

Ben Glover
Development Control
North Hertfordshire District Council

**Postal Point CHN 108
Hertfordshire County Council
Farnham House, Six Hills Way,
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Contact Andy Instone
Tel 01992 555241
My ref P01/26/1256-1
Your ref **26/01256/SO**
historic.environment@hertfordshire.gov.uk

Date: 16 June 2026

Dear Ben,

Re: EIA Screening Request | Land Off Claybush Road Ashwell Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The application has not included any archaeological information. Nevertheless, in this instance we are still able to advise you.

At the request of the applicant for pre-application advice, Hill Residential Ltd, this office met with Hill Residential Ltd and their archaeological consultants GHC Heritage on 14 May. In that meeting all parties noted the archaeological potential of the site and the significant archaeological remains which have been found nearby. This office recommended that the results of a trial trench evaluation be submitted with any planning application to develop the site. A draft trench plan was agreed between all three parties.

However, a Screening Opinion (*Carter Jonas on behalf of Hill Group*) submitted with this planning application notes, “*There is the potential for archaeology on the site*” (3.13) and goes on to assert:

“It is considered that any archaeological effects resulting from the proposed development can be addressed through a programme of archaeological mitigation. It is not considered that the impact of the proposed development on below ground archaeology warrants consideration within an EIA.” (pages 13-14)

This is despite the fact no archaeological information has been provided and is contrary to what was agreed by the applicant with LEADS on 14 May. Finally, we note that Historic England have advised you regarding this proposal and recommend that “*If your LPA determines that a EIA is appropriate at the site, I recommend that archaeology and cultural heritage be scoped in to that work*”.

Although on its own the historic environment (archaeology) is unlikely to be a reason to require an EIA, should an EIA be required we also recommend that Archaeology be

'Scoped In'. After consultation with Herts LEADS and in line with what was agreed with both the applicant and GHC Heritage, we recommend that the Environmental Statement should include the results of an archaeological evaluation of the site. Any planning application should include the same.

An informed decision can then be made regarding impact of this proposal on the historic environment and on the significance of any heritage assets which may be at the site.

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.