

Harriet Sanders
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 P01/25/2467-1
Your ref **25/02467/FPH**
historic.environment@hertfordshire.gov.uk

Date: 29 October 2025

Dear Harriet,

Re: Erection of detached outbuilding to include solar panels on roof for use as studio, garden store and workshop following demolition of existing detached outbuildings. | 7 Hitchin Road Pirton Hertfordshire SG5 3PZ

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The proposed development is located within an Area of Archaeological Significance, as identified in the Local Plan. This covers most of the village of Pirton, which has origins in the early to middle Anglo-Saxon period. Archaeological features indicating settlement at this location from much earlier times are widespread, however, with Bronze Age, Iron Age and Roman remains revealed through excavations particularly to the west of the village (e.g. Historic Environment Record nos. 553, 31109, 17170 & 18649). Pirton was a settlement of some size and significance in the medieval period in particular, with the remains of a motte and bailey castle (HER no. 32) and a moated manor house (HER no. 2221) surviving within the historic core of the village, both of which are Scheduled Monuments. Earthworks indicative of medieval hollow ways and tofts surround the former and are also within the scheduled area.

The proposed development is likely to lie within the Late Saxon and/or medieval village. It is only 40m to the east and north of the scheduled area surrounding the motte and bailey. A possible medieval chalk floor was discovered during investigations at 6 Bury End, a neighbouring property, in 2017 (HER no. 31353). The remains of a Roman building lay roughly 80m to the northeast, excavated in 1955, although the exact position is uncertain (HER no. 1478). An archaeological test pit, excavated in 2010 circa 15m to the south contained medieval pottery.

I believe that 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 archaeological monitoring of all groundworks related to the development, including foundation trenches, service trenches, hard landscaping, and all other ground impact, including a contingency for the preservation or further excavation of any remains encountered;
2. 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;
3. 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 of the National Planning Policy Framework. 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. These are referred to as A, B and C but can be numbered at your convenience. 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 for post investigation assessment*
3. *Provision to be made for analysis of the site investigation and recording*
4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation*
5. *Provision to be made for archive deposition of the analysis and records of the site investigation*
6. *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
Environmental Sustainability

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