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Ben Glover
Development Control
North Hertfordshire District Council

Contact Andy Instone
Tel 01992 555241
My ref P01/25/2064-2
Your ref **25/02064/FP**
historic.environment@hertfordshire.gov.uk

Date: 11 May 2026

Dear Ben,

Re-Consultation: Erection of up to 50 dwellings including affordable housing, together with amenity space, landscaping and all associated infrastructure and works (all matters reserved except means of access). | Land Adjacent To 10 Hambridge Way Pirton Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

A revised illustrative masterplan and a *Heritage Technical Note (Archaeology)*, (Cotswold Archaeology) have been submitted.

The Technical Note concurs with our advice. However, we draw your attention to parts 4 and 8 which say (my emphasis):

4. ***"The alignment of the potential hollow way extends along the western boundary of the Site. The Illustrative Layout (Drawing No: 22130 (D) 025) suggests that this feature will largely be retained within an area of green space in the western part of the Site. It is not anticipated that the alignment of this potential feature will be impacted by the proposed development, except where the access route extends across the alignment. Given the results of the geophysics in the vicinity, it is possible that no archaeological remains relating to this feature survive within the Site. However, the possibility of deposits occurring that were not identified by the geophysical survey cannot be discounted. "***

8. ***"The Senior Historic Environment Advisor recommends that at the reserved matters stage 'the final design of any masterplan is, if required revised to respect the results of the archaeological evaluation'. Whilst the Applicant is willing to accept such a measure if required, it is important to note that it is equally possible that the results of the archaeological evaluation exercise necessitate no such changes to the scheme, should the results prove negative. This possibility is supported by the results of the nearby investigation cited by NHAS (that were also negative)."***

We note that the course of a field boundary running though the centre of the site and noted in historic mapping is now proposed by the revised illustrative masterplan to be

developed rather than incorporated into the development as it was before. Regarding this point, we draw your attention to part 8 of the Technical Note quoted above in bold and our comments below.

Our previous advice to you stated:

“Given that this is an Outline application with all matters reserved, we recommend that the final design of any masterplan is, if required revised to respect the results of the archaeological evaluation recommended below. This may include preservation of archaeological remains in situ, either by redesign of layout or foundations/ground disturbance. This may also include for example a possible historic Holloway or road identified by the North Herts Archaeology Society (pers comm) which runs along the edge of the site and may date from the medieval period.”

Therefore, our advice remains the same as that submitted to you previously, namely that archaeological conditions be added to any Outline Permission together with provision to amend the final Masterplan should heritage assets be found that NHDC consider should be conserved.

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. These are referred to as A, B and C but can be numbered at your convenience. I suggest the following wording:

A *No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:*

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and methodology of site investigation and recording, and preservation of archaeological remains as required by the evaluation and revision of the Masterplan as necessary to reflect these requirements*
- 3. The programme for post investigation assessment*
- 4. Provision to be made for analysis of the site investigation and recording*
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 6. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 7. Provision to be made for public outreach and interpretation*
- 8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B *The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)*

C *The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.*

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

Andy Instone
Senior Historic Environment Advisor, Hertfordshire LEADS
Environmental Sustainability

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.