

Henry Thomas
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 P01/26/0842-1
Your ref **26/00842/FP**
historic.environment@hertfordshire.gov.uk

Date: 6 May 2026

Dear Henry,

Re: Two storey extension to provide an additional 51 bedrooms including parking and landscaping | Redwings Lodge Hotel Great North Road Hinxworth Baldock Hertfordshire SG7 5EX

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting us on the above application.

The Historic Environment Record (HER) notes that the site lies adjacent to an Area of Archaeological Significance as identified in the Local Plan. It also notes that the A1 follows the course of a Roman Road which ran from the Roman towns of Braughing to Baldock and then on towards Biggleswade (HER4190). A Roman cemetery was found to the east of the site (HER1412) and other remains of Iron Age cremations and Roman burials between that site and the course of the A1, including seven skeletons (498, 2078, 4061). The proposed extension lies between the cemetery and the road.

The site therefore has the potential to contain heritage assets with archaeological interest dating from the Iron Age and Roman periods, including human remains. The Design and Access Statement submitted with this planning application notes that the proposed extension is large (653sqm) and will more than double the footprint of the hotel.

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.