

Naomi Reynard
Development Control
North Hertfordshire District Council

**Postal Point CHN 108
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HERTFORD SG13 8DN**

Contact Andy Instone
Tel 01992 555241
My ref P01/25/3080-2
Your ref **25/03080/HYA**
historic.environment@hertfordshire.gov.uk

Date: 18 August 2026

Dear Naomi,

Re-Consultation: Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works. The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure. | GA2, Land North-East Of Great Ashby Stevenage Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The applicant has submitted a written scheme of investigation (WSI), for archaeological trial trenching (*Iceni Projects Limited*) in the part of the site proposed for Biodiversity Net Gain (BNG).

During pre-application discussions with the applicant regarding archaeology in this part of the site, it was agreed that they will undertake to preserve any archaeological remains that are identified *in situ* should their significance require it. This includes redesign of the BNG area if required and/or removal of BNG to another site. Provided the assurances were satisfactory to North Herts DC, it was agreed that archaeological investigations in this part of the site could therefore be carried out as a condition of outline permission.

Notwithstanding this the applicant has submitted the above WSI, without being asked to by this office and it has not been produced in consultation with us, nor to any brief. The applicant has requested that we review the document.

Any comments we make are without prejudice to future comments regarding the discharge of any planning conditions for this site.

We have the following comments which are not exhaustive and are again without prejudice to any comments we may make on any WSI that is submitted by the archaeological contractor who will be carrying out the works, or further drafts of this one:

- 1.1.2 the document notes it is for pre-determination investigations; it also notes that the works are to inform mitigation, this is not correct
- 4.2.3 services should be identified when the trench plan is being prepared
- Any methodology used should be described in the WSI, rather than referring to other guidance (for example 5.2.1)
- 6.1.1 the relevant museum should be notified and agreement reached to accept any archives when preparing the WSI

Furthermore, this document has not been prepared by the archaeological contractor who will carry out the investigations, nor does it contain sufficient detail.

Therefore, we are unable to recommend that it is likely to satisfy any pre-determination requirements, nor those of any archaeological conditions should they be attached if consent is granted.

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.