

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 P01/26/0102-1
Your ref **26/00102/FP**
historic.environment@hertfordshire.gov.uk

Date: 20 February 2026

Dear Henry,

**Re: Minor revision of the previously approved scheme ref.24/02404/FP - Erection of one detached 2-bed bungalow with associated access, car parking, private garden and landscaping (with refined proportions, minor dimensional adjustments, and revised fenestration). No change of use is proposed. | Land Adjoining Cantlebury Chapel Street And 1 Christys Yard Hinxworth Hertfordshire SG7 5EH
ARCHAEOLOGICAL IMPLICATIONS**

Thank you for consulting this office on the above application.

Our advice remains unchanged from that given for 1/24/0569/FP and repeated below:

The proposed development is in an Area of Archaeological Significance identified in the Local Plan. This includes the historic core of the village [Historic Environment Record No 2694], evidence of Late Iron Age and Romano-British occupation to the south of the village [HER 11919, 129], and the medieval manorial sites of Hinxworth Place [HER 4051] and Cantlowbury (Harvey House) [HER 2157]. Finds of Roman, Saxon and medieval date are known from the village, including a Roman marble figurine from the adjacent site of Middle Farm [HER 1413], and Roman pottery and possible evidence of occupation has been found at the site itself [HER 2851]. There is therefore potential for the site to contain archaeological remains of Roman and Medieval date, in particular.

The Heritage Statement submitted with the application notes that although the potential for presence of archaeological remains is considered to be low, the potential significance of any identified features would be considered high, particularly for the regional interest (Hillelson 2021).

I consider therefore 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 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),*
 - 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 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 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.

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.