

From: Deborah Coates <[Deborah.Coates@north-herts.gov.uk](mailto:Deborah.Coates@north-herts.gov.uk)>  
Sent: Thursday, June 22, 2023 3:21 PM  
To: Jack Panton <[jack.panton@weldonbeesly.com](mailto:jack.panton@weldonbeesly.com)>  
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Subject: RE: Baldock Site Allocation - POLICY BA11, DEANS YARD

Hi Jack,

Further to our conversation earlier, the site BA11, as illustrated on the Policies Map, shows the entire site, including the house, is allocated for development.



I appreciate that the label obscures part of the shape of the allocation itself.

Having considered your comment regarding the figure of 20 houses on site, I would refer you to Policy HS1 in the Local Plan which notes that development should broadly accord with the indicative figures. So in this instance if you were to propose bring forward more or less than 20, that is fine, but a brief explanation of this would be needed.

Obviously all other relevant policies would apply to housing development on this site, including mix, affordable housing, accessible housing etc.

Other than that, I have no other real information available as to the requirements for the piece of land.

If there is anything else I can help with, please let me know.

Thanks

Debbie



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## Baldock

### *Introduction*

- 13.9 Baldock is a market town near the source of the River Ivel. It lies on the site of a Roman town which stood at the junction of the Icknield Way and the Roman roads to Godmanchester, Braughing, and St Albans. The site of the Roman town appears to have been abandoned after the Roman withdrawal. The modern town was founded by the Knights Templar in the twelfth century on an area of land which formerly belonged to Weston. A parish was created for the new town which covered a relatively small area. The town's original parish boundaries were Icknield Way to the north, Station Road / Clothall Road to the east, South Road / Crabtree Lane to the south and Weston Way / Norton Road to the west. Baldock has since grown beyond those medieval boundaries to take in areas which formerly belonged to Norton, Bygrave, Clothall, Weston and Willian.
- 13.10 Hitchin, Letchworth Garden City and Baldock lie very close to each other and have strong relationships linking them in terms of housing markets and job movements. That said, each town retains a distinct identity of its own. The needs for development arising from the three towns are comparatively high, but the gaps separating the towns are small and of great importance if the town's urban areas and identities are to be kept distinct. Managing growth in this relatively developed part of the District whilst allowing each town to retain its identity is one of the challenges to be addressed.
- 13.11 At the 2011 census the population of Baldock (defined as the unparished area) was 10,280, and there were 4,491 dwellings in the town.

### *Role in settlement hierarchy*

- 13.12 Baldock is classed as a town in Policy SP2. A boundary for the town is shown on the Policies Map. Beyond this boundary is classed as Green Belt.

### *Heritage*

- 13.13 Baldock has one conservation area, covering the town centre and older parts of the town. Most of the town's listed buildings are on one of the four streets radiating from the Town Hall crossroads: Hitchin Street, Church Street, Whitehorse Street and High Street. The parish church of St Mary is a Grade I listed building.
- 13.14 Baldock also has an important history as a Roman settlement, which was centred on Walls Field to the east of the town centre, which is a scheduled ancient monument. A large area around this is also of archaeological significance.

*Housing*

13.15 Eight housing sites are allocated in and around Baldock. These will deliver an estimated 3,360 new homes (1,960 during the plan period to 2031). A further 238 new homes have been built or granted planning permission since the start of the plan period in 2011.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
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**SEE PAGE BELOW FOR INFORMATION ON DEANS YARD**

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**MORE INFORMATION BELOW**

	<ul style="list-style-type: none"> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution.</li> </ul>	
Policy BA11	Deans Yard, South Road	20 homes
	<ul style="list-style-type: none"> <li>• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and</li> <li>• Archaeological survey to be completed prior to development;</li> <li>• Sensitive design to enhance the setting of Building of Local Interest;</li> <li>• Investigate and provide adequate mitigation measures/remediation for contamination associated with previous use.</li> </ul>	
Total allocated sites*		3,360 homes
Completions and permissions		238 homes
Total allocated, completed and permitted 2011-2031*		2,198 homes

\* Land North of Baldock is allocated for 2,800 homes in total with 1,400 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031

### *Economy*

13.16 The town's current employment areas are relatively modest. In part this is due to the town's close proximity to the major employment area east of Letchworth Garden City. This Plan proposes extending the current small employment area on Royston Road into a larger business park to take advantage of the good location close to the junction with the bypass and within reasonably close proximity of the railway station and town centre.

13.17 In order to help deliver additional local jobs in the District in combination with residential development over the plan period, Policy SP3 identifies that 19.6 hectares of employment land should be allocated at Baldock. Given the site's location adjacent to the A505 it provides an ideal location for employment development and it is considered this will allow for future growth over the plan period.

# Romano-British small town and Late Iron Age settlement at Baldock

## Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1016305**

Date first listed: **11-Dec-1985**

Date of most recent amendment: **16-Jan-1998**

## Location

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 25005 33846**

## Reasons for Designation

Five types of town are known to have existed in Roman Britain: *coloniae*, *municipia*, *civitas* capitals, Roman provincial capitals and Roman small towns. The first four types can be classified as 'public towns' because each had an official status within the provincial administrative system. Roman small towns are settlements of urban character which lack the administrative status of public towns, but which are nevertheless recognisably urban in terms of morphology, features and function. They tend to lack the planned rectangular street grids, public buildings and well-appointed town houses of the public towns and instead are generally characterised by mainly insubstantial timber or half-timbered structures. Some small towns possess an enclosing wall, while others have masonry or earthwork defences. Additional features include temples, bath houses, ovens, kilns and cemeteries. Roman small towns began to emerge in the mid-first century AD. However, the majority of examples appeared in the later first and second centuries, while the third and fourth centuries saw the growth and development of existing establishments, together with the emergence of a small number of new ones. Some small towns had their origins in earlier military sites such as fort-vici and developed into independent urban areas following the abandonment of the forts. Others developed alongside

major roads and were able to exploit a wide range of commercial opportunities as a result of their location. There are a total of 133 Roman small towns recorded in England. These are mainly concentrated in the Midlands and central southern England. Some examples have survived as undeveloped 'greenfield' sites and consequently possess particularly well-preserved archaeological remains.

The buried remains of the Romano-British small town and Late Iron Age settlement at Baldock demonstrate a continuity and evolution of settlement from at least the 1st century BC to the end of the Roman occupation. Part excavation, together with geophysical and aerial surveys, has contributed to a greater understanding of the layout of the settlement and later town, suggesting a long period of occupation which, focussed on a site of ritual significance, was a tribal centre during the Late Iron Age. Both these factors, together with its strategic location, would have contributed to its later development during the Roman period. Valuable archaeological remains, including foundations, walls, floors, surfaces, pits and ditches, buried beneath the present ground surface will provide further evidence relating to the dating of the settlement, the period of its occupation and the way in which it evolved in response to Roman influence. These features will also illustrate changing methods of construction, the functions of the various structures and the lifestyles, occupations and religious practices of the inhabitants. Environmental evidence preserved within and beneath the same deposits may provide valuable insights into the diet of the occupants, and the nature of the landscape in which the monument was set. The monument is one of a number of Roman sites in the area, including the villas at Radwell and Lamma Field (the subject of separate schedulings). The relationship of these sites and the communication routes by which they are linked, are significant for the study of settlement, demographic and economic patterns during the Late Iron Age and the period of the Roman occupation.

## Details

The monument includes the known extent of the surviving buried remains of a Romano-British small town and Late Iron Age settlement lying beneath and to the east and west of the A507 Clothall Road. To the east, the settlement is preserved beneath the buildings and grounds of Hartsfield JMI School and an adjacent garden centre, while the remains to the west lie beneath a sports field known as Bakers Close. The settlement, which is known to have existed by the beginning of the 1st century BC, grew up close to the source of the River Ivel at the intersection of a number of prehistoric trackways, including the Icknield Way, on the gently sloping chalk ridge to the north east of Baldock town centre. A number of burials of Late Iron Age date, one of which was accompanied by rich grave goods including bronze and iron objects, were discovered during the 1920s and 1960s. These suggested the existence of a settlement in the area and its focus, to the east of the A507, was gradually revealed over a number of years by aerial and geophysical surveys and by part excavation, but its full extent is not yet known. The area of the earliest settlement was defined by a series of burial enclosures laid out to the north east and south west, while the northern, southern and western limits appear to have been bounded by trackways. Part excavations have shown that this early settlement, which may have been the tribal centre of a sub-group of the Catuvellauni, included a number of enclosures, some of which contained the remains of round houses, pits, wells and other occupation features. Other enclosures were devoid of structures and may have been farm plots. By the Roman period occupation had expanded into the area of the burial enclosures to the north east, and had become more dense within the existing area, with houses and other structures being built over many of the pre-Roman paddocks and enclosures. The settlement retained its essentially Iron Age character throughout the Roman period, with round houses still being built at least as late as the 3rd century AD. However, there was increasing sophistication of building techniques and materials, with an increasing tendency towards the construction of rectilinear buildings. There is presently little evidence to suggest that the settlement area to the east of Clothall Road contained any buildings with specialised functions, but some structures are thought to have been substantial and, perhaps, imposing. Early in the post-conquest period, a series of metalled streets and lanes was laid out, based on existing boundary features, perhaps indicating an attempt to Romanise the settlement. However, since at least one street is known to overlie a pre-existing trackway, it is possible that the new streets were little more than a consolidation of the original layout. The surfaces of these streets were maintained throughout the Roman period. There is no evidence that the town was defended, although a series of banks and ditches to the south east, where the road from the Roman town of Braughing enters the settlement, suggests a degree of control at this point. Aerial and geophysical surveys have demonstrated the existence of a large number of structural features to the south west of the settlement area buried beneath a sports field on the western side of the A507. Aerial photographs record a series of parchmarks representing the foundations of a small Romano-Celtic temple with associated

enclosures and other buildings, one of which is thought to be a substantial town house. Excavations in advance of development revealed traces of further structures to the south. The nature of these structures and the extent to which they survive is uncertain and this area is not included within the scheduling. It is thought that the area to the west of Clothall Road represents a focus of ritual activity which may have been one of the reasons for the siting of the original Iron Age settlement and for the large number of cemeteries known to have existed on its periphery. The remains here, which are thought to have been built over the Iron Age sacred site, display much clearer indications of Roman influence than the eastern area suggesting, perhaps, inhabitants with a greater degree of wealth and status. It is possible that further remains displaying similar Roman influence survive to the west, beneath the present town, and that the temple and other features preserved beneath the sports field are only a part of a more typical Roman town layout which evolved from, and as an adjunct to, the Late Iron Age settlement. A number of features within the area are excluded from the scheduling; these are all fences, gates, the made surfaces of all paths and public highways, traffic signs, street furniture, the sports club house on Bakers Close, the temporary and permanent buildings, driveways, paths, playgrounds and garden features of Hartfield JMI School, the house, garden centre structures, greenhouses and car park at Home Land, and the telephone exchange building and precinct; the ground beneath all these features and buildings is, however, included in the scheduling.

MAP EXTRACT The site of the monument is shown on the attached map extract.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **27913**

Legacy System: **RSM**

## Sources

### Books and journals

Burnham, B, Wachter, J, The 'Small Towns' of Roman Britain, (1990), 281-288

David, A, Geophysical plot of Bakers Close, (1992)

Niblett, R, Roman Hertfordshire, (1995)

### Other

discussion with archaeologist, Burleigh, G, Baldock as a cult centre, (1996)

discussion with archaeologist, Burleigh, G, Iron Age settlement at Baldock, (1996)

discussion with archaeologist, Burleigh, G, Roman Baldock, (1996)

discussion with field officer, Went D A, interpretation of excavated building as a mansio, (1993)

noted on visit to museum, Went, C, Theatre masks in Romisch-Germanisches Museum in Cologne, (1992)

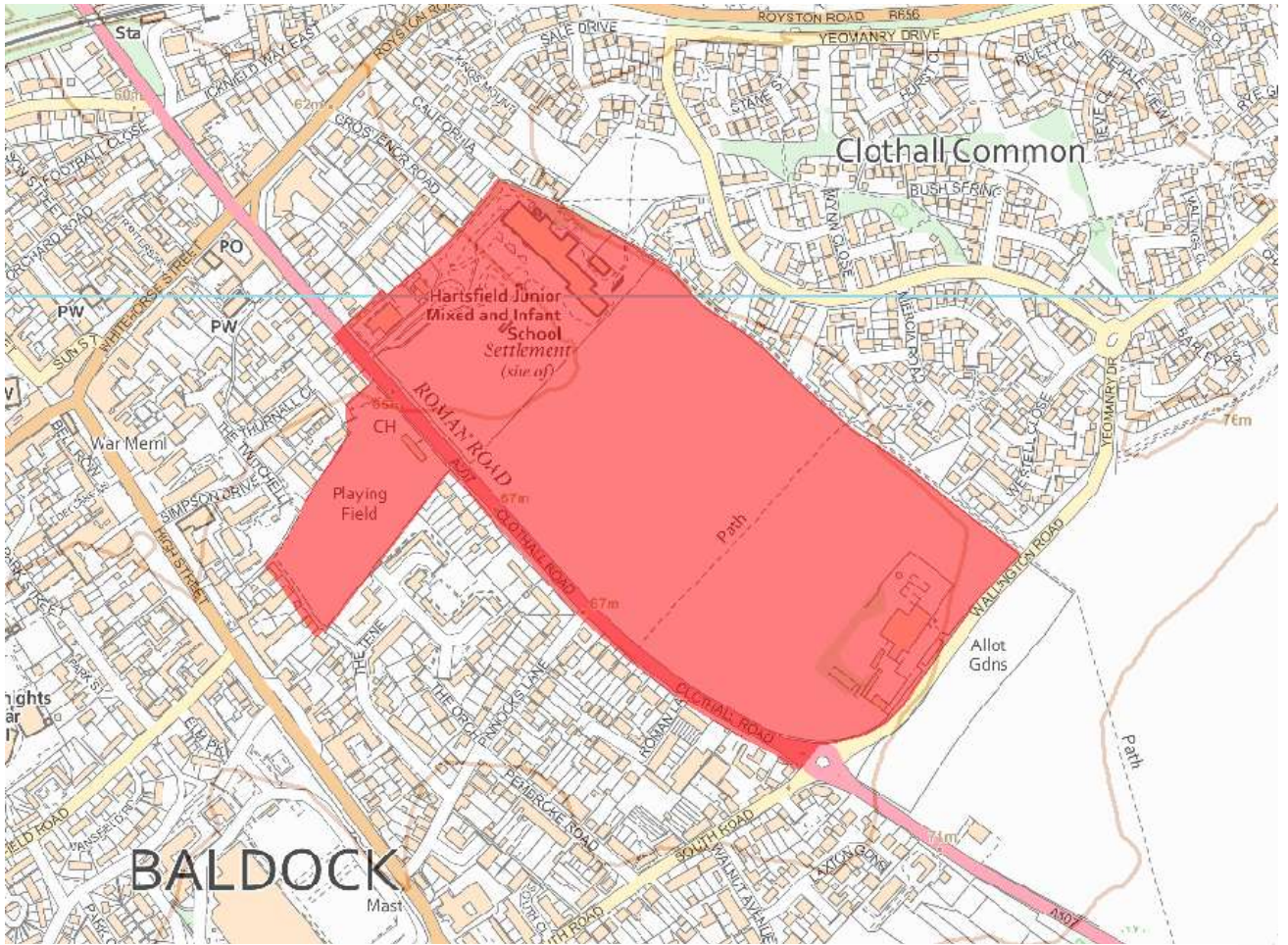
oblique colour slide, Went, DA, Bakers Close from east, (1991)

report by site supervisor, Richmond, A, Mosaic under floor of Baldock house, (1993)

## Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.





## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 21-Mar-2023 at 16:45:19.

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End of official list entry

