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Examination of the St Albans City and District Local Plan
Matters, Issues and Questions for Stage 2

Statement on behalf of CALA Homes

(Representor ID – 215)

Matter 7 – Issue 1 – St Albans Site Allocations

Policy M3 – Land at Bedmond Lane, St Albans

DLA Ref: 16/310

September 2025

Introduction

1. This statement is submitted on behalf of CALA Homes – the owners of the Land at Bedmond Lane, St Albans ('the Site'). Representations have been made to Regulation 18 and Regulation 19 draft Local Plan consultations promoting the allocation of the Site for residential purposes.

2. This statement provides a response to the Inspectors' questions Q1-Q4, raised in respect of Policy M3 (Land at Bedmond Lane) under Matter 7 (residential site allocations) and Issue 1 (St Albans site allocations).

3. As owner and prospective developer, CALA Homes support the proposed allocation of the site for residential purposes.

Question 1 – Green Belt boundary justification

4. The Inspectors ask at **Question 1**: *"What is the justification for the proposed alteration to the Green Belt boundary? Is the proposed boundary alteration consistent with paragraph 148 e) and f) of the Framework, which state that Plans should be able to demonstrate that boundaries will not need to be altered at the end of the Plan period, and, define boundaries clearly, using physical features that are readily recognisable and likely to be permanent?"*

5. The Council has already set out the exceptional circumstances that necessitate changes to the Green Belt boundary. In summary, there is a high level of housing need that has largely gone unmet since the adoption of the last Local Plan in 1994 and there is demonstrably insufficient land within the urban areas to meet this need. Green Belt land inevitably needs to be released and it is then a question of which are the least harmful and most appropriate sites for release.

6. The land at Bedmond Lane was recommended for consideration through the Green Belt Review. Arup's conclusion in respect of parcel SA55 was that its release was *"unlikely to significantly harm the performance of the wider Green Belt"*.

7. In respect of potential boundaries, the site is easily identifiable, being the land between Bedmond Lane and Mayne Avenue, south of King Harry Lane. In their Green Belt Review, Arup concluded:

> *"The inner boundary and majority of outer boundaries are readily recognisable and likely to be permanent. The short outer boundary to south is recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.*

8. The southern boundary referred to is around 30m in length. The whole perimeter of the site measures around 1,540m, so the southern boundary makes up a very small part of the total. While there is a clear change in land use either side of the boundary, additional planting would nevertheless make the boundary clearer. Such boundary planting would be secured as a matter of course through the planning application process and no further policy treatment is considered necessary.

Question 2 – exceptional circumstances

10. The Inspectors ask at **Question 2**: *"Do the exceptional circumstances exist to justify amending the Green Belt boundary in this location?"*

11. Our response to this question is largely covered in paragraphs 5 and 6 above – Green Belt land is required to meet housing needs and this site has been identified as being capable of release without harming the wider Green Belt.

Question 3 – soundness of Policy P2

12. The Inspectors ask at **Question 3**: *"How has the scale and quantum of development been determined, having particular regard to archaeological and ecological constraints?"*

13. The northern part of the site (the area adjacent to Parklands Drive) is the most constrained part of the site. Ecology work undertaken suggests that the habitats here are the most valuable. Archaeological work also suggests potential archaeological interest in this northern one-third of the site. For these reasons, built development is not proposed in this part of the site. The area south of Parklands drive is less constrained by archaeology and with less distinctive ecology and this is the part that is proposed for residential development.

14. The area to the south of the public footpath that crosses the site is proposed as an area of open space. The ecology constraints to the north mean that public access should be limited (to avoid disturbance dog-fouling etc) and, for this reason, an area of publicly accessible greenspace is proposed to the south of the right of way to divert pressure away from the more sensitive parts of the site.

15. CALA Homes' architects have prepared an indicative layout that takes into account the ecology and archaeology constraints, together with the public rights of way and Tree Protection Orders. This layout, submitted at Regulation 19 stage, shows 74 dwellings in a range of sizes and types.

16. The estimate of 70 dwellings provided in Policy M3 seems a reasonable estimate at this stage.

17. In respect of archaeology, further investigation work has been carried out, including a programme of trial trenches and test pits dug during early September 2025. The scope of this work was agreed with archaeologists at Place Services working on behalf of the District Council and the results have been provided to both the County Council and Historic England. The investigation focused on establishing the route of a Roman road thought to run near to the site. The excavation work found no evidence of the road itself, although a ditch was found near the edge of the site and it is possible that this is a boundary ditch to the Roman road, with the road itself located immediately east of the site beneath the existing road.

18. Previous archaeological work from the 1960s identified a potential late Iron Age/Early Roman cemetery on the northern part of the site. As set out in the Desk-Based Assessment (included with our Regulation 19 representations), these burials seem to be confined to the north of a conjectured boundary ditch running across the site (see Figure 2 at Appendix One to this statement). For this reason, the indicative layout for the site confines development to the south of this boundary ditch to avoid known archaeology interest.

19. Further archaeological work will be required to be submitted as part of a forthcoming planning application. However, at this stage there is no archaeological reason not to allocate the site for residential development.

Question 4 – soundness of Policy M3

20. The Inspectors ask at **Question 4**: *"Is Policy M3 justified, effective and consistent with national planning policy? If not, what modifications are required to make the Plan sound?"*

21. CALA Homes, as owner and prospective developer of the site, supports the allocation of site M3 in the draft Local Plan. We consider that the policy is justified, effective and consistent with national planning policy and should therefore be found sound.

Appendix One – Targeted Archaeological Evaluation (September 2025)

DLA | Heritage

DLA | Strategic

DLA | Commercial

DLA | Residential

DLA | Leisure

DLA | Solutions

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TARGETED ARCHAEOLOGICAL EVALUATION

Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH

Planning Ref: Pre-application

Site Code: HBLS25

NGR: TL 12968 06590

Ref: 794-PLN-HER-JAC01310
September 2025

rpsgroup.com

Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH

Targeted Archaeological Evaluation

Planning reference	**Pre-application**		
Local planning authority	**St Albans City and District Council**		
PCA report no.	**R18104**	*Site Code*	**HBLS25**
PCA project no	**K9762**	*Date*	**September 25**

Project Information	
Site name	Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH
Project type	Targeted Archaeological Evaluation
Site address	Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH
NGR	TL 12968 06590
Local planning authority	St Albans City and District Council
Planning reference	Pre-application
Commissioning client	RPS Group
Project dates	1st-3rd September 2025
Archive site code	HBLS25

PCA Information			
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Contents

1 ABSTRACT

1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd at Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH. It was carried out over three days between the 1st and 3rd of September 2025. The site was centred at National Grid Reference TL 12968 06590.

1.2 The archaeological evaluation comprised the excavation of two trenches and three test pits, targeted as far as was possible over the conjectured route of a Roman road which is thought to pass through the site. In the event, Test Pits 1 and 3 were joined together (annotated as 1/3) due to obstacles on the ground and an overhanging tree canopy which necessitated a change in their arrangement.

1.3 The earliest deposit encountered was the natural geology of the sand and gravel, derived from the Pleistocene Kesgrave Catchment Subgroup, composed of compact orange sand and gravel with localised pockets of sand. This was sealed by a layer of re-worked sand and gravel (possibly a colluvial deposit) up to 0.57m thick, which was found in each intervention except Trench 1 to the north. Fragments of ceramic building material dating from AD 50-120 were recovered from this layer in Test Pit 1/3.

1.4 In Trench 2 this layer had been cut by a ditch which measured 1.65m wide by at least 0.65m deep, with steep sides. The single fill produced finds of Roman pottery dated AD40-160/200, undiagnostic iron nails and an undiagnostic struck flint. The ditch was found on the same alignment as the conjectured road.

1.5 The ensemble was sealed by subsoil and topsoil. Further fragments of CBM were recovered from these layers but would have been in secondary or even tertiary contexts.

1.6 The evaluation did not find any evidence of an *in situ* Roman Road surface on the conjectured alignment of the *Verulamium* to Silchester Road.

2 INTRODUCTION

2.1 This report details the results of a targeted archaeological evaluation conducted by Pre-Construct Archaeology Ltd on a site located at Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH (Figure 1). The site was centred at National Grid Reference TL 12968 06590. It lies within an Area of Archaeological Significance (AAS) as defined by Hertfordshire County Council.

2.2 The site was an irregularly shaped plot, measuring approximately 5.84ha in extent. The evaluation was undertaken in the pre-application phase for the proposed development to comprise the erection of 78 dwellings by Cala Homes.

2.3 RPS Group produced an archaeological desk-based assessment (DBA) for the site, which concluded that the site had a high archaeological potential for the Late Iron Age and Roman periods, in particular the presence of the Roman Silchester Road, as well as potential activity

associated with the Iron Age settlement of Verlamion and the Roman settlement of Verulamium (RPS 2023).

2.4 The fieldwork was conducted between 1st-3rd September 2025. The targeted archaeological evaluation comprised two trenches and three test pits (two of which were conjoined to make one trench) within the narrow strip of land which comprises the land parcel between Bedmond Lane and the access road along the west side of residential houses estate immediately to the east.

2.5 The work was supervised by Stacey Harris and project managed by Chris Mayo, both of PCA. The work was commissioned by RPS Consulting Ltd.

2.6 All works were undertaken in accordance with the following documents:

- Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH: Written Scheme of Investigation for An Archaeological Evaluation (PCA 2025)
- Management of Research Projects in the Historic Environment (MoRPHE; Historic England 2015)
- Universal guidance for archaeological field evaluation' (CIfA 2023)
- Standards for Field Archaeology in the East of England (Gurney 2003)
- Standard and guidance for an archaeological evaluation" (Chartered Institute for Archaeologists CIfA 2023)

2.7 The completed archive, comprising written, drawn and photographic records, will be deposited with Verulamium Museum identified by the unique site code HBLS25.

3 PLANNING BACKGROUND

3.1 Development at the site is subject to the policies and guidance contained within the following:

- Section 16 of the National Planning Policy Framework (NPPF) (2023)
- The City and District of St Albans' District Local Plan Review', adopted in 1994 and 'saved' for continued use in 2007

3.2 A development proposal is intended by which 78 dwellings would be built at the site. Pre-application research has shown the possible presence of a Roman Road crossing the site, and discussions with the local planning authority, and their archaeology advisor at Place Services, have led to a requirement for the conjectured route of the road to be tested in order to ground-truth its presence or absence.

3.3 A geophysical site survey was conducted in 2025, but found to be inconclusive for the presence of the road. The evaluation herein reported was designed to test the conjectured alignment of the road, as far as was practical within existing site constraints.

3.4 The evaluation was designed within a Written Scheme of Investigation prepared by PCA (2025) and approved by Richard Havis of Place Services, for the local planning authority. The scope of work reflected discussions between Mr Havis and Duncan Hawkins of RPS

Consulting Services Limited, as archaeological consultants to the client.

3.5 This evaluation was designed to be informative only as a pre-application exercise. It is expected that further evaluation will be required across a wider area of the site should planning proposals be developed further.

4 GEOLOGY AND TOPOGRAPHY

4.1 The following is summarised from the WSI produced for this project (PCA 2025).

4.2 The solid geology of the site is chalk of the Upper Cretaceous Lewes Nodular Chalk Formation and Seaford Chalk Formation, formed between 93.9 and 83.6 Ma (million years ago).

4.3 The superficial geology is sand and gravel from the Pleistocene Kesgrave Catchment Subgroup. The soil is a freely draining slightly acid loamy soil.

4.4 The site is relatively flat, rising gently from a height of approximately 116m OD in the southwest of the site to approximately 117m OD in the north. The site is currently in use for rough grazing and is partly overgrown by bushes and high vegetation.

4.5 The nearest watercourse if the River Ver which runs approximately 950m to the north of the site.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The following is included in the WSI (PCA 2025), summarised from the original DBA for the site (RPS 2025) -

5.2 Prehistoric

5.2.1 Evidence for prehistoric activity near the site is scarce until the Iron Age, with the establishment of the settlement of Verlamion, identified by Sir Mortimer Wheeler in a series of excavations in the 1930s.

5.2.2 Verlamion was known as a centre for coin production associated with the tribal leader Tasciovanus. Wheeler identified the ‘oppidum’ of Verlamion as lying in the area of Prae Wood, around 200m east of the site. Modern research suggests the settlement would have covered a much larger area, as evidenced by the presence of cremation burials in a ditched enclosure in the north of the site (entirely excavated in the 1960s) and the continuation of Wheeler’s Ditch across the north of the site.

5.3 Roman

5.3.1 The site lies to the south of the Roman town of Verulamium, thought to have developed due to the importance of the existing settlement of Verlamion, and eventually becoming the third largest settlement in Roman Britain. The site lies around 100m southwest of the ‘Silchester Gate’ and straddles the conjectured route of the Silchester Road. The investigations in the south of the site in the 1960s revealed a part of the Silchester Road which reportedly had a

cambered gravelly surface between 9m and 12m wide and was flanked by two substantial roadside ditches up to 4m wide. The projected route of the road runs from the southern end through the eastern part of the site towards the Silchester Gate to its north. Ploughing is known to have removed evidence of the road and ditches in portions of the site, and the lack of a strong signal in various geophysical surveys undertaken on the site may reflect past disturbance.

5.3.2 Additional evidence of Roman activity comes from a Roman cemetery to the northeast of the site, a possible Roman secondary road joining the Silchester Road from the west in the north of the site, identified by Wheeler in the 1930s, and evidence of buildings, fences and gravel pits along the eastern line of the road in the north of the site.

5.4 Saxon/Early Medieval & Medieval

5.4.1 The excavations at King Harry's Lane in 1957 exposed burials associated with a small Saxon cemetery close to the site's eastern boundary, which may have extended into the site.

5.4.2 The presence of a deserted early medieval village approximately 1km to the south of the site has been identified from cropmarks. Possible medieval field boundaries / ditches have been reported approximately 200m north/northwest of the site.

5.5 Post-Medieval and Modern

5.5.1 The Andrew's and Drury Map of Hertfordshire 1766, shows the site within an area of open fields. The tithe map of 1840 shows the site located across two parcels of land recorded as in arable use. The site is shown as open land by Ordnance Survey maps from 1878 onwards, with recent aerial photography showing the site as open land partly covered by shrubs. A LiDAR survey by the Environment Agency in 2021 does not show any evidence for archaeological features.

5.5.2 The GPR survey undertaken by SUMO Geophysics Ltd. in 2025 consisted of 6 transects across the projected line of the Roman Silchester Road. Results included identification of possible fragments of structural stone or masonry fragments, anomalous layers possibly corresponding to ground layers or old surfaces, disturbed ground and voids.

5.5.3 The assessment was that the structural masonry fragments and anomalous layers could possibly relate to robbing out of the Roman road or other archaeological features, although they did not show a discernible pattern in their distribution. The assessment considered the possibility that the results reflected the use of the site as a construction compound in the later 20th century during the development of housing to the east of the site. As previously noted, post-medieval ploughing may have removed portions of the Roman road on the site.

6 METHODOLOGY

6.1 The specific evaluation methodology, including investigation and recording, access and safety, finds, archiving and reporting was outlined in the WSI (PCA 2025), approved by Place

Services for the local planning authority.

6.2 All the works were carried out according to these documents:

- Standards for Field Archaeology in the East of England (Gurney 2003)
- Management of Research Projects in the Historic Environment (MoRPHE Historic England 2015)
- Standard and guidance for archaeological field evaluation (Chartered Institute for Archaeologists CIfA 2020).
- Hertfordshire Archaeological Archive Standards – A countywide standard for the creation, completion and transfer of Archaeological Archives in Hertfordshire (Hertfordshire Museums 2018)

6.3 The fieldwork was undertaken with respect to PCA's H&S Risk Assessment and Method Statement.

6.4 The WSI (PCA 2025) proposed the archaeological investigation of two trenches measuring 20m x 1.80m and three test pits measuring 2m x 2m mostly targeting the supposed route of the Roman road towards the eastern boundary of the site.

6.5 The trench positions were set out within the WSI (PCA 2025) and located on the ground by PCA using Geo-Max system equipment. Upon setting out it was discovered that both trenches were constrained by existing, immoveable fence lines, and accordingly the trench positions were locally adapted. Further changes were also required to account for the working room permitted by recent vegetation clearance.

6.6 As a result:

- TP1 and TP3 were excavated side by side to fit them within the cleared area that also covered the supposed location of the Roman Road
- TP2 was slightly repositioned within a cleared area
- Trench 1 was realigned slightly to fit within the cleared area, but within the position of the conjectured Roman Road
- Trench 2 was reduced in length but increased in width, to fit within the cleared area.

6.7 Machine excavation was undertaken in spits of 100mm at a time until either significant archaeological strata were found or natural ground exposed. Trenches / TPs did not exceed 1m in depth.

6.8 Following machine and hand excavation, relevant faces of the trench / TP that required examination or recording were cleaned by PCA using appropriate hand tools. The majority of the investigation of archaeological levels were examined by hand, with cleaning, examination and recording both in plan and in section.

6.9 All archaeological features (stratigraphical layers, cuts, fills, structures) were evaluated by hand tools and recorded in plan at 1:20 or in section at 1:10, using the standard recording methodology.

6.10 Photographs were taken as appropriate. Photographs made use of a photo board and a north arrow.

6.11 The primary purpose of the evaluation was to establish the presence of the Roman Silchester Road which is believed to run through the eastern part of the site, as well as answering the research objectives contained within the approved WSI (PCA 2025).

6.12 Care was be taken not to damage archaeological deposits through excessive use of mechanical excavation.

7 RESULTS, BY TRENCH

7.1 TP1 & TP3

7.1.1 Test Pits 1 and 3 (Figures 3 & 4) were combined to form a single entity aligned NE-SW and measuring 5.19m x 1.74m.

7.1.2 Within TP1 & TP3 four layers were identified. Natural gravel [4] at the base (0.91m BGL, 116.14m OD) was overlain by a layer of sandy silt and gravel colluvium [3] at 116.74m OD from which CBM was recovered. The made ground was sealed by subsoil [2] and topsoil [1].

Plate 1 TP1 & TP3, looking southeast, 1m scale

7.2 TP2

7.2.1 Test Pit 2 (Figures 3 & 4) measured 2.69m x 1.70m

7.2.2 Within TP2 four layers were identified. Natural gravel [8] at the base (0.77m BGL, 116.25m OD) was overlain by a layer of sandy silt and gravel colluvium [7] at 116.87m OD. The made ground was sealed by subsoil [6] and then topsoil [5].

Plate 2 TP2, looking northeast, 1m scale

7.3 Trench 1

7.3.1 Trench 1 (Figures 3 & 4) measured 12.29m x 3m and was aligned NW-SE.

7.3.2 Three layers were identified in Trench 1: natural [16] at the base (0.62m BGL, 116.40m OD), overlain by subsoil [15] and then topsoil [14].

7.3.3 A rectangular modern feature was noted in Trench 1 cutting through the subsoil [15].

Plate 3: Tr1 looking northwest, 1m scale

Plate 4: Looking southwest, s.4, 1m scale.

7.4 Trench 2

7.4.1 Trench 2 (Figures 3 & 4) measured 5.19m x 1.74m and was aligned NWW-SEE.

7.4.2 Natural [17] was identified at the base of Trench 2 at a height of between 116.24m OD and 115.97m OD towards the west and dropping to the southeast to a height of between 115.96m OD and 115.93m OD. Generally the natural was found at around 0.85m BGL. A notable step down from west to east was remarked upon by the fieldteam.

7.4.3 The natural deposits were overlain by a layer of sandy silt and gravel colluvium [13] at 116.59m OD.

7.4.4 Layer [13] was truncated by a northeast-southwest aligned ditch [12] which was filled by a very well compacted almost concreted grey-yellow silty clay [11]; pottery, metal and a possible struck flint were recovered from the excavated slot. The ditch was recorded at a height of 116.59m OD, and was at least 0.65m deep. The fill of the ditch was extremely compact and excavation was thus very difficult, such that the base of the feature could not be reached (Figure 4).

7.4.5 The ditch [12] was sealed by a layer of subsoil [10], from which CBM was recovered, followed by topsoil [9].

Plate 5 Tr1, looking southeast, 1m scale

Plate 6: Looking south-southwest at section 3 ditch [12], 1m scale

8 PHASED ARCHAEOLOGICAL SEQUENCE

8.1 The evaluation revealed a straightforward stratigraphic sequence, which can be described as follows.

Natural

8.2 The natural was seen to be gravel found at heights ranging from 116.14m OD ([17] in Trench 2) to 116.62m OD ([16] in Trench 1). Thus a slight fall of approximately 0.5m was observed over a distance of 100m from north to south.

Redeposited gravel / colluvium

8.3 A layer of redeposited gravel [13] was seen in Trench 2 and the nearby test pits, but not in Trench 1 some distance to the north (Figure 2). The gravel [3] in TP1&3 yielded ceramic building material (CBM) dating from AD50-120[1]. The layer was seen at heights ranging from 116.59m OD in Trench 2 to 116.87m OD in TP2.

Ditch

8.4 Cutting through the gravel [13] in Trench 2 was a substantial ditch with steep sides, aligned NE-SW and filled with a very compact silty-clay [11]. The ditch could not be bottomed however was 1.69m wide and at least 0.65m deep, cut from a height of 116.59m OD.

8.5 Fill [11] from the ditch yielded three small sherds of pottery, 2 undiagnostic iron nails and a lithic fragment. The pottery, weighing 7g, was derived from two vessels; both are Verulamium Region White wares (VRW), dated to AD40-160/200[2].

Subsoil / Topsoil

8.6 All interventions contained a subsoil deposit ranging in thickness between 0.17m (TP1 & TP3) and 0.45m (Trench 1). The layer yielded CBM of late medieval to early post-medieval date.

8.7 The subsoil in Trench 1 was seen to be cut by a rectangular modern feature of unknown purpose.

8.8 All trenches and test pits were sealed by topsoil between 0.10m and 0.28m thick, giving a ground surface across the investigated area ranging from 117.20m OD in TP2 to 116.82m OD in Trench 1.

9 CONCLUSIONS

9.1 Discussion

9.1.1 The archaeological evaluation comprised the excavation of two trenches and three test pits, targeted (with the exception of Trench 1) over the conjectured line of the Roman Silchester road, which is thought to pass through the land parcel on a north-east to south-west axis.

9.1.2 The earliest deposit encountered was the natural geology of the sand and gravel, derived from the Pleistocene Kesgrave Catchment Subgroup, composed of compact orange sand and gravel with localised pockets of sand. This was recorded at between 116.59m OD in Trench 1 to the north, falling to 116.14m in Trench 2 in the south.

9.1.3 This was sealed by a layer of re-worked sand and gravel (possibly a colluvium) up to 0.57m thick, which was found in each intervention except Trench 1 to the north. Fragments of Roman

[1] Pers comm A Valcarcel, PCA, 16/09/25
2 Pers comm B Sudds & E. Hudak, PCA, 16/09/25

CBM dating from AD50-120 were recovered from this layer in Test Pit 1/3.

9.1.4 The layer of colluvium was in turn cut by a north-east to south-west oriented ditch, recorded in Trench 2. It measured 1.69m wide by at least 0.65m deep. The single fill produced Roman pottery dated AD40-160/200, two undiagnostic Fe nails and an undiagnostic struck flint.

9.1.5 The above was sealed by subsoil and topsoil.

9.2 Research questions (as posed within the WSI)

To establish the presence of the Roman Silchester Road on the site.

9.2.1 The ditch recorded in Trench 2 could be interpreted as a potential flanking ditch to a road but no other structures, make up layers or ground consolidation consistent with construction materials for a road were recorded. The ditch contained Roman pottery and was cut in to a layer of reworked gravel or colluvium which, in TPs 1&3, just 25m to the north, yielded fragments of ceramic building material dating from AD 50-120.

To establish the underlying natural geology and topography of the site

9.2.2 A slight fall from north to south was present in the underlying geology. The sand and gravel was recorded at 116.59m OD in Trench 1, falling slightly to 116.16m in Test Pit 1/3 in the south.

9.2.3 Within Trench 2, a discreet change in natural topography was noted, with the gravel at the western end of the trench - recorded at 116.14m OD – falling to 115.96m OD at the eastern end. The field team noted a ‘step down’ in the gravel to form this change, just to the east of the Roman ditch [12].

To establish the presence or absence of any prehistoric or Roman remains.

9.2.4 No prehistoric deposits, structures or cut features were recorded during the evaluation but a possible struck flint in the fill of the ditch hints at previous activity, possibly nearby.

9.2.5 The Roman ditch has been discussed previously.

9.2.6 Residual Roman ceramic building material was found within the overlying subsoil deposits in Trenches 1 and 2.

To establish the presence or absence of any Saxon/early medieval remains.

To establish the presence or absence of medieval remains.

9.2.7 No Saxon or medieval deposits, structures or cut features were recorded during the evaluation. Some late medieval ceramic building material was found within the overlying subsoil deposits in Trenches 1 and 2.

To establish the presence or absence of post-medieval remains

9.2.8 No post-medieval deposits, structures or cut features were recorded during the evaluation

9.2.9 To establish the presence or absence of modern remains.

9.2.10 A modern rectangular feature was noted cutting the subsoil in Trench 1.

To establish the extent of all past post-depositional impacts on the archaeological resource.

9.2.11 Very little in the way of adverse effects from past land use or agriculture was evident with both a sub and topsoil present, although it is likely that some horizontal truncation to the layers had occurred in the past.

9.3 Conclusions

9.3.1 The evaluation did not find any evidence of an in situ Roman Road surface on the conjectured alignment of the *Verulamium* to Silchester Road. However, a Roman ditch was found on the same alignment as the conjectured road in Trench 2.

9.3.2 Test Pits 1/3 and 2, to the north of Trench 2, sat to the west of the extrapolated continuation of the ditch, but revealed no archaeological features, only the presence of a colluvial gravel layer from which Roman ceramic building material fragments were found.

9.3.3 The archive from the investigation (comprising written and drawn records, digital data (including photographs) and finds (comprising pottery, ceramic building material, flint and metal) will be stored by PCA at its secure offices in London until it is deposited with Verulamium Museum identified by the unique site code HBLS25.

10 ACKNOWLEDGEMENTS

10.1 Pre-Construct Archaeology Ltd would like to thank RPS Consulting Ltd for commissioning the archaeological works on behalf of the client, Cala Homes.

10.2 The project was monitored by Richard Havis of Place Services for the local planning authority.

10.3 The author would like to thank Chris Mayo for project managing the programme of works and editing this report.

10.4 The on-site fieldwork was undertaken by Stacey Harris and Patric Cavanagh PCA.

10.5 Thanks also to Malgorzata Malecka for the CAD illustrations.

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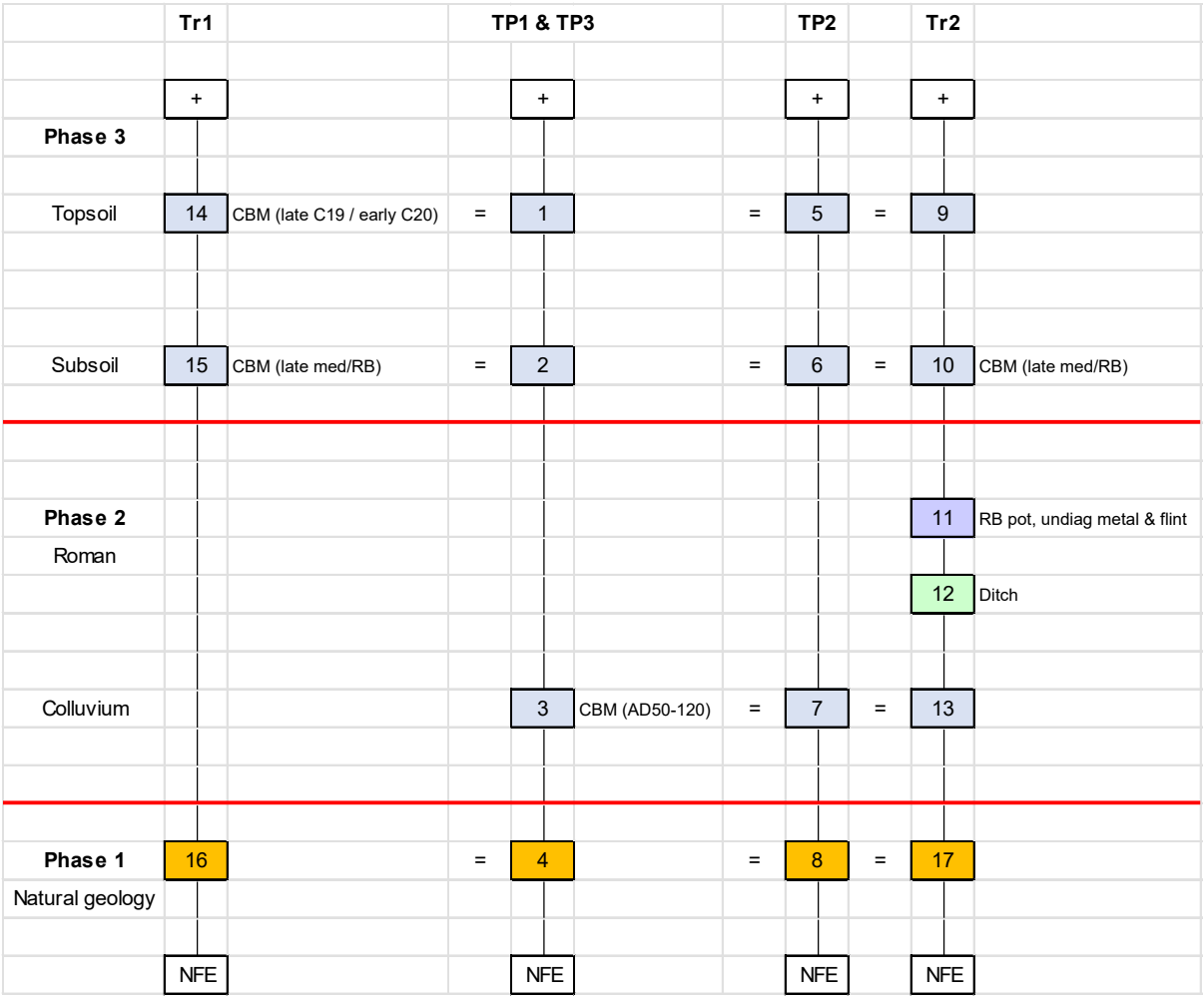
12 APPENDIX 1: CONTEXT INDEX

Context	Tr	Type	Interpretation	L (m)	W (m)	D/T (m)	H (m OD)	Finds
1	TP1&TP3	Layer	Topsoil	5.19	1.74	0.18	117.08	-
2	TP1&TP3	Layer	Subsoil	5.19	1.74	0.17	116.90	-
3	TP1&TP3	Layer	Made Ground / colluvium	5.19	1.74	0.57	116.74	RB CBM AD50-120
4	TP1&TP3	Natural	Natural	5.19	1.74	0.10	116.17	-
5	TP2	Layer	Topsoil	2.69	1.70	0.10	117.26	-
6	TP2	Layer	Subsoil	2.69	1.70	0.20	117.06	-
7	TP2	Layer	Made Ground	2.69	1.70	0.35	116.87	-
8	TP2	Natural	Natural	2.69	1.70	0.28	116.51	-
9	Tr2	Layer	Topsoil	15.85	1.70	0.28	117.02	-
10	Tr2	Layer	Subsoil	15.85	1.70	0.15	116.74	Stone, late medieval CBM, RB CBM
11	Tr2	Fill	Infilling	1.76+	1.69	0.65	116.59	RB pot AD40-160/200, undiagnostic Fe nails, Flint
12	Tr2	Cut	Ditch	1.76+	1.69	0.65	116.59	-
13	Tr2	Layer	Made Ground / colluvium	15.85	1.70	0.53	116.59	-
14	Tr1	Layer	Topsoil	12.29	3.00	0.20	117.35	CBM late C19 / early C20
15	Tr1	Layer	Subsoil	12.29	3.00	0.45	117.15	late medieval CBM, RB CBM
16	Tr1	Natural	Natural	12.29	3.00	0.28	116.62	-
17	Tr2	Natural	Natural	15.85	1.70	0.20	116.14	-

13 APPENDIX 2: MATRIX



14 APPENDIX 3: OASIS FORM

OASIS ID (UID): preconst1-536846

Project Name: Evaluation at Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH

Activity type: Evaluation

Sitecode(s): HBLS25

Project Identifier(s): HBLS25

Planning Id: [no data]

Reason for Investigation: Planning: Pre application

Organisation Responsible for work: Pre-Construct Archaeology Ltd

Project Dates: 01-Sep-2025 - 03-Sep-2025

HER: St Albans City and District UAD

HER Identifiers: [no data]

Project Methodology: The archaeological evaluation comprised the excavation of two trenches and three test pits, targeted as far as was possible over the conjectured route of a Roman road which is thought to pass through the site. In the event, Test Pits 1 and 3 were joined together (annotated as 1/3) due to obstacles on the ground and an

overhanging tree canopy which necessitated a change in their arrangement.

Project Results: The archaeological evaluation comprised the excavation of two trenches and three test pits, targeted as far as was possible over the conjectured route of the Roman Verulamium to Silchester Road which is thought to pass through the site. In the event, Test Pits 1 and 3 were joined together (annotated as 1/3) due to obstacles on the ground and an overhanging tree canopy which necessitated a change in their arrangement. The earliest deposit encountered was the natural geology of the sand and gravel, derived from the Pleistocene Kesgrave Catchment Subgroup, composed of compact orange sand and gravel with localised pockets of sand. This was sealed by a layer of re-worked sand and gravel (possibly a colluvial deposit) up to 0.57m thick, which was found in each intervention except Trench 1 to the north. Fragments of ceramic building material dating from AD 50-120 were recovered from this layer in Test Pit 1/3. In Trench 2 this layer had been cut by a ditch which measured 1.65m wide by at least 0.65m deep, with steep sides. The single fill produced finds of Roman pottery dated AD40-160/200, undiagnostic iron nails and an undiagnostic struck flint. The ditch was found on the same alignment as the conjectured road. The ensemble was sealed by subsoil and topsoil. Further fragments of CBM were recovered from these layers but would have been in secondary or even tertiary contexts. The evaluation did not find any evidence of an in situ Roman Road surface on the conjectured alignment of the Verulamium to Silchester Road.

Keywords:

Subject/Period: Ditch: ROMAN

FISH Thesaurus of Monument Types

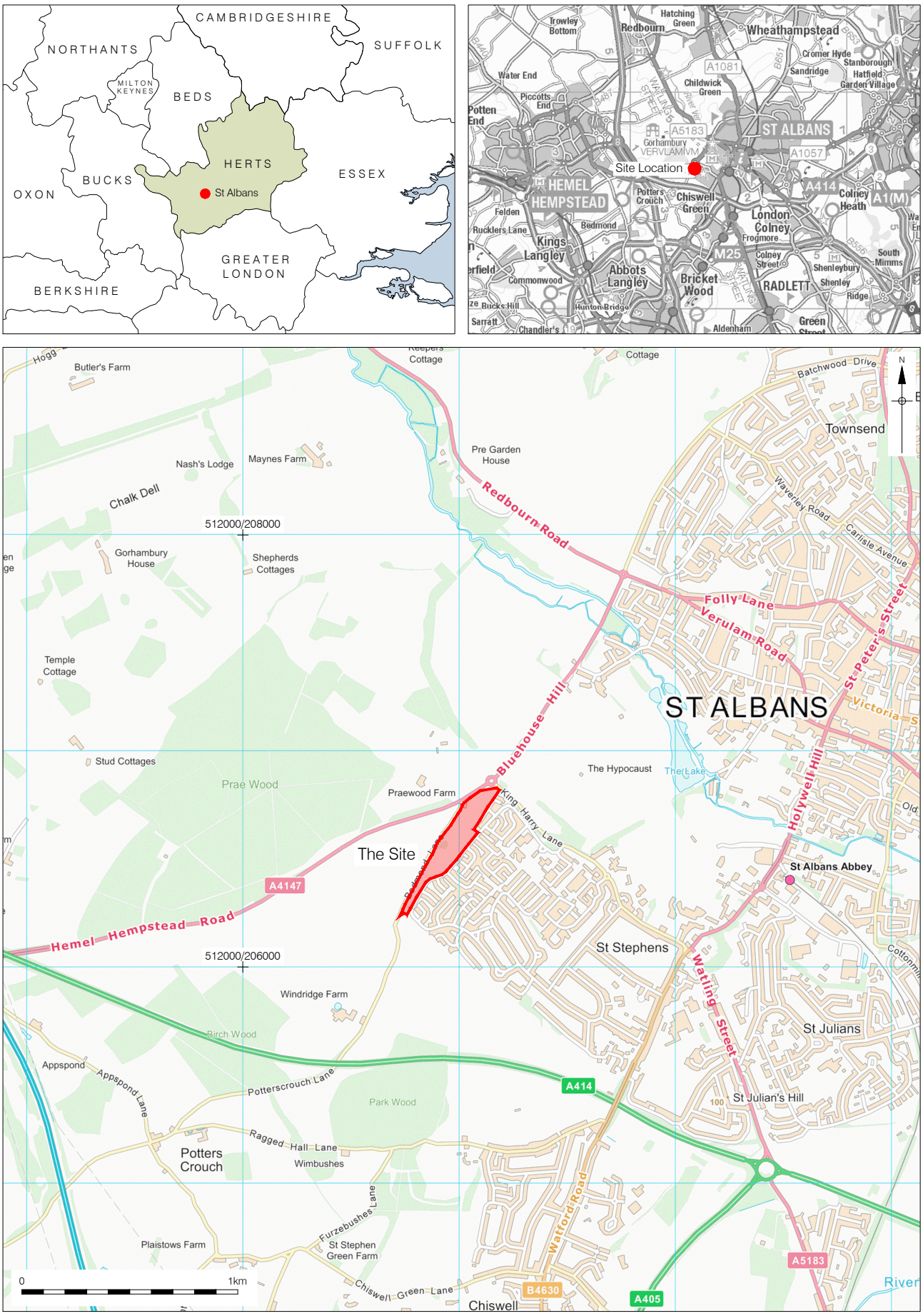
Archive:

Physical Archive, Documentary Archive, Digital Archive - to be deposited with Verulamium Museum;

Reports in OASIS:

Harris, S., (2025). *Evaluation at Land at Bedmond Lane, St Albans, Hertfordshire AL3 4AH*. London: Pre-Construct Archaeology Ltd. R18104. Embargo ends: 16/03/2026

P:\PROJECT DATA\Out of London\Hertfordshire\Bedmond Lane (land at), St Albans, AL3 4AH\CAD\EVAL\Fig 01_Site Location.dwg



09/09/2025 MM

Figure 1
Site Location
1:2,000,000, 1:250,000, 1:25,000 at A4

P:\PROJECT DATA\Out of London\Hertfordshire\Bedmond Lane (land at), St Albans, AL3 4AH\CAD\EVAL\Fig 02_DSL and Trench Locations_REV.dwg

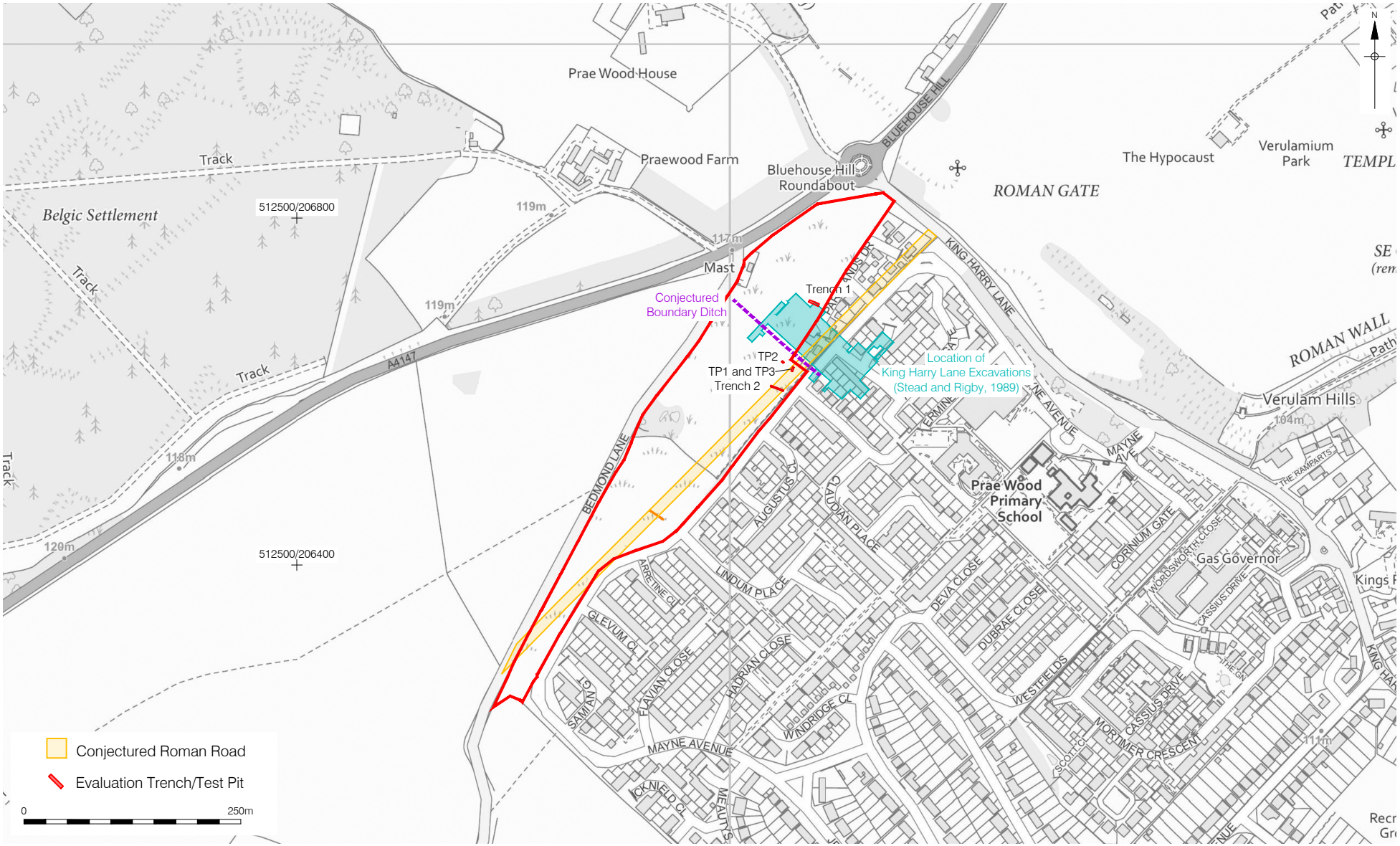


Figure 2
Detailed Site Location showing Trench Locations, Previous Excavation Locations and Conjectured Boundary Ditch
1:6,250 at A4

09/09/2025 MM/MR

N

Location of
King Harry Lane Excavations
(Stead and Rigby, 1989)

Iron Age
Cemetery

Iron Age
Boundary Ditch

Trench 1
S4

S2
TP2

S1
TP1 and TP3

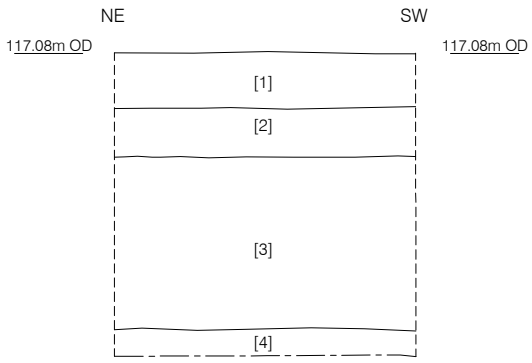
Trench 2
S3
[12]

Cut Feature
Excavated Slot
Conjectured Roman Road

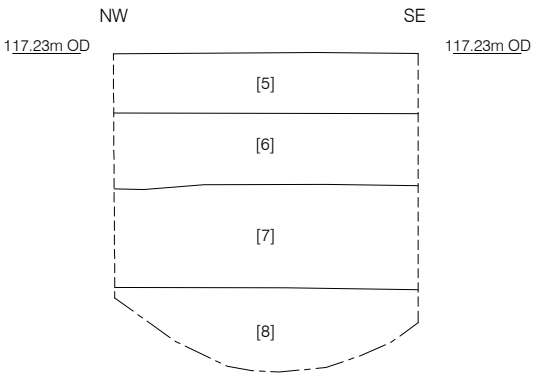
0 25m

24/09/2025 MM/MR

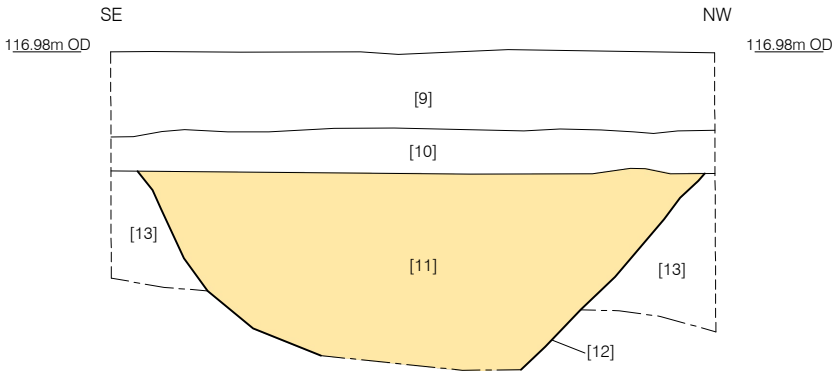
Figure 3
Plan of Trenches with Plan of Excavated Iron Age Cemetery and Boundary Ditch (1989)
1:500 at A3



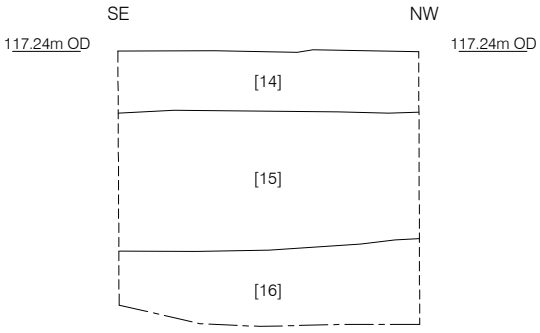
Section 1
Northwest Facing
TP 1 and TP 3



Section 2
Southwest Facing
TP 2



Section 3
Northeast Facing
Trench 2



Section 4
Northeast Facing
Trench 1

10/09/2025 MM

Figure 4
Sections
1:25 at A4

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