

Nabeel Kasmani
Development Management
Welwyn Hatfield Borough Council

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Contact Greer Dewdney
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My ref P06/22/2801/1
Your ref 6/2022/2801/MAJ
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Date: 13th April 2023

Dear Nabeel,

Re: Demolition of all existing buildings and structures followed by the erection of five buildings to provide 313 residential units (Use Class C3); car and cycle parking, cycle and refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works. Campus East Car Park College Way Welwyn Garden City AL8 6DG

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 site lies over the known route of The Hatfield, Luton & Dunstable Branch Line [Historic Environment Record no. 9822], within a group of buildings to the north of The Campus [HER 1695], a Locally Registered Garden built into Soisson's original designs for Welwyn Garden City. The site is also around 300m from the location of a Workmen's Camp [HER 10935] used by those building the city in the early twentieth century. The conclusions of the Archaeological Desk Based Assessment submitted in support of this application (RPS, 2022) are largely supported, however there remains the potential for below ground archaeological material which relates to either the railway or the construction of Welwyn Garden City.

In addition, and in agreement with the views expressed by the Heritage Consultant, the historical value of The Campus should be protected, including minimising any impact upon its setting from neighbouring development through sensitive design.

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

1. the archaeological field evaluation of the proposed development area, via trial trenching, 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. 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. 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*
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.

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,

Greer Dewdney
Historic Environment Advisor, Hertfordshire LEADS
Environmental Sustainability

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