

Anne McDonald
Development Control
North Hertfordshire District Council

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

Contact Andy Instone
Tel 01992 555241
My ref P01/24/2606-1
Your ref 24/02606/FP
historic.environment@hertfordshire.gov.uk

Date: 23 December 2024

Dear Anne,

Re: Erection of three detached dwellings (1 x 3-bed, 1 x 4-bed and 1 x 5-bed) and with associated infrastructure and landscaping] Land West Of Tuthill House Kelshall Tops Therfield Hertfordshire

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

This office advised on previous proposals for the site, including 21/01349/FP and most recently 24/01986/FP and at the time of writing we are not aware of any new information regarding the archaeological potential of the site. It appears this new proposal relates to design and scale of Plot 3. Our previous advice is quoted below:

The proposed development is within an Area of Archaeological Significance, as identified in the Local Plan, covering the historic core of Therfield and its environs. Notably this area contains within it the remains of the motte and bailey castle of Tuthill [Historic Environment Record no. 67], which is a Scheduled Monument.

The proposed development is only 70m away from the nationally designated scheduled area surrounding the castle. In this context I note Historic England's advice dated 30th April 2021 concerning this application, and specifically vis-à-vis its impact on the setting of the scheduled monument.

The proposed development area, being within the historic core of Therfield which has Saxo-Norman origins, has potential for below ground archaeological remains of that period and later. The site was developed for its current purpose in the 1990s, but it does not appear likely that any work more intrusive than laying down hard standing was carried out. It is therefore probable that should archaeological remains have been present they would not have been heavily impacted by this development.

Specifically, there is a possibility that archaeological remains directly related to the scheduled monument continue this far north. Should this be the case, while such remains

would be significant, it is unlikely that they would be of national significance, as no earthworks survive above ground, and quality of survival is fundamental to the designation of the scheduled area.

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, prior to any 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),
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.

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
Growth and Infrastructure Unit

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