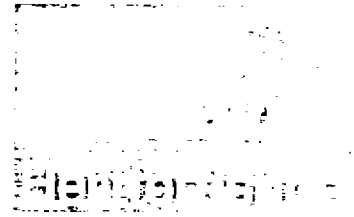
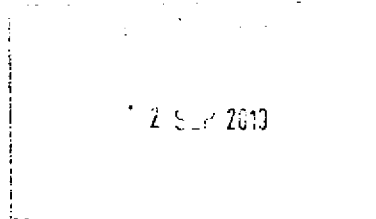


ACH



Lisa Hughes
Planning Department
Welwyn Hatfield Council

Postal Point EMG CHN108
County Hall
Hertford SG13 8DN
Fax: 01438 555074
Tel: [REDACTED]
Contact: Mr A Instone
My ref: AI/10/1711-1
Your ref: S6/2010/1711/FP

1st September, 2010

Dear Lisa,

Re: FORMATION OF REPLACEMENT CAR PARK FOR BUSINESS USE INCLUDING LAYOUT OF ADDITIONAL PARKING ARE FOR RESIDENTIAL OCCUPIERS, PATHS, LANDSCAPING AND ANCILLARY WORKS - LAND ADJACENT THE VIADUCT, HATFIELD PARK, HATFIELD: ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting me on the above application.

Please note that the following advice is based on the policies contained in the recently issued Planning Policy Statement 5.

The application site lies within an English Heritage Registered Park & Garden: Grade I (of exceptional interest). The garden is also a part of the Historic Environment Record (HER7327). The proposed development site is situated within Area of Archaeological Significance (AAS) no.17 as identified in the Local Plan. This notes the medieval settlement of Hatfield which is called *Hetfelle* in Domesday Book. It is also recorded in a 10th century charter of Ely Abbey. Excavations in Hatfield have found evidence of medieval occupation. Hatfield House and gardens were built in the early 17th century on the site of a 15th century palace. The gardens were redeveloped and extended during the 19th and 20th centuries. Hatfield House is Listed as being of architectural and historic significance (LB158402) as is Hill House which dates from c1800 (LB158461) and no.44 Park Street which dates to the 16th century (LB158463).

The proposed development is therefore likely to have an impact on heritage assets, and I recommend that the following provisions be made, should you be minded to grant consent:

1. the archaeological evaluation of the proposed development before any development commences, (likely to be via a topsoil strip under archaeological supervision with the recording of any archaeology thereby revealed)
2. the archaeological monitoring of the removal of the existing car parking
3. Such appropriate mitigation measures indicated as necessary by the above evaluation and monitoring. 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 any other groundworks of the development, including new access, paths, landscaping etc (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 and production of a report

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 Planning Policy Statement 5 (HE7, HE12 etc.) and the guidance contained in the Historic Environment Planning Practice Guide.

In this case two 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 (based on model condition 55 DoE circ. 11/95):

A *No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of 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 Written Scheme of Investigation.*

B *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,*

If planning consent is granted, I will be able to provide a design brief detailing the requirements for the investigations and provide information on professionally accredited archaeological contractors who may be able to carry out the investigations. Please allow 5-10 working days for this document to be issued.

Yours sincerely,

Andy Instone
County Planning Archaeologist

CC JB Planning Associates, agent