Environment and Infrastructure
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RE: 18/00097/OP | Outline Planning Permission for residential development (up to 47 dwellings), access and parking (including new junction on Royston Road), open space, landscaping, alterations to levels, and related works (all matters reserved except access). | Land East Of 17 Rhee Spring And East Of 1-4 Orwell View Royston Road Baldock Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Dear Tom

Thank you for consulting us on the above application.

The site was subject to an archaeological trial trench evaluation in 2004 (Albion Archaeology 2004). No heritage assets which were likely to be a constraint on development were identified, although the report notes that archaeological features dating to the post-medieval period were found and Roman and medieval finds were recovered. The report concludes that there is a high potential for post-medieval archaeological remains.

The trail trenching report notes that the site lies immediately to the west of land subject to archaeological investigation in connection with the bypass. These investigations revealed Iron Age and Bronze Age cemeteries, a medieval leper hospital, Saxon Burials and evidence for Roman settlement (non-technical summary).

An archaeological assessment of the site has been submitted with this planning application (Albion Archaeology 2009). The report notes that the "*early medieval site of St Mary Magdalene Leper Hospital (HER11195) has been identified c.200m to the north-east…Such remains are unusual and considered to be of national significance*" (paragraph 9.1.2).

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

1. The archaeological investigation of the site via 'strip, map and record'. This should include a contingency for preservation or further archaeological investigation of any remains encountered;

2. analysis of the results of the archaeological work with provisions for subsequent production of a report(s) and/or publication(s) of these results & an archive;

3. such other provisions 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 12 (para. 141, etc.) of the National Planning Policy Framework. and the guidance contained in the Historic Environment Planning Practice Guide.

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. We suggest the following wording:

A *No 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 for post investigation assessment;*
3. *Provision to be made for analysis of the site investigation and recording;*
4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
5. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
6. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B *The 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, we will be able to provide a design brief detailing the requirements for the investigations and provide information on professionally accredited

archaeological contractors who may be able to carry out the investigations. Please allow 5-10 working days for this document to be issued.

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

Yours sincerely,



Andy Instone
Senior Historic Environment Advisor
Environmental Resource Planning