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28th August 2026

Mr Ben Glover
Senior Planning Officer
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Dear Ben

Site Address: Land South of Oughtonhead Lane, Hitchin

Proposal: Approval of details reserved under Condition 15 (Archaeology) of Planning Permission 23/00563/FP

Planning Portal Reference: PP-15190887

Please find enclosed an application for the approval of details reserved under Condition 15 (Archaeology) of Planning Permission 23/00563/FP.

Condition 15 of permission 23/00563/FP states:

- 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 required 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.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and Section 16 of the NPPF 2023

The application comprises the following documents:

- Application Form
- Planning Application Fee of £400 (paid via the Planning Portal - fee paid includes £91 Planning Portal service charge)
- Archaeological Evaluation Report, prepared by Cotswold Archaeology (dated August 2026)

Please note that the Written Scheme of Investigation (WSI) required by Part A of Condition 15 was submitted in April 2025 and approved in November 2025 under application ref. 25/01165/DOC (decision issued 24th November 2025).

The Archaeological Evaluation Report which accompanies this application confirms that all archaeological fieldwork has been completed in line with the approved WSI. As detailed within the accompanying report, the trial trenching did not identify any archaeological remains and we trust, therefore, that Condition 15 can now be fully discharged.

We trust that you find the enclosed details acceptable and we look forward to receiving confirmation that the application has been registered as valid.

Please do not hesitate to contact me should you require any additional information or wish to discuss the application.

Yours sincerely



Simon Hoskin MRTPI

Head of Planning

CALA Homes (North Home Counties) Ltd

Email: shoskin@cala.co.uk

