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Contact Catie Teodorescu
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My ref P01/26/1841-1
Your ref 26/01841/FPH
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Date: 24/08/2026

Dear Melissa,

**Re: Hexton Manor Hexton Hitchin Hertfordshire SG5 3JH
Installation of underground plant bunker to rear of garage building to include
access gate**

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Please note that the following advice is based on the policies contained in the National Planning Policy Framework.

The development is in an Area of Archaeological Significance identified in the Local Plan. Hexton Manor and its curtilage are Grade II listed, and a Registered Park and Garden.

The Planning, Design, Access and Heritage Statement (Intouch Planning Ltd 2026) submitted in support of the application notes the site comprises a large detached main dwelling building with various substantial outbuildings, separate cottages, lake, extensive gardens, walled garden and internal access roads which all make up Hexton Manor Estate as a whole. Hexton Manor is an early 18th century house incorporating part of an earlier 17th century farmhouse. The previous outbuilding which was replaced by the existing garage (planning ref 24/01466/FPH) was situated immediately adjacent the main house and can be found on later 19th century maps of the site.

There may be a below ground significance associated with the former outbuildings contributing to the Post-Medieval Hexton Manor, or earlier occupation in the area. Several findspots in the vicinity of the proposed bunker are recorded on the Historic Environment Record (HER), and include Neolithic flint implements (MHT277), a Roman quern (MHT1407), and a Post-Medieval icehouse (MHT11448).

I believe therefore that the position of 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 monitoring of all groundworks related to the development, including ground reduction, foundation trenches, service trenches, landscaping, and any other ground impact; This should include a contingency for preservation or further investigation 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, as appropriate;
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 para. 218, etc. of the National Planning Policy Framework, 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 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, we 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 have any queries.

Yours sincerely,
Catie Teodorescu
Historic Environment Officer, Hertfordshire LEADS
Environmental Sustainability

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