

Mr David Elmore
Planning
Welwyn Hatfield Borough Council

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

Contact Alison Tinniswood
Tel 01992 555276
My ref P06/22/1097-5
Your ref 6/2022/1097/OUTLINE
E-mail:
historic.environment@hertfordshire.gov.uk

Date: 7th July 2022

Dear David,

Re: Outline planning permission with all matters reserved except access, for up to 125 dwellings, a care facility for up to 60 bedrooms (Use Class C2), and a scout hut (Use Class F2) - Land to the North of Bradmore Way Bradmore Way The Brookmans Estate Brookmans Park

ARCHAEOLOGICAL IMPLICATIONS – REVISED ADVICE

Thank you for your e-mail, and for drawing my attention to the submitted Archaeological Desk Based Assessment. I apologise for not seeing it on the website prior to providing my advice on 5th July.

Having reviewed the Archaeological Desk Based Assessment, it is a thorough examination of the site's archaeological potential. The author made a site visit, and noted that possible traces of remnant ridge and furrow ploughing were present in the centre of the site, which are associated with Medieval to Post-Medieval field systems. A shallow ditch and bank along the northern edge of the application site at the boundary may be associated with the ridge and furrow was also observed. The assessment concludes that there is a low to medium potential for archaeological remains from the Medieval and Post-Medieval periods to be present within the site, and a low potential for archaeological remains of earlier date. It is also noted that the 'land has had no known impacts in terms of ground reduction or truncation and, therefore, it contains a potential to preserve remains ...', which accords with my initial advice that 'since it appears to have remained undeveloped during the later post-medieval and modern periods any such remains that may be present may be well preserved.'

My advice is therefore unchanged. I recommend that the following provisions be made, should you be minded to grant consent:

1. A programme of non-intrusive geophysical survey of the development area, carried out by an appropriately qualified specialist, prior to any development commencing;

2. The archaeological field evaluation, via trial trenching of the proposed development area, including all areas of impact, prior to any development commencing.
3. Such appropriate mitigation measures indicated as necessary by this evaluation.

These may include:

- a. the preservation of any remains *in situ*, if warranted,
 - b. appropriate archaeological excavation and recording 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;
4. the analysis of the results of the archaeological work, with provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate;
 5. 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. 205, etc. of the National Planning Policy Framework, relevant guidance contained in the National Planning Practice Guidance, and 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 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 suggested by the archaeological 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. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B *The 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,

Alison Tinniswood
Senior Historic Environment Advisor, Hertfordshire LEADS
Environmental Sustainability

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