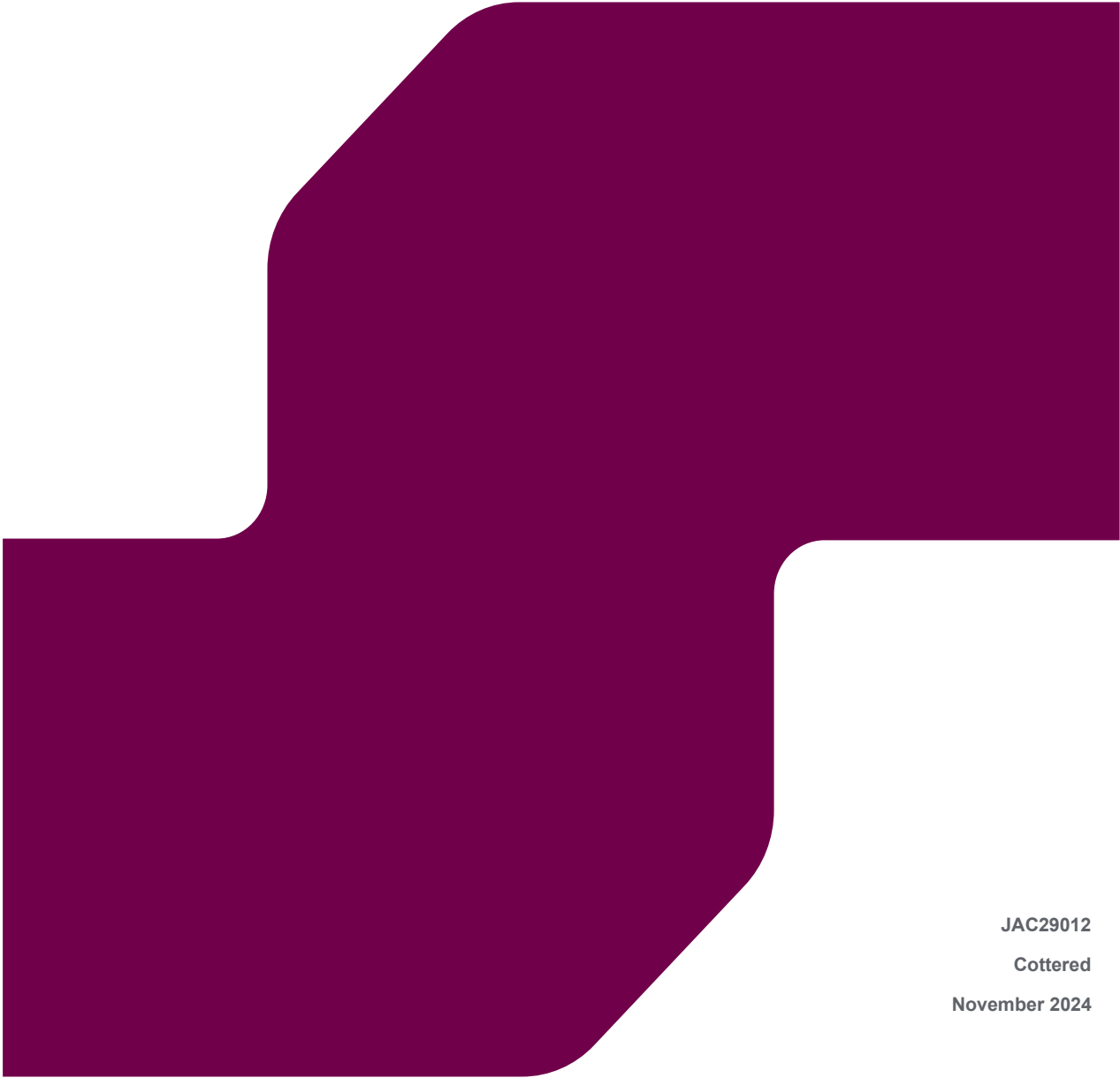


BEANE SOLAR FARM COTTERED, HERTFORDSHIRE

Heritage Statement



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Cottered
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1 INTRODUCTION

- 1.1 This Heritage Statement (the Statement) has been prepared by RPS Consulting Services Ltd on behalf of Renewable Energy Systems Ltd (RES / the Applicant').
- 1.2 This Statement forms part of a planning pack submitted in support of a planning application for the installation of a ground-mounted solar array and associated infrastructure on land at Cottered, Hertfordshire.

The Proposal Site

- 1.3 The proposal site comprises open agricultural land, incorporating a private, civil airfield strip of grass, west of the village of Cottered and northeast of the hamlet of Cromer in Hertfordshire. It is divided into two areas, the main body of the site and a further separate field (henceforth described as SW1) to south-west of the main site area and proximate to the hamlet of Cromer. It is bounded to the north-east by the A507, to the south by the B1037 and the River Beane crosses the site on an approximate ENE/WSW alignment, along with a tributary stream further south. Overall, the proposal site measures approximately 79.5 hectares. and is within the administrative area of East Hertfordshire.
- 1.4 All of the proposal site currently comprises farmland in arable use. The land is located on a south-east facing slope of the River Great Ouse valley and is heavily undulated. The higher ground follows the north-west boundary with a high-point of approximately 132 m above Ordnance Datum (aOD). The lower ground along the south-east boundary has a low-point of approximately 108 m aOD.
- 1.5 The underlying basal geology across the majority of the proposal site comprises a combination of Limestone of the Blisworth and Taynton Limestone Formations, and mudstone of the Rutland Formation, interspersed with Argillaceous rocks with subordinate sandstone and limestone of the Sharp's Hill Formation. In the vicinity of the River Great Ouse, bands of Sandstone of the Horsehay Sand Formation and Mudstone of the Whitby Mudstone Formation are recorded.
- 1.6 Superficial deposits are recorded at the south-east boundary of the proposal site adjacent to the River Great Ouse and comprise calcareous Tufa and Alluvium of Clay, silt, sand and gravel.

2 LEGAL AND PLANNING FRAMEWORK

Legislation

- 2.1 Legislative frameworks provide protection to the historic environment while planning policy guidance provides advice concerning how the historic environment should be addressed within the planning process.
- 2.2 Statutory protection for archaeology is principally enshrined in the *Ancient Monuments and Archaeological Areas Act (1979)* amended by the *National Heritage Act (1983)* and the *National Heritage Act (2002)*. Nationally important archaeological sites are listed in a Schedule of Monuments and are accorded statutory protection – these are known as Scheduled Monuments.
- 2.3 Historic Parks and Gardens, and Historic Battlefields, have received recognition under the *National Heritage Acts*. Such sites are described on Registers maintained by Historic England on behalf of the Department for Digital, Culture, Media and Sport (DCMS), but such designation does not afford statutory protection.
- 2.4 For other components of the historic environment, the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *Town and County Planning Act 1990* provide statutory protection to listed buildings and their settings and include provisions in relation to designating, preserving or enhancing the character and appearance of Conservation Areas.
- 2.5 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* 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, the 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*’.

National Policy

- 2.6 The *National Planning Policy Framework (NPPF; Dec 2023)* includes advice concerning the safeguarding of the historic environment within the planning process.
- 2.7 Paragraph 7 of the NPPF identifies that ‘*The purpose of the planning system is to contribute to the achievement of sustainable development*’. Paragraphs 8-10 go on to demonstrate the overarching objectives for sustainable development, along with the need to avoid potential conflicts and to seek positive improvements.
- 2.8 In Section 12 regarding the requirement for achieving well-designed places, the NPPF (paragraph 126) states that ‘*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*’.
- 2.9 Section 16 of the NPPF deals specifically with ‘*Conserving and enhancing the historic environment*’. Paragraph 195 identifies that heritage assets ‘*are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*’.

- 2.10 Paragraph 200 directs local planning authorities to *'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'*.
- 2.11 In Annex 2 of the NPPF, 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'*. In the same Annex, 'significance' (for heritage policy) 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'*.
- 2.12 Paragraph 205 of the NPPF states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the 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'*.
- 2.13 The NPPF goes on to state in paragraph 206 that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*, before identifying that *'Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'*.
- 2.14 In paragraph 207, the NPPF states that *'Where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss*', before continuing *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'* (paragraph 208).
- 2.15 The strong message emerging from the NPPF is that it is the effect of proposed development on the significance of the heritage asset that is the principal concern.

Guidance

- 2.16 The NPPF is supported by the Planning Practice Guidance (PPG). This is a web-based resource subject to regular updates. With regard to the section that deals with *Conserving and enhancing the historic environment*, this was last updated in July 2019 (PPG, ID:18a). The PPG provides advice on specific issues such as *'What is 'significance' and 'What is the setting of a heritage asset and how should it be taken into account?'*
- 2.17 Under the heading *'Why is significance important in decision-taking'*, the PPG advises that *'Heritage assets may be affected by direct physical change or by change in their setting. Being*

able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals' (PPG, ID: 18a-007-20190723).

- 2.18 The PPG (ID: 18a-006-20190723) refers to the definition of 'significance' provided in the NPPF (see paragraph 2.11 above), going on to point out that *'In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance'*.
- 2.19 The four levels of interest identified in the final part of the NPPF definition of 'significance' (archaeological, architectural, artistic or historic) broadly tie in with previous guidance from English Heritage expressed in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH, 2008). This provided guidance on understanding heritage values and also included a section (Section 6) advising on how to assess heritage significance.
- 2.20 According to the guidance published by English Heritage (2008), heritage values fall into four inter-related groups:
- Evidential value – the potential of a place to yield evidence about past human activity;
 - Historical value - deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. This value tends to be illustrative (providing insights into past communities and their activities) or associative (association with a notable family, person, event or movement);
 - Aesthetic value –deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
 - Communal value –deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.21 The definition of the setting of a heritage asset is provided in Annex 2 of the NPPF: *'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.'*
- 2.22 The most recent detailed guidance regarding the setting of heritage assets, and the nature and magnitude of impacts and consequently effects on such settings, is provided in the Historic England document *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2nd edition, December 2017). This guidance provides advice on the definition of setting and the general principles of setting in the context of strategic planning and development control. It states (paragraph 2) that *'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.'*

- 2.23 The Historic England guidance document makes the following points:
- A setting does not have a fixed boundary as it may change;
 - Extensive heritage assets such as landscapes or townscapes can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own;
 - The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, whether fortuitously or by design;
 - The importance of a setting of a heritage asset is what it contributes to the significance of the asset;
 - Where the significance of a heritage asset has been compromised in the past by unsympathetic development within its setting, consideration still needs to be given as to whether additional change would further detract from (or possibly enhance) the significance of the asset; and
 - The contribution made by its setting to the significance of a heritage asset does not depend on public access.
- 2.24 The document deals with the issue of setting and proportionate decision taking. It advises a five-stage approach:
- Identify which heritage assets and their settings are affected;
 - Assess to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Explore the way to maximise enhancement and avoid or minimise harm; and
 - Make and document the decision and monitor outcomes.
- 2.25 Although assessments of changes within the settings of heritage assets can involve non-visual issues such as noise, it is more usually the visual aspects of a development that form the major part of the assessment.
- 2.26 The existence of direct lines of sight between the heritage asset and the proposed development is an important factor in judging the visual impact of the development. However, it is possible for changes within the setting to occur even when such a relationship does not exist. For example, views towards a listed building from a frequently visited location, such as a park or a public footpath, may be affected by the presence of a larger development, even if the development is not directly visible from the building itself.
- 2.27 An assessment of visual impacts on the heritage assets and their settings needs to take into account a wide variety of factors including the location of the asset within the physical landscape, its relationship with contemporary and non-contemporary features within that landscape and the location, size and character of the proposed development in relation to these factors.
- 2.28 The assessment then needs to balance the impact of these various considerations on the basis of informed professional judgment. Assessment of visual impacts can be undertaken in

accordance with the procedures expressed in the *Guidelines for Landscape and Visual Impact Assessment* (3rd Edition, Landscape Institute, 2013). If there is the potential for changes within the setting of heritage assets due to noise or other impact types then these should also be considered.

- 2.29 There should also be consideration of the sensitivity to change of the setting of a heritage asset. This requires examination of the current setting with regard to identifying elements that contribute to the significance of the asset, elements that make a neutral contribution to the significance of the asset and elements that make a negative contribution to (i.e. detract from) the significance of the asset.
- 2.30 In February 2021 Historic England published their *Advice Note 15: Commercial renewable energy development and the historic environment*. This document aims to describe potential impact on the historic environment that could arise from proposed commercial renewable energy projects which occupy large areas of land or sea.
- 2.31 With regard to solar farms, Historic England Advice Note 15 states '*Assessment of potential heritage impacts of a solar park will typically cover groundworks, such as those from supports for the solar panels, cable trenches and hard-standings for access of equipment. Mitigation may be possible; for example, the use of concrete bases for the panels which entail less disturbance. The vehicles and equipment used during construction can also damage archaeological remains*' (HE, 2021, paragraph 68).
- 2.32 The advice note also identifies the potential for non-physical impacts: '*Harmful visual impacts on the settings of heritage assets can be avoided or reduced through sensitive design and layout, and mitigation measures such as tree and hedge planting to screen the development. However, care needs to be taken that these measures do not themselves have an adverse impact on the heritage setting or landscape character*' (HE, 2021, paragraph 70).

Local Planning Policy

- 2.33 The relevant Local Plan framework is provided by East Herts District Plan, adopted in October 2018. The following objectives and policies are relevant to the historic environment:

East Herts District Plan

Policy CC3 Renewable and Low Carbon Energy

I. The Council will permit new development of sources of renewable energy generation, including community led projects, subject to assessment of the impacts upon:

(a) environmental and historic assets;

Policy HA1 Designated Heritage Assets

I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.

II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is

necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

Policy HA3 Archaeology

I. Where a site has the potential to include heritage assets with archaeological interest (whether scheduled or unscheduled), applicants should consult with the Hertfordshire Historic Environment Unit to submit an appropriate desk based assessment and, where necessary, the results of a field evaluation, prior to the submission of an application

II. Where development is permitted on sites containing archaeological remains, planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development and the subsequent storage and display of material.

Policy HA7 Listed Buildings

III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.

Policy HA8 Historic Parks and Gardens

I. Development proposals should protect the special historic character, appearance or setting of those sites listed on the Historic England 'Register of Historic Parks and Gardens'. The same level of protection will be afforded to other locally important sites.

Policy DES1 Masterplanning

I. All 'significant' development proposals will be required to prepare a Masterplan setting out the quantum and distribution of land uses; access; sustainable high quality design and layout principles; necessary infrastructure; the relationship between the site and other adjacent and nearby land uses; landscape and heritage assets; and other relevant matters.

Buntingford Community Area Neighbourhood Plan (2014-2031)

Cottered forms part of the Buntingford Community Neighbourhood Area and is included within their Neighbourhood Plan. The following policy would be given weight by East Herts Council in respect of planning decisions affecting the village.

ES3: Green energy generation initiatives such as wind turbines, solar, anaerobic digestion, biomass, ground & air source heat pumps and hydro will be supported in order to make an important contribution to combatting climate change and the sustainable treatment of waste, where an assessment demonstrates that the benefits of the proposal outweigh any harmful impact on:

(a) environmental and historic assets...

3 METHODOLOGY

- 3.1 Data regarding known heritage assets (designated and undesignated) has been sought from a number of sources, including the Hertfordshire Historic Environment Record (HER), and the National Heritage List for England (maintained by Historic England). The Environment Agency LiDAR dataset (1 m DTM) was also consulted.
- 3.2 A site visit was undertaken in July 2023 in order to check for the presence of heritage assets within the proposal site that have not been previously recorded and to examine the settings of heritage assets considered within this Heritage Statement.
- 3.3 The proposal site measures approximately 79.5 hectares and covers numerous arable fields within the local area. Taking into account the extent of the planning application boundary and utilising professional judgement, a study search area of 1 kilometre was applied, on the basis that it would provide a suitable context in order to understand the heritage potential of the proposal site and any possible impacts or interaction with heritage assets in an appropriate surrounding buffer.
- 3.4 The overall aim of this heritage assessment is to ensure compliance with paragraph 194 of the NPPF, i.e. to describe the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.
- 3.5 In the event that the assessment of effects caused by the Proposed Development are such that they cause unacceptable impacts on the significance of the heritage resource, then consideration of appropriate mitigation measures is provided.

4 THE HERITAGE ASSETS

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	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	-	1799	
Modern	AD 1800	-	Present	

Introduction

- 4.1 Designated and non-designated heritage assets within 1 kilometre of the proposal site are shown on **Figures 2a and b**. These are not all of the heritage assets identified on the HERs and other available sources, rather they are the ones considered to be relevant to this Heritage Statement. This 1.0 km search area for heritage assets is referred to in this document as ‘the defined study area’.
- 4.2 The nature and scale of the proposed development is generally unlikely to affect the significance of heritage assets at a distance of more than 1.0 km. However, where relevant, examination has been made with regard to designated heritage assets of the highest level of significance (Scheduled Monuments, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens) outside the defined study area to ascertain if the proposed development could represent a change within their setting that could adversely affect their significance.

Designated Heritage Assets

- 4.3 The proposal site does not sit within a conservation area, nor does it contain any designated heritage assets. There are, though, a considerable number of built heritage assets within the 1km study site area, and four settlements required assessment: Cottered, Cromer, Luffenhall and Hare Street.
- 4.4 After further detailed examination of the Historic Environment Record (HER), a site survey and extensive walkover of the local area, the majority of built heritage assets were able to be scoped out from further analysis due to the facts that their historical associations, settings, and thus

significance are not reliant upon the proposal site and they remain well removed and/or screened from it due to extant residential development and/or interceding vegetation.

- 4.5 The Cottered Conservation Area (CCA) and the listed buildings it contains, are extremely insular - within the boundaries of the CCA there is no experience of the area that encloses them and the surrounding wider rural setting is only appreciated once the village has been exited and journeyed away from. The image below illustrates the lack of intervisibility between the proposal site and the CCA due to its insular nature. Accordingly the CCA was able to be scoped out from further assessment.



View towards the thick tree-lined boundary of the Cottered Conservation Area from the Site

- 4.6 There is also no intervisibility between the Grade II* listed Registered Park and Garden 'the Garden House, Cottered', part of which is located within the CCA. Again therefore, this was able to be scoped out from further assessment.

- 4.7 The following built heritage assets were identified as requiring further assessment:

- Cromer Windmill – Grade II* UID:1101453
- Chequers – Grade II, UID:1101452
- The Brick Barn at Lodge Farm, Grade II:1101291
- Church Farmhouse – Grade II, UID: 1308151/Barn at Church Farmhouse – Grade II, UID: 1102703
- Old Farm Buildings at Bancroft Farm/Barn and Hovel at Bancroft Farm – Grade II, UIDs: 1295626 and 1347988

The location of the above built heritage assets are illustrated on Figure 2a provided within the Annex at the back of this Report.

Cromer Windmill – Grade II* UID:1101453



Cromer Windmill and view towards windmill from centre of main Site

- 4.8 The listing states that the windmill is eighteenth century origin (potentially c1720), however the Hertfordshire Building Preservation Trust state that a dendrochronological survey conducted in 1998 dates it from 1681. It was rebuilt in 1860 and functioned until the 1923, had its body repaired in 1937/8 and the sails and fantail were restored in 1967-9. It is listed as of “*Timber frame with horizontal white weatherboarding carried up over ogee shaped cap. Supported above an octagonal red brick roundhouse with felted roof. Elaborately geared fantail, with openwork blades and with carriage fixed to broad ladder at rear...*”

Significance

- 4.9 The heritage significance of Cromer Windmill derives from the historical special interest of its fabric and form and the facts that it is the county’s only remaining post-mill and is very conspicuous within the landscape.

Setting and Contribution to Significance

- 4.10 The Cromer Windmill sits at a mid-point between the small and very small settlements of Cromer and Hare Street respectively. Its immediate setting comprises an artificial mound that lies on the site acquired for the manorial windmill in 1222. It is rather confined and enclosed almost immediately by a wooden fence to north and by trees to south and west. Just beyond the wooden fence runs the B1037, at only a few metres from the windmill. A narrow lane runs to east, again at only a few metres from the structure. The wider setting of the Cromer Windmill consists of an extensive rural landscape, interrupted by a series of visible electric pylons that run east-west across the open scenery, including across the main proposal site area. The setting of the windmill is considered to make a positive contribution to its significance in respect of the historic manorial windmill land it sits upon and the wider rural landscape, that it would have previously served. However, the road immediately to its north, although an historic route, today makes a negative contribution to its significance, due to busy modern traffic. The view of pylons within the landscape also detracts from its wider rural setting.

Contribution of Proposal Site to Significance

- 4.11 The proposal site covers a large area and is therefore located at various distances from the windmill. The structure is extremely conspicuous from the southern section of the main body of the proposal site due to the open nature of the landscape, although at this distance, it is not possible to appreciate its significance. It was not possible to enter SW1, however, it is assessed from the view at Cromer Heath. On the basis there would be an appreciation of the significance of this historic structure from the north and east of this area which is fairly proximate to the windmill, it is assessed that the proposal site makes a moderate to high contribution to the significance of Cromer Windmill overall as indicative of its historic rural landscape.

Chequers – Grade II, List UID:1101452



Chequers and view towards the property from the south-west boundary of SW2

- 4.12 This seventeenth century dwelling has also been utilised as a public house. The listing states that it is “Timber frame plastered with panelled pargetting. Old red tile roofs, steep slated roof to rear wing. An L-plan house facing road on E. Single-bay 2-storeys and cellar on corner with lower one and a half storeys wing extending to rear (W) containing stair and dairy with kitchen beyond large central chimney. Single-storey former stable extending to N now part of house.”

Significance

- 4.13 The heritage significance of Chequers derives from the historical special interest of its fabric and form and that it is a picturesque building when entering the village from the north.

Setting and Contribution to Significance

- 4.14 Chequers sits at the north entrance to the small village of Cromer. Its immediate setting comprises its private grounds, gardens and outbuildings, whilst its wider setting consists of the residential dwellings of the village of Cromer and an extensive rural landscape. The immediate setting of Chequers is considered to make a positive contribution to its significance in respect of the historic courtyard setting over which part of the property faces, the attractive grassy bank to east, front of the property and its attractive gardens. Although it is proximate to an extensive rural landscape and there may be some views of this from the rear of the property (although this has a tree line) this is mostly out of view of the house. This wider setting is therefore considered to make a low contribution only to its significance as indicative of its historic rural landscape.

Contribution of Proposal Site to Significance

- 4.15 Part of the proposal site is proximate to Chequers – the south-west corner of SW1 is located at only circa thirty metres from the property and there is some intervisibility between them. However, this intervisibility is limited due to the fact that the house faces east and the field lies to its north-east. The field does form part of the wider historic rural setting of Chequers, however there is no known association between them. It is assessed that the proposal site makes a low contribution to the significance of this built heritage asset.

The Brick Barn at Lodge Farm, Grade II, UID: 1101291



The Brick Barn at Lodge Farm and view towards the structure from the centre of the main proposal site.

- 4.16 This sixteenth century barn was cased in brick in 1963. The listing states that it is of “*Timber frame within red brick enclosing walls. Steep pitched roof, thatched up to c.1938, now of corrugated iron. A tall, 4-bay, single-aisled barn facing W. Double doors in S gable, and aisle on E side.*”

Significance

- 4.17 The heritage significance of the Brick Barn at Lodge Farm derives from the historical special interest of its fabric and form.

Setting and Contribution to Significance

- 4.18 The barn is located just beyond the proposal site’s lower eastern boundary line. Its immediate setting comprises a courtyard around which are set a series of modern barn-style structures and silos. Immediately to east the very busy A507 runs past Lodge Barn south-east/north-west. Although the road is an historic route, the noise and movement observed today have completely altered the original setting of the building; this in conjunction with the changed historic layout of the ‘farmyard’ lead to its immediate setting being neutral to minor negative. The wider setting of the barn is provided by an extensive rural landscape. There are some views between the barn and the landscape, although much of it is hidden from the structure due to modern structures that now surround it and vegetation. The wider setting has also altered due to the installation of large electric pylons and a civil grass airstrip, the latter in very close proximity to the barn, albeit this appears to be infrequently utilised. This wider setting is concluded as making a moderate to high contribution to the significance of Lodge Barn as indicative of its historic working farm landscape, but also taking into account the changes that have occurred to this setting.

Contribution of Proposal Site to Significance

- 4.19 All of the main proposal site formed part of the historic working farm landscape of the barn (it is not known if the barn is utilised for farm purposes today). However, the main proposal site area to north and its upper areas to west, in addition to SW1 are generally hidden from this built heritage asset so that there is only intervisibility between the structure to the lower part of the main proposal site area. The extant setting of the barn has also altered considerably and it is now surrounded by modern structures, including electric pylons and the very busy A507 so that it is not experienced as a working farm barn. Overall, it is concluded that the proposal site makes a moderate contribution to the significance of the barn as indicative of its historic working farm landscape.

Church Farmhouse – Grade II UID: 1308151 and Barn at Church Farmhouse – Grade II, UID: 1102703



Church Farmhouse and view towards the rear elevation and roof of barn from western boundary of SW2, adjacent to Newell Lane.

- 4.20 This sixteenth century, or possibly earlier, farmhouse sits to the north of the hamlet. The listing states: “*Timber frame. Roughcast walls. Machine tile roof. 2 storeys. C16 part is a 1-window jettied cross wing on right. Remainder appears to be a C17 replacement or recasing with 4 glazing bar casements and 4 gabled dormers...C20 rear extension.*” The Barn at Church Farmhouse is included in the listings for group value and is listed as “*C17-18. Timber frame. Weatherboarded. Corrugated iron roof. Probably 3 bays, the barn is aisled on the S side and has a large door on the centre of the N side.*”

Significance

- 4.21 The heritage significance of Church Farmhouse and its Barn to south derives from the historical special interest of their fabric and form.

Setting and Contribution to Significance

- 4.22 The structures sit at the north entrance to the hamlet of Luffenhall with the barn to the front, west of the farmhouse; both of these heritage assets face west onto a narrow lane and away from the proposal site. Their immediate setting comprises private grounds, gardens and outbuildings and when in proximity to the farmhouse and barn there is an appreciation of the buildings within an historic hamlet setting. The wider setting consists of the residential dwellings of the village of Luffenhall and an extensive rural landscape, indicative of their historic countryside setting. Both the immediate and wider settings of these built heritage assets are considered to make a positive contribution to the significance of the farmhouse and the barn.

Contribution of Proposal Site to Significance

4.23 The proposal site is located at some distance from these built heritage assets. Any intervisibility would be extremely limited and filtered due to interceding vegetation. Additionally, any views would be with the rear elevation of the farmhouse. It is assessed that the Site makes a negligible contribution only to the significance of Church Farmhouse as indicative of its much wider historic rural landscape.

4.24

Old Farm Buildings at Bancroft Farm/Barn and Hovel at Bancroft Farm - Grade II, UID's 1295626 and 1347988



Old Farm Buildings/Barn and Hovel at Bancroft Farm. View towards the roofs of the buildings from the Main Site.

4.25 These farm buildings enclose three sides of a farmyard. The listing states: “N range a late C16 barn with C18 rear aisle: W range a late C16 barn with C17 and C18 extensions in line to S as stables: S range a late C18 shelter-shed open to yard with a hay loft over. Oak timber frames on red brick sills (higher in barns), tarred and weatherboarded with steep old red tile roofs patched with machine made tiles.”

4.26 The barn and hovel adjoin the farm buildings to north. The listing states: “*Early C17, roof of hovel renewed in late C19 above tie-beams. Timber frames on tarred red brick plinths, weatherboarded and tarred with steep pitched roofs now of black corrugated iron. Picturesque traditional group especially as seen from W.*”

Significance

4.27 The heritage significance of the farm buildings/barn and hovel derives from the historical special interest of their fabric and form.

Setting and Contribution to Significance

4.28 These heritage assets sit to the east of Hare Street and to the west of the listed Broom Manor, which is insular and has no intervisibility with the proposal site and is mostly hidden from the Street. The group of farm buildings enclose a yard and face east towards the Manor House and away from the proposal site. They are surrounded by a series of modern warehouses, the B1037, an entrance drive to west and various green spaces. Their wider setting consists of a handful of

properties within this extremely small settlement, including holiday let barns, and an extensive rural landscape. The immediate setting is considered to be positive in respect of Broom Manor only; the remainder of this immediate setting makes a neutral contribution to these buildings only due to the extent to which it has altered. The wider setting makes a positive contribution as indicative of the historic rural setting of the barns, particularly to their south where there is intervisibility with the landscape.

Contribution of Proposal Site to Significance

- 4.29 It is the main part of the proposal site that concerns these heritage assets, however it is located at circa 400 metres to their north and there is only some very limited intervisibility between them, mostly between the roofs of the farm buildings and the proposal site. The buildings face south, away from the proposal site and it is not at all possible to appreciate their significance from this distance. It is assessed that the proposal site makes a neutral contribution to the significance of the Old Farm Buildings and Barn/Hovel at Bancroft Farm.

Scheduled Monument: Site of Cumberlow Manor House (ref:1003551)

- 4.30 The Monument incorporates the low earthworks of a Medieval manor site, believed demolished in 1725, that comprises a rectangular enclosure 55m x 49m with bank c.0.6m high and ridge and furrow to the south and west. This is located ~450m NNW of the closest point of the proposal site's main area northern boundary (Figure 2a).

Significance

- 4.31 The significance of the Scheduled manor largely derives from its archaeological and historic interest. Firstly, the archaeological interest of the monument is found in the physical monument itself and the valuable artefactual evidence it may contain illustrating the date, duration and character of the monument's use. Secondly, its historical interest relates to its function as a manorial centre and its role in the social and political organisation of this part of Hertfordshire during the Medieval period.

Setting and Contribution to Significance

- 4.32 The immediate setting of the Scheduled Monument can be considered to be the Scheduled area itself, which has the most immediate and direct relevance to the asset's significance. The extended setting of the Monument can be considered to include the surrounding landscape, parts of which may have had a historical association in terms of land ownership and which also provides topographic indicators to show the manor was located on a raised plateau with long views predominantly to the southwest.
- 4.33 However, the contribution that extended setting now makes to the significance of the monument is diminished by the condition of the remains (low earthworks) and enclosing hedgerow and trees, such that the remains can only be seen from their immediate vicinity and have no presence at all in the wider landscape. Modern intrusions such as the Cumberlow Farm complex to the immediate east of the monument and the pylons to the south further diminish the contribution the extended setting makes to the monument's significance.

Non-Designated Heritage Assets

- 4.34 The HER records the course of the northwest/southeast-aligned Roman road between Braughing and Baldock within the main body of the proposal site (Figure 2b- **Site 4190**), along with

- cropmarks of apparent ditches and large pits north and south of the river Beane (Fig. 2b: **Sites 16674 & 16888**).
- 4.35 Geophysical survey undertaken of the full proposal site area (Headland Archaeology 2023; Appendix 2) identified a range of magnetic anomalies which are interpreted as of predominantly natural/geological and agricultural origin. These include a large number of parallel, curvilinear, and irregular shaped striations and large discrete amorphous patches of low magnetic enhancement likely identifying fissures and solution hollows in the chalk bedrock. Several anomalies are interpreted as of uncertain origin (those features labelled with the prefix “U” in Appendix 2) but on balance these too are considered most likely to be natural in origin. However, a potential anthropogenic cause for some of these anomalies cannot be entirely dismissed.
- 4.36 The HER records a number of further undated cropmarks in the fields around the proposal site. These include marks of possible ditches and pits ~600m to the east of the the proposal site’s main area boundary, at its closest point (**Site 16889**), and the cropmark of an asymmetrical rectangular enclosure with straight sides and angled corners just beyond the western proposal site boundary, north of the river Beane, which is also assigned as an Area of Archaeological Significance (**Site 2187**). A cropmark of a possible small ditched curvilinear enclosure is recorded ~300m west of the proposal site’s SW1 boundary (**Site 17210**), while the cropmarks of possible pits and a ring ditch (which would be Prehistoric) are also recorded at Stocking Hill, ~700m east of the proposal site’s main area boundary (**Site 16893**).
- 4.37 The earliest dated evidence of activity in the defined study area derives from worked flint assemblages recorded from the northern extent of Cromer, ~150m to the southwest of the proposal site’s SW1 boundary, at its closest point; suggesting that tool production of Mesolithic or Neolithic origin occurred in the vicinity (**Sites 6191 & 10943**).
- 4.38 A hoard first recorded in 1877 and dated to the Later Bronze Age, consisting of about 40 implements and approximately 25kg of metal, was found at the bottom of a well ~250m to the northwest of the proposal site’s main area boundary, at its closest point. The hoard consisted of palstaves, winged and socketed axes, fragments of swords and daggers and a quantity of scrap metal (**Site 581**).
- 4.39 Late Iron Age and Roman coins and artefacts are recorded from Cromerfield Common, ~100m to the southwest of the proposal site’s SW1 boundary, at its closest point (**Site 11236**), while two rim sherds of Roman pottery are recorded from Hare Street, adjacent to the Roman Road alignment ~300m to the southeast of the proposal site’s main area boundary, at its closest point (**Site 15493**). Roman coins in a possible funerary barrow are recorded nearby ~300m southeast of the proposal site boundary, at its closest point (**Site 1138**) and a further findspot of Roman coins is located to the east of Cumberlow Green, ~500m north of the proposal site’s main area boundary (**Site 1490**).
- 4.40 Swamstey Common, just west of the main body of the proposal site, derives its name from the Saxon for ‘execution place.’ Nearby the HER locates the approximate site of the Medieval St Paul’s Chapel 200m to the west of the proposal site’s main area boundary, at its closest point (**Site 13118**). An Anglo-Saxon spearhead was found around 1981 ‘near’ Cromer windmill in the southern portion of the defined study area (, ~250m to the east of the proposal site’s SW1 boundary, at its closest point- **Site 11468**), while Cumberlow (Green) ~500m NNW of the proposal site’s main area boundary is a rare place name that can be translated as ‘burial mound of the Welsh’ and was probably coined by Anglo-Saxon settlers in the 6th to 8th centuries AD (**Site 1191**). The location is also assigned as an Area of Archaeological Significance. At Walnut

- Tree Farm in Luffenhall, ~800m west of the proposal site's SW1 boundary, a Saxon inhumation is recorded that included an iron knife, ring and whetstone dated to the 6th-7th centuries AD (**Site 12981**), and nearby a silver disc engraved with what appears to be the figure of a late Saxon or Norman nobleman was found with a metal detector (**Site 13025**).
- 4.41 At Cumberlow Green, ~450m NNW of the proposal site's main area boundary, the Scheduled Monument of the Medieval "Cumberlow Manor House" is located, believed demolished in 1725 (**Sites 2359 & 6342**). Luffenhall, centred ~800m west of proposal site boundary, is noted in the HER as a possible Medieval shrunken village, although there is no visible evidence of this. The placename means 'Luffa's corner of land' and was part of the manor of Ardeley from the 14th century (**Site 1811**). It is now a linear village of farmhouses and cottages, about 1km long, on a single lane. Some of the buildings appear to be 16th-17th century; buildings of mixed dates are spread through the settlement, with no visible chronological progression.
- 4.42 Cromer to the immediate southwest of the proposal site boundary incorporates an Area of Archaeological Significance, and is first documented as 'Crowmere,' meaning 'pond with crows', in 1191 (**Site 4437**). Many of the existing buildings in the village date to the Post Medieval period. South of Cromer and ~800m south of the proposal site boundary at its closest point is the location of the Medieval deer park at Ardeley Bury; in existence from at least 1220 (**Site 9552**).
- 4.43 Traces of Medieval ridge and furrow are recorded around Cottered to the southeast of the proposal site, with the closest example recorded ~700m southeast of the proposal site boundary (**Site 16894**). In the village itself a Medieval moat surrounds an extant 15th century manor house, ~900m east of the proposal site boundary at its closest point (**Site 1137**). The earliest record of the nearby rectory is from 1291 in relation to ecclesiastical taxation by Pope Nicholas IV.
- 4.44 In latter periods, mapping evidence shows the proposal site forming part of the undeveloped, enclosed agricultural landscape between local settlements; as evidence by the 1896 and 1922 Ordnance survey maps (**Figs. 3 and 4**). The only subsequent change in use up to the present day is the incorporation of a private, civil airfield strip of grass aligned ENE/WSW across the centre of the proposal site (**Figs. 5 & 6**).
- 4.45 The available LiDAR data for the area has been reviewed (**Fig. 7**). The LiDAR plot shows distinct linear, sinuous and circular features that can be attributed to field boundaries, pits and ridge and furrow that are mapped and/or referenced in the HER. These are likely to be predominantly indicative of Medieval or later activity but may include remains of earlier human activity, as well as features of natural origin as identified by the geophysical survey.
- 4.46 A programme of Historic Landscape Characterisation (HLC) has been undertaken for this area. HLC is an aspect of more general landscape characterisation that seeks to provide an additional element of 'time-depth', allowing the historic evolution of the landscape to be perceived and understood. The broad HLC Types for the proposal site has been recorded as '*Boundary loss and Piecemeal enclosure by agreement*' (**Fig. 8**). The field pattern can most likely be attributed to late 18th century Parliamentary Enclosure that resulted in the loss of common fields.

5 ASSESSMENT

- 5.1 The Current Layout Details for the proposed development are presented as **Appendix 3**. This shows the areas proposed for solar PV panels along with associated infrastructure.
- 5.2 The following built heritage assets required further assessment:
- 5.3 *Grade II* Cromer Windmill* - the proposal site is located at various distances from the windmill. The structure is extremely conspicuous from the southern section of the main body of the proposal site due to the open nature of the landscape, although it is not possible at this distance to appreciate its significance. It was not possible to enter SW1, however, it is assessed from the view at Cromer Heath on the basis there would be an appreciation of the historic structure from the north and east of this area. There are limited views of the windmill west of SW1, but its significance is not appreciable from here. There would be some harm to the wider setting of the windmill due to the alteration of the wider landscape that it would have served. However, its role has changed and it no longer serves this landscape in its former capacity. The B1037, immediately to its north, although an historic route, today makes a negative contribution to its significance, due to busy modern traffic. The view of pylons within the landscape also detracts from the significance of its setting. Balancing these factors, it is concluded that the harm to its significance is less than substantial, however at the higher end of that scale.
- 5.4 *Grade II The Brick Barn at Lodge Farm* - The main proposal site area to north and its upper areas to west, in addition to SW1, are generally hidden from the barn so that there is only intervisibility between the structure with the lower part of the main proposal site area although all of the main site formed part of its historic working farm landscape. It is not known if the barn is utilised for farm purposes today. Regardless of this, the extant setting of the barn has altered considerably and it is now surrounded by modern structures and the very busy A507 so that it is not experienced as a working farm barn. Balancing these factors, it is concluded that the harm to its significance is less than substantial, at the mid- range of that scale.
- 5.5 In respect of the remaining built heritage assets, the proposal site was found to make either a low, negligible or neutral contribution to their significance. There is known historical or functional relationship between them and the proposal site forms a small part of their wider historic landscape only. It is concluded that the harm to their significance is less than substantial, at the low to very low range of that scale.
- 5.6 *Scheduled Monument: Site of Cumberlow Manor House* – as a result of intervening topography, vegetation and built form, there is very limited intervisibility with the proposal site. Glimpsed, long views seem to be achievable of the southern extents of the proposal site from the Monument but their contribution to the monument’s significance can be deemed as minimal. It is concluded that the harm to its significance is less than substantial, at the low to very low range of that scale.
- 5.7 Archaeological remains identified within the proposal site comprise the projected line of a Roman road and undated cropmarks of uncertain origin. In the locale there is sporadic multi-period evidence of activity from the Prehistoric period onwards, but limited direct evidence of settlement remains. This suggests that the potential for significant archaeological remains to be present within the proposal site is generally low to moderate. This potential should also be considered alongside the very limited below-ground impacts of solar farm developments, meaning that harm to the significance of buried archaeological remains within the proposal site is unlikely to be a serious concern within the planning process.

- 5.8 A phased programme of archaeological fieldwork, commencing with trial trench evaluation, is proposed at post-determination stage to be secured by planning condition in order to test the assessed archaeological potential of the proposal site and characterise any archaeological remains present within its boundary. The projected Roman road alignment as recorded on the HER is currently avoided by development. In the event that associated features (or other archaeological remains) are identified during fieldwork as being at risk of development impacts, mitigation options to avoid or reduce that impact would be considered, including foundation design alternatives such as the use of concrete bases as a means of fixing the panels to the ground rather than a more intrusive foundation design. This latter approach would be in line with the guidance provided by Historic England (HE, 2021, paragraph 68).
- 5.9 There would be some change to the character of the historic landscape as described within the HLC process. The broad HLC Types affected (Fig. 8- *'Boundary loss and Piecemeal enclosure by agreement'*) is common in this part of the county and are of little historic significance. Any change would be fully reversible as no current hedgerows or other field boundary types would be removed.

Examination against legislation and national planning policy

- 5.10 Solar farms are completely reversible and can be removed quickly, returning land to its previous state if necessary. The identified 'less than substantial' harm to built heritage assets assessed should be considered against Paragraph 208 of the NPPF which states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal....'* The public benefits are clearly identified in the Planning Statement submitted in support of the application and the balancing process is also presented within that document.
- 5.11 Listed buildings are protected under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) and Paragraph 200 of the National Planning Policy Framework. In order to determine whether there would be any impact to their settings or significance they were assessed with reference to the Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (HEGPA3) (December 2017). This assessment resulted in a conclusion of 'less than substantial' harm caused to their setting or significance.
- 5.12 The identified (and reversible) change to the character of the historic landscape and the potential limited harm to the significance of buried archaeological remains, means that the application should be considered against the balancing process identified in paragraph 209 of the NPPF, which states: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or non-directly affect 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'*. The historic landscape character is not considered to be particularly significant (and the change is reversible), whilst a review of available records, the geophysical survey and the consequent site visit advised that the potential for significant archaeological remains within the proposal site is low to moderate.

6 SUMMARY

- 6.1 This Heritage Statement has been prepared in order to assess if the Proposed Development of a solar farm at Cottered would affect the significance of any heritage assets.
- 6.2 The proposal site is not located within a conservation area nor does it contain any designated or non-designated built heritage assets. However, due to the presence of a large number of built heritage assets being located within a 1 kilometre search study radius of the proposal site, it was necessary to comply with Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* (1990) and paragraph 200 of the NPPF to ascertain if the settings, or significance, of these buildings would be affected by the proposals.
- 6.3 An extensive visit to the proposal site and local area in July 2023 enabled the majority of designated heritage assets within the search area to be scoped out as they would not be affected by the Proposed Development. This is due to the facts that their historical associations, settings, and thus significance are not reliant upon the proposal site and they remain well removed and/or screened from it due to extant development and/or interceding vegetation. Further assessment was, though, required in respect of seven designated built heritage assets.
- 6.4 After further analysis, this report has concluded that none of these would be directly (materially) harmed by the proposed development and that the setting, or significance, of five of these would be less than substantial, at the lower end of that scale, or neutral.
- 6.5 In respect of the *Grade II* Cromer Windmill*, it was concluded that the harm to its significance is less than substantial, at the higher end of that scale and the *Grade II The Brick Barn at Lodge Farm* as less than substantial, at the mid-range of that scale.
- 6.6 The levels of harm assessed would engage paragraph 208 of the NPPF and it is considered that the public benefits of the solar farm would outweigh the less than substantial harm assessed.
- 6.7 The proposed development would result in limited (and reversible) harm to the character of the historic landscape, although the recorded HLC type is not rare in this part of the county and is not considered to be particularly important. There is also the possibility of impacts on buried archaeological remains, although any such impacts would be limited due to the nature of the scheme and the overall low to moderate archaeological potential of the proposal site as identified in this assessment and the geophysical survey report. The application should therefore be considered against the balancing process identified in paragraph 209 of the NPPF.

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Appendix 1

Gazetteer of designated assets

GAZETTEER OF DESIGNATED ASSETS

CROMER WINDMILL - Grade: II* List Entry Number: 1101453 Date first listed: 22-Feb-1967 Date of most recent amendment: 06-Sep-1995 County: Hertfordshire District: East Hertfordshire (District Authority) Parish: Ardeley National Grid Reference: TL 30452 28642

Post-mill. C18 (said to be c1720), ceased working c1923, body repaired c1937, restored with sails and fantail 1967-9. Timber frame with horizontal white weatherboarding carried up over ogee shaped cap. Supported above an octagonal red brick roundhouse with felted roof. Elaborately geared fantail, with openwork blades and with carriage fixed to broad ladder at rear. Cast iron windshaft for 4 patent sails (without shutters) now dismantled and stored next the mill. A 2-storeys rotating mill carried on a very large faceted central post supported by a large timber trestle protected by the round house. The body is carried on a massive crown-tree in the middle floor from which the rest of the timer frame is hung. 2 stones are now set in the upper floor in the breast of the mill, with cast iron gearing and separate centrifugal governors at high level in the lower floor. A hoist pulled up grain bags to the top of the mill through a trap door and wooden chutes took the ground floor to the lower floor. A steep ladder joins the two and small shuttered apertures light the interior. The brake-wheel and brake have been dismantled. The stones said to have been formerly arranged with one in tail and one in the breast but this gave trouble and altered to present arrangement and tailpole replaced by present automatic fantail. The mill stands on an artificial mound the site for the manorial windmill acquired c1222 (VCH (1912) 196). Of special interest as a conspicuous landmark and the county's only remaining post-mill. Listing NGR: TL2940628959.

CHEQUERS, CROMER - Grade: II List Entry Number:1101452 Date first listed: 31-May-1984 County: Hertfordshire District: East Hertfordshire (District Authority) Parish: Ardeley National Grid Reference: TL 29845 28588

House, sometime The Chequers public house. C17. Timber frame plastered with panelled pargetting. Old red tile roofs, steep slated roof to rear wing. An L-plan house facing road on E. Single-bay 2-storeys and cellar on corner with lower one and a half storeys wing extending to rear (W) containing stair and dairy with kitchen beyond large central chimney. Single-storey former stable extending to N now part of house. On E front this has 3 2-light casement windows and the corner wing has a small 2-light flush casement window above a hipped roofed rectangular bay window with casements. Brick steps on left rise between red brick piers to an open porch with hipped tiled roof carried on 3 cast iron slender Corinthian columns rising from a brick parapet. S side has small casement windows, boarded doors and a gabled 2-light dormer window. Similar dormer on N side. Interior has unjowled posts, chamfered axial floor-beams, cambered tie-beams to rear wing, winding stair, and exposed timbers. Large, formerly external N-side chimney to corner wing. Picturesque building at N entrance to village. Listing NGR: TL2984528588.

THE BRICK BARN AT LODGE FARM Grade: II List Entry Number: 1101291 Date first listed: 06-Jul-1984 County: Hertfordshire District:East Hertfordshire (District Authority) Parish: Cottered National Grid Reference: TL 31085 29576

Barn. C16, cased in brick in 1963. Timber frame within red brick enclosing walls. Steep pitched roof, thatched up to c.1938, now of corrugated iron. A tall, 4-bay, single-aisled barn facing W. Double doors in S gable, and aisle on E side. Jowled posts with heavy curved braces to tie beams and arcade plate. Curved splayed queen-posts without collars support purlins clasped at the junction with the principal rafter. Separate rafters to the aisle roof. Edge-halved scarf joint with bridled butts in arcade plate. Listing NGR: TL3108529576

CHURCH FARMHOUSE, LUFFENHALL Grade: II List Entry Number: 1308151 Date first listed: 19-Nov-1984 County: Hertfordshire District: North Hertfordshire (District Authority) Parish: Clothall National Grid Reference: TL 29406 28959

Farmhouse. C16 or earlier in origin, altered in C17. Timber frame. Roughcast walls. Machine tile roof. 2 storeys. C16 part is a 1-window jettied cross wing on right. Remainder appears to be a C17 replacement or recasing with 4 glazing bar casements and 4 gabled dormers. The ground floor has a canted casement bay. Door near wing has an early C19 frame with tiled gabled hood on large curved brackets. Replacement stack near centre. Wing has curved brackets to jetty, below which is a C19 casement bay. C20 rear extension. Listing NGR: TL2940628959

BARN AT CHURCH FARM IMMEDIATELY SOUTH OF FARMHOUSE Grade: II List Entry Number: 1102703 Date first listed: 19-Nov-1984 County: Hertfordshire. District: North Hertfordshire (District Authority). Parish: Clothall National Grid Reference: TL 29398 28941

Barn. C17-18. Timber frame. Weatherboarded. Corrugated iron roof. Probably 3 bays, the barn is aisled on the S side and has a large door on the centre of the N side. Included for group value. Listing NGR: TL2939828941

OLD FARM BUILDINGS AT BANCROFT FARM ENCLOSING THREE SIDES OF A YARD Grade: II List Entry Number: 1295626 Date first listed: 06-Jul-1984 County: Hertfordshire District: East Hertfordshire (District Authority) Parish: Cottered National Grid Reference: TL 30966 28590

GV II Farm buildings enclosing 3 sides of a yard. N range a late C16 barn with C18 rear aisle: W range a late C16 barn with C17 and C18 extensions in line to S as stables: S range a late C18 shelter-shed open to yard with a hay loft over. Oak timber frames on red brick sills (higher in barns), tarred and weatherboarded with steep old red tile roofs patched with machine made tiles. A courtyard group, abutting the road to S, of traditional farm buildings of the former Broom Farm (farm house now Broom Manor a little to E, q.v.) now amalgamated with Bancroft Farm across the road in Ardeley parish. 3-bay barn in N range has stepped-jowled posts and inclined curved queen-posts in clasped-purlin roof without collars, mortices for wind-braces at E end, numbered joints, and double doors in middle bay facing S into yard. Long curved braces inserted when studs of back wall removed to form C18 rear aisle under a catslide roof. W gable opening for tractors. 3-bay barn in W range has swept-jowled posts and inclined queen-posts in clasped-purlin roof without collars. Central double doors on E with eaves raised at head. C17 2-bay stable on S of same height as barn, has mangers and hay rack along rear wall, a stable-door to yard, and a door to C18 2-bay stable at SW corner. 4-bay shelter-shed in S range backs onto road and has a high gable door at E into hayloft over carried on axial beams. Boarding and some joists removed from loft floor. A picturesque roadside group with Broom Manor. Listing NGR: TL3096628590

BARN AND HOVEL AT BANCROFT FARM 25 METERS TO NORTH-WEST OF BROOM MANOR Grade: II List Entry
Number: 1347988 Date first listed: 06-Jul-1984 County: Hertfordshire District: East Hertfordshire (District Authority) Parish:
Cottered National Grid Reference: TL 30976 28602

Barn and hovel adjoining on N. Early C17, roof of hovel renewed in late C19 above tie-beams. Timber frames on tarred red plinths, weatherboarded and tarred with steep pitched roofs now of black corrugated iron. A tall 3-bay barn with gabled porch on W in middle bay and double doors on E. Jowled posts and long curved braces to tie-beams of clasped-purlin roof with inclined queen posts. Curved tension braces in walls and face-halved bladed scarf joint in E wallplate over post. Slender scantling of studs with no mid-height rail. 3-bay lower hovel on N end now interconnects. This has jowled posts and straight braces to tie beams. Formerly open to E the openings are now glazed. Picturesque traditional group especially as seen from W. (RCHM (1911) 84). Listing NGR: TL3097628602

SITE OF CUMBERLOW MANOR HOUSE Scheduled Ancient Monument. List Entry Number: 1003551 County: Hertfordshire. District: North Hertfordshire (District Authority). Parish: Clothall National Grid Reference: TL 29943 30580. This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

HER description: Rectangular enclosure 55m x 49m, with a bank c.60cm high and an entrance to the west. The site of Cumberlow Manor, demolished in 1725. Bank worn by cattle. Ridge and furrow to the S and W, and a hollow way in the NE of the field. There are cultivation ridges here also (at TL 300 306), possibly the result of steam ploughing.

Appendix 2

Overall interpretation plan of geophysical survey (magnetometer) data

Appendix 3

Current proposed development layout details

Figures