



FAO: Planning Department,
St Albans City and District Council

Our ref:02327
Application ref: 5/2025/0331
Date:11 April 2025

ARCHAEOLOGICAL ADVICE

RE: Land Between 84-108 Ragged Hall Lane Chiswell Green St Albans

The application is for Section 62a designation - planning application (all matters reserved other than access) for 7 serviced plots for self-build and custom housebuilding.

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 application lies within a constraint area on the St Albans planning maps due to the presence of cropmarks in the area. The submitted Heritage statement with the planning application identifies the above features and concludes that a condition attached to the planning consent would be an appropriate requirement.

The proposed development has the potential to impact both the known cropmark evidence recorded on the Historic Environment Record as well as previously unknown deposits within the area. The recommendations remain the same as that on previous applications on this site which have the potential to disturb or damage non designated heritage assets.

Recommendations:

1. 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.

2. 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.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Richard Havis MCIfA FSA
Senior Historic Environment Consultant
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter