



Mr Gerry Ansell
Planning
Welwyn Hatfield Borough Council

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

Contact Simon Wood
Tel 01992 588039
My ref P06/18/0171
Your ref 6/2018/0171/MAJ
historic.environment@hertfordshire.gov.uk

Date: 11 October 2018

Dear Gerry,

Re: Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 497 sq.m of health (Use Class D1), 497 sq.m of community use (Use Class D1), 883 sq.m of office (Use Class B1) and 590 sq.m of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,279 sq.m of flexible business floorspace (Use Class B1), 270 sq.m Combined Heat and Power (Sui Generis), 2,057 sq.m International Art Centre (Use Class D1), 1,235 sq.m Gymnasium (Use Class D2), 1,683 sq.m of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery of 671 sq.m as well as a Network Rail TOC Building of 360 sq.m; plus associated car parking, access, landscaping, public art and other supporting infrastructure - Former Shredded Wheat Factory Welwyn Garden City AL8 6UN

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting me on amendments to the above application.

The amended plans do not change the archaeological implications of the scheme and we continue to recommend that the same archaeological conditions be applied (see our letter of 26 February 2018). Our suggested conditions are below:

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 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,

Dr Simon Wood FSA Scot
Historic Environment Advisor
Environmental Resource Planning