

Paul Chaston
Development Control
North Hertfordshire District Council

**Postal Point CHN 108
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Andy Instone
Tel 01992 555241
My ref P01/25/2401-1
Your ref **25/02401/OP**
historic.environment@hertfordshire.gov.uk

Date: 24 October 2025

Dear Paul,

Re: Erection of up to 100 dwellings with means of access from Turnpike Lane including associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works following demolition of all existing structures (all matters reserved except means of access) | Land South Of Turnpike Lane Ickleford Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The applicant has submitted an archaeological Desk-Based Assessment (DBA), *Orion Archaeology* and a Geophysical Survey of the site (GS), *Sumo GeoSurveys*. The DBA concludes that the site has moderate potential to contain heritage assets from the medieval and post-medieval periods. It notes that archaeological investigations immediately to the east of the site on land adjacent to 4 Manor Close, Turnpike Lane, Ickleford did not find heritage assets of any significance (Historic Environment Record Event 9076). The GS concluded that the results of that survey suggested possible ridge and furrow field systems from the medieval period. The Historic Environment Record notes that the course of the Icknield Way, a prehistoric and later routeway runs along the northern boundary of the site, approximately along the modern road of Turnpike Lane (HER4182).

Therefore, we recommend that a programme of archaeological investigations should identify and incorporate appropriate preservation of archaeological remains *in situ* and no dig areas into this scheme as well as informing appropriate mitigation of the development and recording of any archaeological remains.

We believe that the proposed development is such that it should be regarded as having the potential to have an impact on heritage assets of archaeological interest, and we recommend that the following provisions be made, should you be minded to grant consent:

1. the archaeological field evaluation of the proposed development area, prior to development commencing;

2. such appropriate mitigation measures indicated as necessary by that evaluation. These may include:
 - a. the preservation of any remains *in situ*, if warranted,
 - b. appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,
 - c. archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
 - d. such other provisions as may be necessary to protect the archaeological interests of the site;
3. the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;
4. appropriate public outreach and interpretation of the results
5. such other provisions as may be necessary to protect the archaeological interests of the site;

We believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. We further believe that these recommendations closely follow the policies included within Policy 16 (para. 211, etc.) of the National Planning Policy Framework, and relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

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. We 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, preservation in situ of heritage assets and no dig areas as required by the evaluation*
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 engagement 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.

I hope that you will be able to accommodate the above recommendations.
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.