

Thomas Howe
Development Control
North Hertfordshire District Council

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

Contact Andy Instone
Tel 01992 555241
My ref P01/25/1658-1
Your ref **25/01658/RM**
historic.environment@hertfordshire.gov.uk

Date: 24 July 2025

Dear Thomas,

Re: Reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of 9 dwellings with associated landscaping, parking and amenity space pursuant of outline permission 23/02946/OP granted 19.06.2025. | 66 Park Lane Knebworth Hertfordshire SG3 6PW

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

Our advice remains the same as that provided to you on 29 October 2024 when we advised on 23/02946/OP. It is repeated below:

“Several records on the Hertfordshire Historic Environment Record (HER) are present close to the proposed development area. Specifically, the field on the western boundary of the site was once part of a former medieval deer park known as ‘The Great Park’ which was probably founded in the late 13th century by Robert De Hoo (HER no. 30597). It is unclear whether any surviving elements of the park survive above ground, but it is considered unlikely due to its arable nature and construction works associated with the motorway. However, below ground features could survive, such as the remains of a park pale, which would be of archaeological significance.

To the east of the site is Deard’s End Farm, a post medieval farmstead believed to have medieval origins. The name is associated with the family of John Dardes, documented in 1433 (HER17772). Roman pottery now held at Stevenage Museum is believed to have been found in a field to the south of the site (HER no. 409). Further to the south, substantial quantities of prehistoric worked flint were also found during archaeological fieldwalking in this area in the early 1990s (HER no. 6642), and to the west of this, there is a probable Bronze Age barrow (HER no. 9437) in Park Wood. A hoard of bronze items of that date was also found within the wood in the late 19th century (HER no. 327).

There is therefore potential for heritage assets from the medieval period and also possibly the prehistoric and Roman periods too. Coupled with this is much of the site’s topographic

prominence – its position in the landscape, high ground overlooking a valley, is a classic location for later prehistoric or Romano-British settlement in the region.

I believe that the proposed development is such that it 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 archaeological evaluation, via trial trenching, of the proposed development area, after the demolition of the current, modern dwelling and outbuilding, but prior to any further development commencing;*
- 2. such appropriate mitigation measures indicated as necessary by that 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. the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;*
- 4. such other provisions as may be 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. 200, 209, 211, fn 72, 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 results*
- 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.”

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
Sustainable Growth

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