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Development Control
North Hertfordshire District Council

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Contact Andy Instone
Tel 01992 555241
My ref P01/22/2780-1
Your ref **24/02780/RM**
historic.environment@hertfordshire.gov.uk

Date: 5 February 2025

Dear Sarah,

Re: Construction of the main spine road (The Avenue) from Stotfold Road connecting to High Dane, creation of drainage ponds, swales and other associated drainage infrastructure, signage and other necessary highway and service infrastructure (to serve future development parcels) (outline was EIA development with an ES submitted) | Land North Of Highover Farm To Stotfold Road Highover Way Hitchin Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

From documents submitted with this planning application, I understand that it refers to Reserved Matters associated with 18/1154/OP.

Archaeological investigations have been carried out for that permission, including geophysical survey and trial trenching. After careful consideration the results of the evaluation, this office required a further phase of archaeological investigations. To our knowledge these have not yet been carried out.

The outline of an archaeological WSI was agreed with this office, namely two targeted areas of archaeological excavation, however this has not been formally approved and the draft WSI which was submitted for 18/11/54/OP will require some significant alterations before we can recommend it for approval and these two archaeological areas considered as minimum areas of investigations.

The history of these archaeological investigations are noted by a Planning Statement submitted with this application (paragraph 6.20). The document goes on to say (paragraph 6.2.1):

“These two archaeological areas affect the construction of The Avenue and the area of strip, map and sample affects the drainage attenuation/infiltration basins. However, because this further archaeological work is required prior to the construction of both the

drainage and road infrastructure, no further archaeological work will be required as part of this Infrastructure RM Application – consequently, the Proposed Development is not anticipated to impact on any archaeological or heritage asset.”

This appears to be a little contradictory and confused, unless the requirements of the archaeological conditions attached to 18/1154/OP will be carried out in full prior to any Reserved Matters development commencing.

Until you can confirm this, to safeguard the archaeological resource, we offer the following advice.

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. 205, 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 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.

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,

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.