

Heritage Statement

Outline planning application (all matters reserved) for 7 serviced plots for self-build and custom housebuilding

Land between 84 and 108 Ragged Hall Lane, Chiswell Green, St Albans, Hertfordshire

Planning reference: S62A/2025/0087

March 2025

1. Introduction

The local validation requirements set out that the following information is required to be presented within a Heritage Statement:

A Heritage Statement is required for applications which are likely to affect:

- Designated heritage assets (e.g. Listed Buildings and Conservation Areas)
- Non-designated heritage assets such as Locally Listed Buildings, Areas of local archaeological importance and Locally Listed Gardens

The Statement should:

- As a minimum reference the appropriate Historic Environment Records.
- Shall state the significance of the heritage asset, including any contribution made by its setting. In some applications this may be limited to the areas affected by the proposals.
- Shall contain an impact assessment which describes any potential impact of the proposals on the significance of heritage assets affected, including any contribution made by their setting. In some applications this may be limited to the areas affected by the proposals
- Include a structural survey (if required)

2. The site and surrounding context

The only listed building within reasonable proximity of the application site is No. 75 Ragged Hall Lane, which is a Grade II Listed building, as marked on Figure 2.1.

Figure 2.1. The position of No. 75 Ragged Hall Lane relative to the application site



3. The proposed development and relevant planning history

The scheme under promotion has been assigned planning reference S62A/2025/0087, for which the following description of development applies:

'Outline planning application (all matters reserved) for 7 serviced plots for self-build and custom housebuilding'

The scheme under promotion is the subject of an indicative layout that is consistent with previously promoted schemes that sought approval for 7 dwellings on the application site in question. Relevant details are bulleted out below:

4. Full application for 7 dwellings promoted under planning reference 5/2022/1517 that was refused by the Local Planning Authority and dismissed on appeal APP/B1930/W/23/3320280 dated 9th October 2023
5. Outline application for 7 self-build and custom housebuilding dwellings promoted under planning reference 5/2024/0144 that was the subject of a non-determination appeal under reference APP/B1930/W/24/3345004 dated 20th January 2025 that was dismissed

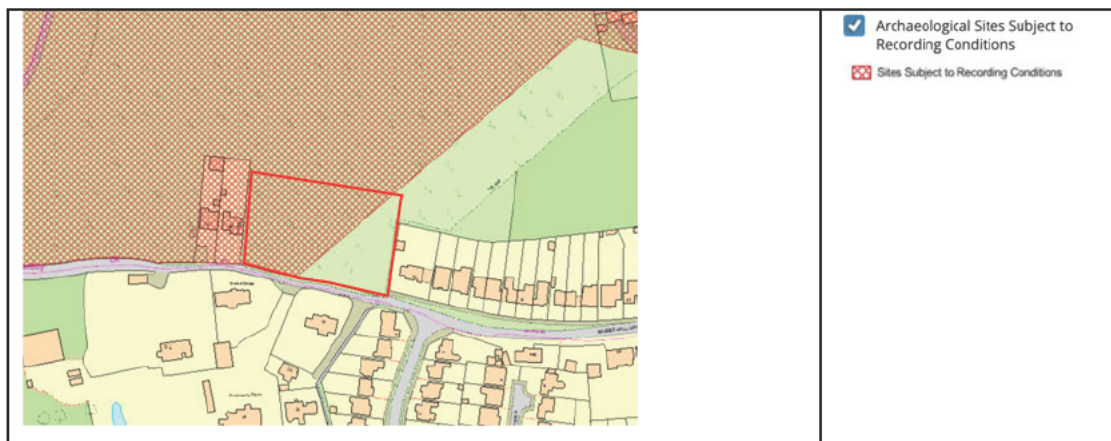
Neither planning application and/or appeal decision cited above were refused/dismissed on grounds of heritage impact.

4. Appraisal of the impact of the proposed scheme on heritage features

Historic Environment Records

The application lies within a constraint area on the St Albans planning maps due to the presence of cropmarks in the area.

Figure 4.1. Extract from St Albans planning map to show Archaeological Sites subject to recording conditions



The Historic Environment Record records that cropmarks of a potentially prehistoric enclosure lies to the north east of the development area (HHER 9901). Close to the development area further cropmarks are identified of former field boundaries potentially associated with the parish boundary HHER 6000). A further cropmark of an enclosure is recorded to the south of Ragged Road (HHER 2523).

Conclusions previously drawn on the impact of development on heritage features

The delegated officer report prepared for a previously promoted scheme under reference 5/2022/1517 asserted that:

"It is noted that the application site is situated nearby to No. 75 Ragged Hall Lane which is a Grade II Listed building. Concerns have been received regarding the impact on the setting of this building. However, given the separation distance proposed as existing surrounding development, it is not considered that the proposed dwellings would result in harm to the setting of this building."

Conclusions previously drawn on the impact of development on archaeological features

Within the LPA's appeal statement prepared in respect of the submitted appeal for non-determination that was assigned appeal reference APP/B1930/W/24/3345004 (planning reference 5/2024/0144) dated 27/08/2024, the below commentary relates to Archaeology:

6.53 Archaeology

6.54 The refused development lies within a constraint area on the St Albans planning maps due to the presence of cropmarks in the area. The Historic Environment Record records that cropmarks of a potentially prehistoric enclosure lies to the north east of the development area (HHER 9901). Close to the development area further cropmarks are identified of former field boundaries potentially associated with the parish boundary HHER 6000). A further cropmark of an enclosure is recorded to the south of Ragged Road (HHER 2523). The presence of these heritage assets within the area of the development highlights the potential for surviving archaeological deposits on the site.

6.55 As such it is considered reasonable and necessary to secure a written scheme of investigation and post excavation assessment to ensure adequate opportunity is provided for archaeological research on this historically important site. There are no objections to the proposal in this respect.

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The scheme promoted under planning reference 5/2022/1517 was refused by St Albans City and District Council, and the decision was subsequently the subject of an appeal. Paragraph 24 of the appeal decision issued under reference APP/B1930/W/23/3320280 dated 9th October 2023 provides the following concluding commentary in respect of heritage and archaeology (emphasis added):

24. The Council have also considered that the proposal would not harm the character and appearance of the area, would not result in harm to the amenity of future and existing occupiers and is acceptable in relation to highway matters, flood risk, drainage, heritage and archaeology for which I have no reason to conclude against. However, these are neutral matters.

5. Planning Conditions drafted by the LPA in respect of appeal reference APP/B1930/W/24/3345004

The appeal decision was issued on 20th January 2025, which made no reference to heritage features. The scheme promoted under 5/2024/0144 did not, therefore, give rise to any corresponding impact on features of heritage interest.

For completeness, in respect of the appeal case assigned reference APP/B1930/W/24/3345004, the Local Planning Authority submitted a list of draft conditions for the Inspector to consider should the appeal case have been allowed. Drafted planning conditions 10 and 11, as presented below, were submitted by the LPA in respect of archaeological considerations.

10. No development-related works shall take place within the site until a written scheme of archaeological work (WSI) has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a programme of archaeological evaluation and open area excavation followed by off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority and Historic England. This must be carried out by a professional archaeological organisation in accordance with the agreed written scheme of investigation.

Reason: To ensure adequate opportunity is provided for archaeological research on this historically important site. To comply with Policy 111 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework paragraph 211. To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.

11. Following the completion of the fieldwork and the post-excavation assessment in Condition 10, appropriate resources will be agreed with the Local Planning Authority for the post-excavation project generated by the archaeological WSI in Condition 1. This will include all necessary works up to and including an appropriate publication and archiving and will include an agreed timetable and location for that publication.

Reason: To ensure adequate opportunity is provided for archaeological research on this historically important site. To comply with Policy 111 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework paragraph 211. To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.

It is considered that the wording of draft planning conditions 10 and 11, as presented, could suitably be applied to the scheme assigned planning reference S62A/2025/0087.

6. Conclusions

The proposed scheme of development will not have a corresponding impact on designated and/or non-designated heritage assets.