

Tom Rea
Development Control
North Hertfordshire District Council

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Contact Andy Instone
Tel 01992 555241
My ref P01/25/0886-1
Your ref **25/00886/FP**
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Date: 30 July 2025

Dear Tom,

**Re: Erection of 14 dwellings and associated infrastructure | Reed House Jacksons
Lane Reed Royston Hertfordshire SG8 8AB**

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The Historic Environment Record (HER) notes that Reed is a medieval settlement recorded in Domesday Book (HER2702). The parish church of St Mary dates from the eleventh century. At least ten moated sites are known within and immediately around Reed. The surrounding landscape including the fields immediately to the north of the road running along the northern boundary of the site contain cropmarks which are likely to represent archaeological features (HER2340, 7783, 7784, 7785, 16997).

In correspondence dated 17/10/11 this office provided advice regarding application 1/11/2254 for a similar development at this site. We advised that the results of an archaeological evaluation of the site be submitted before that application was determined. This was so that the significance of any heritage assets with archaeological interest at this site could be considered (see NPPF paragraph 128). The applicant has submitted the results of an archaeological trial trench evaluation of the site with this application. The report concludes:

"In the event the evaluation revealed five ditches and two pits. The features were mainly located within the northern part of the site...one ditch contained an abraded medieval (12th -14th century) sherd. A small number of finds comprising animal bone, antlers and daub [were also found, which] suggest the presence of settlement in the area".

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 investigation, via 'strip, map and record' to the archaeological horizon, of the footprints of the proposed new dwellings,

and of any areas subject to significant ground reduction. This should occur prior to any development taking place and include a contingency for the preservation of any remains encountered;

2. the archaeological monitoring of all other groundworks related to the development, including driveways, service trenches, hard landscaping, and all other ground impact, including a contingency for preservation or further excavation of any remains encountered;
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, as appropriate;
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 suggested 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. *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.