

Alex Howard
Development Control
North Hertfordshire District Council

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Contact Andy Instone
Tel 01992 555241
My ref P01/25/1766-1
Your ref **25/01766/OP**
historic.environment@hertfordshire.gov.uk

Date: 12 August 2025

Dear Alexi,

Re: Outline application with means of access for residential development of up to 30 dwellings (including affordable housing); following demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works (all matters reserved except means of access) | Land On The South Side Of Cowards Lane Codicote Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The Historic Environment Record (HER) notes that fields to the east and west of the site have been subject to recent archaeological investigations. HER Event 85050 notes that about 100m to the east, archaeological evaluation was carried out on land south of Cowards Lane in a site approximately 3.5 ha in size. This evaluation included geophysical survey followed by archaeological trial trenching. Eleven targeted trenches were dug using the results of the geophysical survey. One trench contained a single feature which was an undated ditch. The other anomalies revealed by the geophysical survey were found to represent post-medieval and modern quarrying, modern field boundaries and drainage features.

However approximately 100m to the west HER Event 8613 notes that trial trenching revealed later prehistoric features, mostly of Bronze Age and Early Iron Age date, in the north-west of the site. A low to moderate density of features of Late Iron Age/Early Roman date was present across the southern two thirds of site.

A Geophysical Survey submitted with this planning application notes that no definitive archaeological features were identified within this site, however it does lie within a landscape with some archaeological potential although nothing currently suggests heritage assets of national importance might be present.

With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with

archaeological interest, I recommend that the following provisions be made, should you be minded to grant consent:

1. the archaeological evaluation, via trial trenching, of the development area, prior to the commencement of any development;
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 and historic 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. 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. *Provision to be made for public engagement and interpretation*
8. *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.