such information should inform any Masterplan for any proposals.

Significance: **High**. Likelihood to prevent development: **Moderate-High**. Further work required: **Setting Assessment, Consultation with English Heritage, Statement of Significance, Landscape Visual Assessment**.

#### 4.2.12 Poles Park, Park and Garden (Grade II, RPG 1000220). Poles Park RPG is partially contained within the western area of the study site. The list description records the
c.46ha site is situated on largely level ground with a shallow valley containing a small stream running from north-east to south-west through the park. The site is bounded to the east by the A1170 running along the southern half of the boundary, and the A10 Ermine Street which, as the modern A10 dual carriageway, also bisects the park from south-west to north-east. The Park is bounded to the south by a late C20th century housing estate, from which it is divided by a belt of trees, and to the west and north by Poles Lane, a by-way and public footpath. The setting is largely rural, with the outskirts of Ware to the south.

4.2.13 In the mid 18th century the land later occupied by Poles Park was enclosed agricultural land lying adjacent to Down Field Farm. No mansion house existed at that time. From at least 1800 the brewer Sampson Hanbury was the occupier, owning the estate from 1818 until his death in 1835 (Lynch 1988). By the 1820s the majority of the park had been laid out around a mansion in the western half of the park. In 1844 a new house was built for Robert Hanbury, it being sited so that park scenery dominated the view, with a sunken parterre on the south side, designed in the 1840s by Robert Glendinning (Elliott 1986). The 1845 Tithe map shows the new house and belts of trees around the park to the west and north. James Pulham constructed his first glasshouse rockwork with a fernery here in 1865-6. In 1890/1 Edmund Hanbury employed the architect Ernest George to build a new house in Elizabethan style, incorporating fabric from the mid C19 house. The Hanburys sold the estate in 1913, it being acquired by the Order of the Faithful Companions of Jesus as a convent. The house is Listed Grade II* (List entry 1204101) and in the late 20th century the house became a hotel (in which use it remains). A golf course was constructed in the park which was divided by the A10 dual carriageway, and a housing development was sited close to the walled garden.

4.2.14 The list entry records the southern area of the park contained within the site as ‘now visually self-contained, is largely laid to pasture, with scattered clumps of trees and belts along the south and east boundaries’.

4.2.15 An Historic Landscape Assessment prepared on the Nun’s Triangle (Felus 2012) considers the if the PRG designation is still warranted on the area due to its separation from the main body of the RPG by the A10. The assessment considers the building of the dual carriageway to have been highly detrimental to the park and that the symbolic loss of connection, visual connection and the current state of the Nun’s Triangle mean it has lost its significance and it reverting back to becoming a piece of agricultural land.
4.2.16 Accordingly the bisection of the park, the loss of connection, and condition of the Nun’s Triangle may have diminished the significance of this area of the site to such a degree that development possibilities may be acceptable.

4.2.17 In regard to the setting of the RPG it is considered that this development of land to the east of the designated area should be permitted owing to the separation of the areas by Watermill Road and the self contained nature of the asset as described by the list description (Fig. 3).

4.2.18 Significance: **High**. Likelihood to prevent development: **Moderate** within the designated area, **Low** outside the designated area. Further work required: **Setting Assessment, Statement of Significance**.

4.2.19 **Listed Buildings.** There are a further 7 Listed Buildings contained within the study site (Fig. 2). There are a further 3 Listed Buildings outside the study site which may pose a constraint to development at the site.

<table>
<thead>
<tr>
<th>Listed Buildings ID</th>
<th>Description</th>
<th>Grade</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1078707</td>
<td>Granary at Mole Farm</td>
<td>Grade II</td>
<td>Within the north-west area of site</td>
</tr>
<tr>
<td>1204056</td>
<td>The Old Farm House (Mole Farm)</td>
<td>Grade II</td>
<td>Within the north-west area of site</td>
</tr>
<tr>
<td>1342247</td>
<td>Round House</td>
<td>Grade II</td>
<td>Within the south-west area of site to the north of Ware</td>
</tr>
<tr>
<td>1342251</td>
<td>Great Cozens</td>
<td>Grade II</td>
<td>Southern central area of site. South of Fanhams Hall, north of Ware</td>
</tr>
<tr>
<td>1281078</td>
<td>Fanhams Home Farm</td>
<td>Grade II</td>
<td>East of Fanhams Hall within the north-east area of site</td>
</tr>
<tr>
<td>1342250</td>
<td>Noah’s Ark (House)</td>
<td>Grade II</td>
<td>Within the north-east area of the site</td>
</tr>
<tr>
<td>1077969</td>
<td>Barn at Noah’s Ark</td>
<td>Grade II</td>
<td>Barn 15m to the east of the farmhouse</td>
</tr>
<tr>
<td>1205106</td>
<td>Barn at Priors Wood Farm</td>
<td>Grade II</td>
<td>Outside the south-west boundary of the site, within 50m</td>
</tr>
<tr>
<td>1078717</td>
<td>Cowards (Farm House)</td>
<td>Grade II</td>
<td>100m to the north of the northern boundary of the</td>
</tr>
</tbody>
</table>
4.2.20 The setting of each of the Listed Buildings will need to be considered to ensure that any proposals do not detract from the interest of the assets or their setting as defined in Local Policy BH17. It is likely that although these buildings will not preclude nearby development but evidence of the significance of any impacts will be needed along with considered and sympathetic design at the Masterplan stage.

4.2.21 Significance: **Moderate-High**. Likelihood to prevent development: **Low-Moderate** within the immediate vicinity. Further work required: Setting Assessment, possibly Statement of Significance for select buildings.

**Archaeological Alert Areas (within the site)**

4.2.22 Archaeological Alert Areas (AAA’s) are areas which are considered by the Herefordshire HER to have a potential to contain below ground archaeological remains of at least local interest. The AAA’s have been identified through evidence such as archaeological investigation, cropmark analysis, findspots of chance and residual finds, areas of settlement identified from old maps, and proximity to any of the above. The AAA’s can therefore be considered in some instances to have a theoretical archaeological potential where remains have not been proven, and an actual potential in areas where evidence has been identified. There are two AAA’s recorded on the Herts HER within the study site.

4.2.23 An area around Great Cozens in the southern central area of the site has been identified as the possible site of a medieval house (HER 30343, Fig. 2). The estate of Cosyns or Cousyns, sometimes called a manor, is recorded in the reign of Henry VI. The current house was built c.1800, and is not shown on a 1766 map of the area. The HER suggests that this implies that the current house replaced a farmstead rather than a gentry house, and is not certainly in the same place as a medieval house. However, the 1845 tithe map shows a piece of water NE of the house with the appearance of the west arm and SW corner of a medieval moat. By 1880 the water had been truncated to the north part of the west arm, as a pond within a landscaped garden. Accordingly this area has been identified for potential medieval and post-medieval activity associated with a possibly moated house and later farmstead.
4.2.24 The second Archaeological Alert Area is situated in the area of Fanhams Hall (HER 7323, EHT3539, HER 30346, Fig. 2). Settlement has been recorded in this area since the early 18th century and the AAA is based on information from the Tithe Map and evidence held on the HER. Accordingly this area has been identified for potential post-medieval activity associated with the house and grounds.
4.3 **Non-Designated Heritage Assets (Fig. 3)**

4.3.1 A number of non-designated heritage assets are identified within the study area on the Hertfordshire HER (Fig. 3). There are also a number of entries identified on the HER outside of the site which may infer on the archaeological potential of the site area itself. It is noted that the area of the study site has significantly less entries recorded on the HER than the surrounding area. This is likely to be owing to a lack of modern archaeological investigation within the site, rather than an absence of potential.

**Within the Study Site**

4.3.2 The HER findspots recorded within the site relate solely to the medieval and post-medieval periods. A button (HER 25889), buckle (HER 25887 and token (HER 25890) from the medieval period have been found to the east of Fanhams Hall, of which the medieval origins have previously been discussed (Section 4.2.23). A post-medieval silver coin has also been found to the east of this area (HER 26192).

4.3.3 The presence of the medieval and post-medieval findspots in the centre of the site confirm the archaeological potential for the medieval period previously identified when discussing Great Cozens possible medieval moated site and the medieval origins of Fanhams Hall. Accordingly an area of archaeological potential for the medieval period is identified within the centre of the site (Fig. 4).

**Outside the Study Site**

4.3.4 The HER identifies an AAA situated directly on the northern boundary of the study site. The AAA relates to the recording of five late Bronze Age pits with associated pottery (HER 2098). Further late Bronze Age evidence has been discovered via fieldwalking on the north-western edge of the site where evidence of metal working has been discovered (HER 11583). Fieldwalking on the line of the A10 50m north of the site produced prehistoric and Roman finds including flint, burnt flint and metal working debris (HER 11578).

4.3.5 The presence of adjacent Bronze Age activity and residual finds from the surrounding area suggest a general archaeological potential for the prehistoric period within the north-west area of the study site (Fig. 4).

4.3.6 A prehistoric potential, this time generally for the Iron Age period, is also identified for an area at the east of the study site (Fig. 4). Within this area 10 Iron Age coins (HER
30083-30092) along with a series of undated cropmark enclosures (HER 7530 and 7531) and a ring ditch (HER 7532) have been discovered. The size and the extent of the remains suggest that the prehistoric archaeological potential extends into the eastern area of the study site.

4.3.7 An area of Roman activity which may extend into the north-east of the site (Fig. 4) is evidenced by over 250 sherds of pottery dating to the 1st to 4th centuries (HER 457) and a findspot of a block of marble (HER 397). Late Iron Age/Romano British ditches have also been found to the north of this area (HER 13802) and further undated cropmarks of ditches are known to the south (HER 1889). Further Roman findspots from this area include a brooch (HER 26705).

4.3.8 To the south of this area and possible associated with the Roman remains to the north-west, the HER identifies a series of undated ditches across a wide area (HER 2555 and HER 1890). The HER places the ditches within a defined AAA but the proximity of the remains offer the potential for continuation within the study site itself.

4.3.9 Further potential for Roman remains is provided by the presence of the Ermine Street Roman Road (Margary 1955 and Fig. 4). The route of the road passes north-south through the west of the site on the current route of the A1170. The presence of the Roman road is considered to offer a potential for localised activity such as such as temporary camps, burials and features associated with the construction of the road all of which could conceivably be present.

4.3.10 To the very south of the study site the HER identifies two areas of archaeological potential situated on the eastern edge of Ware adjacent to the River Lea (Fig. 4). The potential is derived from two large areas of cropmarks. Immediately to the south of the site cropmarks of a square enclosure as Windbury Hill Farm (HER 1447), further general earthworks (HER 2012) and ditches (HER 2673) have all been identified. To the east of this area further undated cropmarks comprising a polygonal enclosure (HER 7615), a ditch (HER 7616) and two perpendicular ditches (HER 7617) have also been discovered). Accordingly an archaeological potential is considered for such undated remains to extend/continue in to the southern area of the site.

4.4 Historic Landscape

4.4.1 The majority of the study site is situated beyond any known early settlement and is likely to have been utilised for agricultural purposes from at least the medieval period. The Hertfordshire Historic Landscape Characterisation (not reproduced) identifies the study site as comprising a number of distinct areas.
4.4.2 Large areas in the south-west and the south of the site adjacent to Ware are coded ‘if’ indicating areas interpreted as ‘ancient irregular fields’.

4.4.3 The area of Fanhams Hall is coded ‘ip’ for a Historic Park.

4.4.4 Much of the northern area of the site is termed ‘te’ for post 1950’s field systems.

4.4.5 The remainder of the site is identified as 20th century boundary losses ‘br’

4.5 **Assessment of Significance**

4.5.1 The assessment has established that designated heritage assets of national significance occur within the study site and need to be considered and will/may preclude development in certain areas.

4.5.2 The assessment has also established that undesignated heritage assets of the medieval and post-medieval periods are also contained within the site. These assets are considered of local significance.

4.5.3 A theoretical potential for Prehistoric, Roman, medieval and for currently undated activity within the study site is identified. On current evidence should buried archaeological deposits be present they are anticipated to be of local significance.

4.5.4 Undesignated heritage assets of local significance would not be of sufficient value to preclude development. However, in circumstances where development is likely to impact on locally significant archaeological remains the county archaeological advisor and the Local Authority will require further archaeological mitigation to better clarify the nature of any remains present (archaeological evaluation) in advance of any planning decision.
5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACTS ON HERITAGE ASSETS

5.1 Site Conditions

5.1.1 The study site comprises 341ha of mainly agricultural land situated to the north-east of Ware, Hertfordshire. Diversification within the site includes woodland, the park and gardens of Fanhams Hall, a number of farms and houses and two modern roads.

5.2 The Proposed Development

5.2.1 No proposed development plans are currently available although it is understood that the site (or areas of it) are being considered for promotion for residential development within the East Hertfordshire Draft Local Plan.

5.3 Potential Constraints and Impacts

5.3.1 The designated Registered Park and Garden area of Fanhams Hall, Grade II Listed, is contained within the site boundary and considered not to be suitable for development on heritage grounds.

5.3.2 The setting of the Registered Park and Garden of Fanhams Hall, and the eleven Listed Buildings contained within, is also considered to pose a constraint on development within the central area of the site. Development here would not be acceptable in line with national and local planning policy should any proposals effect or harm to the significance of these asset(s) through their setting.

5.3.3 A second Registered Park is partially contained within the western area of the site boundary. An area of Poles Park (known as the Nun’s Triangle) was once connected to the main body of the RPG prior to the construction of the A10 Dual Carriageway. The bisection of the park and the isolation and condition of the Nun’s Triangle may have diminished the significance of this area of the asset to a degree where development possibilities may be acceptable.

5.3.4 The site contains a number of Listed Buildings which are considered to be of regional/national importance. Although the presence of these buildings should not preclude the wider development of the site the buildings themselves and their setting are protected within national and local policy and would need further detailed assessment and consideration within the Masterplan.
5.3.5 The site has been identified to contain a number of undesignated heritage assets from the medieval and post-medieval period. These are not considered of significance to preclude development and any impacts could be mitigated against either by preservation in-situ or archaeological excavation and recording.

5.3.6 The site is considered to have a theoretical archaeological potential to contain remains from the prehistoric, Roman and medieval period as well as for yet to be dated archaeological remains. Based on current evidence it is considered that any such remains would be of local significance and not preclude development. It is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects, with minor residual negative effects remaining.

5.3.7 To better understand the implications of the promotion of the site and significance of any archaeology present, it is anticipated that the Local Authority Archaeological Advisor will require a detailed archaeological assessment to further identify the theoretical presence/absence of archaeological remains and to inform on any areas of the site which may be brought forward.
6.0 SUMMARY AND CONCLUSIONS

6.1 The study site is being considered for promotion within the East Hertfordshire Draft Local Plan. This desk based assessment has been undertaken to identify any archaeological and heritage constraints which may prevent or provide a constraint possible development.

6.2 The designated Registered Park and Garden area of Fanhams Hall, Grade II Listed, is contained within the site boundary and considered not to be suitable for development on heritage grounds.

6.3 The setting of the Registered Park and Garden of Fanhams Hall, and the eleven Listed Buildings contained within, is also considered to pose a constraint on development within the central area of the site. Development here would not be acceptable in line with national and local planning policy should any proposals effect or harm to the significance of these asset(s) through their setting.

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6.5 The site contains a number of Listed Buildings which are considered to be of regional/national importance. Although the presence of these buildings should not preclude the wider development of the site the buildings themselves and their setting are protected within national and local policy and would need further detailed assessment and consideration within the Masterplan.

6.6 The site has been identified to contain a number of undesignated heritage assets from the medieval and post-medieval period. These are not considered of a significance to preclude development.

6.7 The site is considered to have a theoretical archaeological potential to contain remains from the prehistoric, Roman and medieval period as well as for yet to be dated archaeological remains. Based on current evidence it is considered that any such remains would be of local significance and not preclude development.
6.8 Accordingly if the site were to be developed there is the potential for a negative effect on the historic environment; however, it is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects, with only minor residual negative effects remaining.
1. **General**
   - Hertfordshire Archive and Local Studies Library
   - Hertfordshire Historic Environment Record.
   - National Monuments Record

2. **Bibliographic**

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   Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

   English Heritage *Comparison of PPS5 Policies with Historic Environment-Related Policies in the NPPF – Part 1* 5 April 2012 unpublished document

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   Rutherford-Davis, K 1982 *The Deserted Medieval Villages of Hertfordshire*

   Williamson 2000 *The Origins of Hertfordshire*

   Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

3. **Websites**

   - [www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk)
   - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
   - [http://www.british-history.ac.uk/](http://www.british-history.ac.uk/)
   - [http://list.english-heritage.org.uk/](http://list.english-heritage.org.uk/)
   - [http://planningguidance.planningportal.gov.uk](http://planningguidance.planningportal.gov.uk)
Figure 1:
Site Location

Planning & Heritage
www.cgms.co.uk

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Figure 2. Distribution of Designated Assets (Data from NMR & Herts HER)