

Alex Howard
Development Control
North Hertfordshire District Council

Postal Point CHN 108
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Peri Horsley
Tel 01992 555276
My ref P01/24/1496-1
Your ref 24/01496/FP
historic.environment@hertfordshire.gov.uk

Date: 30th October 2024

Dear Alex,

Re: Erection of one 3 storey building comprising of 15 dwellings with associated access, landscaping and parking following demolition of the existing dwellings and garages.- 3 - 5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

Our office previously provided pre-application advice for a similar development of this site (ref. 21/00481/PRE). The advice, dated 15th April 2021, is as follows:

"The proposed development would be just on the edge of an Area of Archaeological Significance which covers a series of ditched enclosures identified as cropmarks. It is certainly possible that this series of archaeological features, most likely representing later prehistoric or Roman occupation, continues into the proposed development area.

The existing buildings on site may have had an impact on the survival of any remains, although the impact that existing dwellings have on archaeology varies greatly, depending on construction techniques used.

It is likely that, should a planning application be submitted along these lines, we would recommend that archaeological conditions be placed on consent, with a requirement for either an archaeological evaluation or watching brief, depending on the specifics of the scheme."

Based on the plans for the current application, and with the assumption these works were never undertaken, I believe this advice still stands. As such, the proposed development 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 evaluation, via trial trenching, of the proposed development area, prior to development commencing,

2. such appropriate mitigation measures indicated as necessary by this evaluation
These may include:
 - a. the preservation of any remains *in situ*, if warranted,
 - b. appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,
 - c. archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
 - d. such other provisions as may be necessary to protect the archaeological interests of the site;
3. 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;
4. such other provisions 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, and relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

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 archaeological 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,

Peri Horsley

Historic Environment Advisor, Hertfordshire LEADS

Environmental Sustainability

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire