



Melissa Tyler
Development Control
North Hertfordshire District Council

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

Contact Peri Horsley
Tel 01992 555276
My ref P01/25/1175-1
Your ref **25/01175/FP**
historic.environment@hertfordshire.gov.uk

Date: 9 June 2025

Dear Melissa,

Re: Erection of self-build single dwelling and detached double garage. Solar panels installed in roof of dwelling and garage. | Land Between Lodge Cottage And Spring Cottage Ashwell Road Ashwell Hertfordshire SG7 5JX

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

We have commented on previous proposals to develop the site such as P01/24/1498/FP. The applicant's agent asserts that the ground at the site has been disturbed (Design and Access Statement para 3.20), however we are not aware of any information to show this being included with this planning application. In the absence of this information our comments remain the same as previously and are repeated below:

The proposed development is located in an Area of Archaeological Significance identified in the Local Plan. This denotes the medieval core of Newnham, a small village with a moated medieval manorial site (Manor Farm), the adjacent medieval parish church, and buildings lining the Caldecote Road and Ashwell Road. The manorial estate is recorded in Domesday as 'Neuham'.

No archaeological remains are known from the development site, but it should be noted that an archaeological evaluation via trial trenching (EHT 8921) at the Land West of 1 Green Ashwell Road, Newnham in 2021 uncovered Late Iron Age to Early Roman pottery. Further excavation (EHT 8968) was undertaken in the same year on the site, which identified Early Roman agricultural ditches and possible boundary ditch (Historic Environment Record no. 39810), which would suggest a proximity to a nearby settlement of a similar date. This site, and the proposed development site is in the core of the village, in a topographically suitable location for settlement, and close to the junction of the historic (of medieval and probably earlier date) routes to Ashwell and Caldecote.

The site therefore has the potential to contain archaeological remains, and since it appears to have remained undeveloped during the later post-medieval and modern periods any such remains that may be present may be well preserved.

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

1. The archaeological evaluation, via trial trenching, of the proposed development area prior to any further 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. such other provisions as may be necessary to protect the archaeological interests of the site;

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within Policy 16 (para. 211, etc.) of the National Planning Policy Framework. 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. 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 as required by the evaluation results*
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. *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
Growth and Environment

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