

Mr William Myers
Planning
Welwyn Hatfield Borough Council

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Contact Alison Tinniswood
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My ref P06/19/1370-1
Your ref 6/2019/1370/MAJ
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Date: 15th July 2019

Dear William,

**Re: Erection of 26 dwellings and associated access - Land to the east of Firs
Wood Close, Northaw**

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 proposed development is to the south of Areas of Archaeological Significance nos. 39 (medieval settlement of Northaw) and 41 (the 17th century or earlier farmstead at Park Farm, east of Northaw [Historic Environment Record no. 10977], as identified in the Local Plan.

The development area is immediately west of The Hook, an asymmetrical Tuscan-style villa built in 1839 [HER no. 18499]. This is now known as Oshwal House. Historic mapping suggests that this country house replaced an earlier farmstead, Hook Farm, of uncertain age but pre-dating 1822, since it is shown on Bryant's Map of Hertfordshire.

No heritage assets of archaeological or historic interest relating to the application site are recorded on the County Historic Environment Record. However, the site sits on a ridge of higher ground overlooking the valleys of the Northaw Book, to the north, and Turkey brook, to the south, and is topographically suited to settlement. The current use of the site is open grassland, with some tree coverage. Cartographic evidence indicates that in the later post-medieval period it was agricultural land. This lack of significant disturbance in recent centuries means that it may retain significant archaeological potential.

With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with

archaeological interest. I recommend that the following provisions be made, should you be minded to grant consent:

1. The archaeological field evaluation of the area of the area of the proposed development, prior to the commencement of works.
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 provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate;
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.199, etc.) of the National Planning Policy Framework. and the guidance contained in Historic England's Historic Environment Good Practice Advice in Planning Note 2 (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 required by the 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.

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,

A handwritten signature in black ink that reads "Alison Tinniswood". The signature is written in a cursive style with a large initial 'A'.

Alison Tinniswood BA MA ACIfA
Historic Environment Advisor
Environmental Resource Planning