

Tom Rea
Development Control
North Hertfordshire District Council

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Stevenage SG1 2ST

Contact Andy Instone
Tel 01992 555241
My ref P01/25/0104-1
Your ref **25/00104/FP**
historic.environment@hertfordshire.gov.uk

Date: 4 March 2025

Dear Tom,

Re: Residential development to provide 9 flats with associated vehicular parking and access via existing dropped kerb from King James Way with ancillary bike and refuse store .| Land To The Rear Of Banyers Hotel King James Way Royston Hertfordshire SG8 7BZ

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

This office has sent you comments on a previous proposal to develop the site under 24/01075/FP dated 4 June 2024. Our comments remain the same and are repeated below:

"The site lies within an Area of Archaeological Significance as identified in the Local Plan, and within the medieval core of Royston, a settlement recorded in 1163 as 'Crux Roys'. The settlement's focal point is the crossroads between the prehistoric Ickniel Way (Historic Environment Record 4631) and the Roman Ermine Street (HER 9271). The site lies approximately 115m east of this intersection. The town also contains the site of a medieval hospital, cemetery and a 17th century royal hunting lodge. The Scheduled Monument Royston Cave (SM27200), with medieval origins, lies approximately 75m to the southwest of the development site. The site lies to the rear of Banyers Hotel, a Listed Building of architectural and historic significance (Listed Building no.161821) and is also noted on the Historic Environment record (HER 11316).

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.”

We note that the applicant has submitted an archaeological written scheme of investigation with this planning application. This should be submitted as the first part of

information required to discharge the archaeological conditions we have recommended that you attach should you be minded to grant consent.

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.