

Ms Clare Howe
Planning
Welwyn Hatfield Borough Council

**Postal Point CHN 108
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HERTFORD SG13 8DN**

Contact Alison Tinniswood
Tel 01992 555276
My ref P06/20/2714-1
Your ref 6/2020/2714/OUTLINE
E-mail:
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Date: 5th January 2021

Dear Clare,

Re: Outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel (All details submitted for determination) and a 2, 3 and 4 storey building providing up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access) with associated car parking and landscaping - One YMCA, 90 Peartree Lane, Welwyn Garden City AL7 3UL

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 National Planning Policy Framework.

The proposed development site abuts the site of Peartree Farm, which is shown on later 19th century Ordnance Survey maps [Historic Environment Record 17938]. A sub-rectangular moat, of probable medieval date and now infilled and grassed over is shown on the Hatfield parish tithe map of 1838, to the south west of the site [HER 2615], and Roman pottery was found during the construction of the Garden City, at the junction of Hyde Way and Broadwater Road [HER 13420]. Few other archaeological sites or finds are known from the close vicinity, but significant archaeological evidence dating to the late Iron Age/Romano-British period, including cemeteries and burials, is known from the general vicinity. These remains are widespread indicating that the area as whole was fairly intensively occupied during this period.

The site therefore has the potential to contain archaeological remains, although these may have been disturbed or removed by the construction of the present Youth Hostel buildings. Other areas, such as car parking, may be relatively undisturbed.

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 evaluation, via trial trenching, of the site, prior to any development or demolition commencing in the proposed development area;
2. such appropriate mitigation measures indicated as necessary by that evaluation. These may include:
 - a) the preservation of any archaeological remains *in situ*, if warranted;
 - b) the appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results;
 - c) the archaeological monitoring and recording of the ground works of the development, including foundations, services, landscaping, access, etc. (and also including a contingency for the preservation or further investigation of any remains then encountered);
3. the archaeological monitoring of all groundworks related to the demolition of the existing structures on site, specifically grubbing out of foundations and/or the removal of slab. This should include a contingency for the preservation or further investigation of any remains encountered;
4. 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;
5. 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 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)*

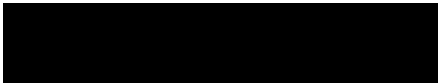
C *The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.*

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.

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 solid black rectangular box redacting the signature of Alison Tinniswood.

Alison Tinniswood BA MA ACIfA
Historic Environment Advisor
Environmental Resource Planning