

David Elmore
Development Management
Welwyn Hatfield Borough Council

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

Contact Andy Instone
Tel 01992 555241
My ref P06/22/1355/1
Your ref 6/2022/1355/MAJ
historic.environment@hertfordshire.gov.uk

Date: 5 August 2022

Dear David,

Re: Proposal: Demolition of existing building and construction of 145 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure. | Former Beales Hotel Comet Way Hatfield AL10 9NG

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

The Historic Environment Record notes that archaeological investigations to the north and west of the proposed development site have uncovered evidence of an extensive Bronze Age landscape as well as finds from the Palaeolithic, Iron Age and Romano-British periods. Also found were post medieval boundary ditches which may relate to Harpsfield Hall which stood nearby until it was demolished to make way for Hatfield aerodrome. The existing hotel building appears to be modern in date.

We therefore believe that the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest and we 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 foundation trenches, service trenches, ground reduction, hard landscaping, access, 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;
3. such other provisions as may be necessary to protect the archaeological interests of the site;

We believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. We further believe that these recommendations closely follow the policies included within Policy 16 (para. 205, etc.) of the National Planning Policy Framework, and 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. We 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 require any further information or clarification.

Yours sincerely,

Andy Instone
Senior Historic Environment Advisor, Hertfordshire LEADS
Sustainable Growth

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