

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land South of Chiswell Green Lane

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Quality Management

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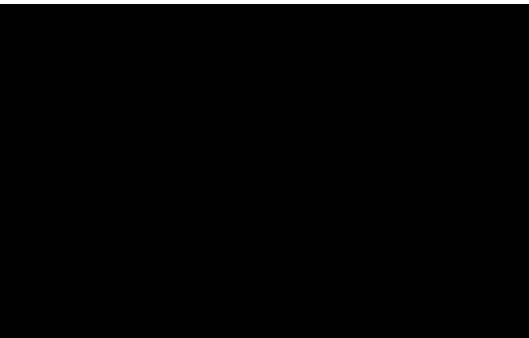
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EXECUTIVE SUMMARY

- Land south of Chiswell Green Lane has been assessed for its below ground archaeological potential in advance of proposed development.
- The proposed development will not impact on any designated archaeological assets.
- The site is not located within a locally defined Area of Archaeological Significance.
- The Post Medieval hamlet of Chiswell Green is recorded within the northern part of the site adjacent to Chiswell Green Lane on historic mapping and is noted on the HER.
- This assessment has identified a low to moderate archaeological potential at the site for the Roman period and for Saxon or Medieval period agricultural activity. Extant buildings as well as potentially below ground remains associated with the Post Medieval Chiswell Green hamlet can be anticipated at the northern site boundary. If present, any remains would most likely be of local significance.
- Past ground disturbance is likely to have been widespread as a result of plough activity, with only localised areas of more severe disturbance associated with development.
- The construction of residential development within the study site is likely to involve the stripping of top and sub-soils, to varying degrees. It is considered that the stripping of sub-soils and the excavation of foundations and associated services would result in the truncation and destruction of any buried archaeological deposits which may be present.
- Overall, any impacts of the proposed development are likely to be limited to archaeological remains of a local significance, and it is considered unlikely that there would be any archaeological reason to preclude development of the site.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by Alex Slater, prepared by James Archer, and approved by Matthew Smith of RPS Heritage on behalf of Alban Developments Limited and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd.
- 1.2 The subject of this assessment, also known as the study site, is land south of Chiswell Green Lane. The site is approximately 14.66ha in extent and is centred at TL 13095 04285 (Fig. 1) within the administrative area of St Albans City & District Council.
- 1.3 RPS has been commissioned to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Hertfordshire Historic Environment Record (HER), St Albans Urban Archaeological Database (UAD) and other sources, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

St Albans City & District Council

- 2.14 The Local Plan framework is provided by the City and District of St. Albans District Local Plan Review, adopted in 1994. The Plan contains the following saved policies relating to archaeological matters:

POLICY 109 - SCHEDULED ANCIENT MONUMENTS

PLANNING APPLICATIONS FOR DEVELOPMENT WHICH ADVERSELY AFFECT A SCHEDULED ANCIENT MONUMENT, AS DEFINED ON THE PROPOSALS MAP, WILL BE REFUSED ON ARCHAEOLOGICAL GROUNDS UNLESS PRIOR SCHEDULED MONUMENT CONSENT HAS BEEN OBTAINED FROM THE SECRETARY OF STATE FOR THE

ENVIRONMENT. IF SCHEDULED MONUMENT CONSENT HAS BEEN GRANTED, THE DISTRICT COUNCIL WILL SEEK TO PRESERVE THE AMENITY OF ANCIENT MONUMENTS BY RESISTING PROPOSALS WITHIN SCHEDULED AREAS WHICH WOULD DETRACT FROM THEIR CHARACTER.

POLICY 110 - ARCHAEOLOGICAL SITES FOR LOCAL PRESERVATION

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE REMAINS WITHIN, OR THE CHARACTER OF, THE SITES FOR LOCAL PRESERVATION AS DEFINED ON THE PROPOSALS MAP. DEVELOPMENT MAY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES, FOLLOWING EVALUATION, IF THE COUNCIL IS SATISFIED THAT IMPORTANT REMAINS WOULD NOT BE DESTROYED OR THE CHARACTER OF THE SITE ADVERSELY AFFECTED. THE EVALUATION, WHICH MAY INVOLVE LIMITED EXCAVATION OR OTHER WORK (EG. GEOPHYSICAL SURVEY) IS TO BE CARRIED OUT BY THE COUNCIL OR AN ARCHAEOLOGIST APPROVED BY THE COUNCIL. PLANNING PERMISSIONS WILL NORMALLY BE SUBJECT TO CONDITIONS REQUIRING FACILITIES FOR THE COUNCIL TO RECORD REMAINS BY EXCAVATION IN ADVANCE OF CONSTRUCTION AND/OR DURING CONSTRUCTION.

VOLUNTARY AGREEMENTS WILL BE SOUGHT (EG. UNDER SECTION 106) TO COVER THE COST OF THE WORK, INCLUDING ANY INITIAL EVALUATION, AND TO ENSURE THAT FINDS MADE DURING THE COURSE OF SUCH WORK ARE DONATED TO THE COUNCIL. VOLUNTARY AGREEMENTS WILL ALSO BE SOUGHT TO ENSURE THE CONTINUED PRESERVATION AND MANAGEMENT OF IMPORTANT REMAINS.

POLICY 111 - ARCHAEOLOGICAL SITES WHERE PLANNING PERMISSIONS MAY BE SUBJECT TO A RECORDING CONDITION

WITHIN SITES LISTED BELOW AND DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL NOT NORMALLY REFUSE PLANNING APPLICATIONS ON ARCHAEOLOGICAL GROUNDS. HOWEVER, FOLLOWING EVALUATION, PLANNING PERMISSIONS MAY BE SUBJECTED TO A CONDITION REQUIRING FACILITIES FOR THE COUNCIL TO RECORD REMAINS BY EXCAVATION IN ADVANCE OF CONSTRUCTION AND/OR DURING CONSTRUCTION. THE EVALUATION, WHICH MAY INVOLVE LIMITED EXCAVATION OR OTHER WORK (EG. GEOPHYSICAL SURVEY), IS TO BE CARRIED OUT BY THE COUNCIL OR AN ARCHAEOLOGIST APPROVED BY THE COUNCIL.

VOLUNTARY AGREEMENTS WILL BE SOUGHT (EG. UNDER SECTION 106) TO COVER THE COST OF WORK, INCLUDING ANY INITIAL EVALUATION, AND TO ENSURE THAT FINDS MADE DURING THE COURSE OF SUCH WORK ARE DONATED TO THE COUNCIL.

Relevant National and Local Designations

- 2.15 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.16 In terms of relevant local designations, the study site is not located within an Area of Archaeological Significance as defined by St Albans City & District Council and the Hertfordshire HER (see Figure 2a).
- 2.17 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS Online 2021) shows the underlying geology at the study site as undifferentiated deposits of chalk, overlain by Kesgrave deposits (Sand & Gravel) in the northern and southern parts of the site. These represent quaternary deposits that are fluvial in origin. A central band of the site records no superficial deposits.
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

- 3.3 The study site's topography slopes downwards from a height of circa 102m Above Ordnance Datum (AOD) at the northern boundary, down to circa 86m AOD at the southern boundary. The area to the north at Chiswell Green represents an area of high ground, with the site located on its southern slopes.
- 3.4 The River Ver is located circa 1.7km to the east, which in turns joins the River Colne circa 3km to the south.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2a-b), also referred to as the study area, held on the Hertfordshire HER and St Albans UAD, together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 In general, the majority of HER records within the study area comprise evidence for scattered farmsteads and associated remains dating from the Medieval and Post Medieval periods which form the focus of activity in the area. The HER notes Chiswell Green as a small Post Medieval hamlet at the northern site boundary.
- 4.4 The map regression exercise has further demonstrated that the study site comprised part of the Chiswell Green hamlet at the northern site boundary during the Post Medieval period, with the remainder of the site generally comprised of the agricultural and pastoral hinterland for that settlement. Various field boundary and land use changes are shown during the 20th century, with some limited additional development.
- 4.5 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.6 Previous archaeological work undertaken within c.150m to the east of the site at the Three Hammers Pub has identified evidence only for Modern truncation of earlier deposits (HER Ref: EHT8359, EHT8562).

Early Prehistoric – Palaeolithic & Mesolithic

- 4.7 No finds of Palaeolithic or Mesolithic date are recorded within the study area. The presence of early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. In consideration of the wider area Wymer, in his study of the Palaeolithic Occupation of Britain (1999), identifies the area around St Albans and the River Ver as a sparse resource for Palaeolithic activity, comprising a scatter of sites, mainly yielding a single hand-axe (P90, map 18).
- 4.8 On the basis of the available evidence, the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be low.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.9 There is evidence of a number of late Neolithic sites within the County both in the River Valleys and uplands (Williamson 2000). However closer to the study site no evidence of Neolithic occupational activity has been recovered. The archaeological potential of the study site for this period is therefore considered to be low.
- 4.10 Bronze Age activity has been recorded in the St Albans district, notably at excavations at King Harry Lane approximately 2km north of the study site, Gorhambury approximately 3km north-west of the study area and Folly Lane c.5km north east of the study site.
- 4.11 However, no evidence of Bronze Age activity has been recorded in the vicinity of the study site. The archaeological potential of the study site for this period is therefore considered to be low, though there may be potential for residual finds to be recovered.
- 4.12 Some distance to the north of the site there is evidence of an extensive Iron Age landscape concentrating on a plateau overlooking the river valley. Notably evidence of a Late Iron Age oppidum has been recorded at Prae Wood approximately 2km north west of the study site (Scheduled Monument, Prae Wood Settlement, Desig. No. 1003518). In addition, the excavations at King Harry Lane, approximately 2km north of the site, revealed evidence of a substantial Iron Age cemetery site (Stead and Rigby 1989). Subsequent excavation at Verulam Estate in the 1970s (adjacent to the King Harry Lane Site) revealed a further extensive Iron Age enclosure complex (Niblett and Thompson 2005).
- 4.13 A cropmark of a rectangular enclosure north of Westfields Farm was observed, c.1.1km north-east of the study site. It is undated but believed to be part of a Late Iron Age farmstead (HER Ref: 9901 TL13560542).
- 4.14 No known Iron Age finds or features have been recovered within 1km of the study site. Although there is a lack of modern archaeological intervention, it is considered that if remains were present that the period would be represented by stray or residual findspots discovered in the wider area. Accordingly, based on current evidence the study site can be said to have a low archaeological potential for Iron Age remains.

Roman

- 4.15 The site would have been located circa 2km to the south of the Roman settlement at Verulamium (St Albans). The route of Watling Street between St Albans and London is located circa 1.3km to the east with a further western radial road from St Albans circa 2km to the north (Margary 1955).
- 4.16 During an excavation at 67 Mayflower Road in 1968, 930m south east of the site, a 4th century tile kiln was discovered. The main flue was paved with hypocaust tiles, many of which were stamped with the letter M. The kiln produced wall and roof tiles (HER Ref: 880, TL 1378 0385). The kiln is the only recorded Roman evidence within the study area. However, 1.5km south west of the site, at Bricket Wood Bund, early Roman fields and trackways along with mid-1st century AD pottery kilns, pits, and wells have been identified. Activity continued here into the 2nd century. A hairpin and eight quernstones were among the finds from this location.
- 4.17 An incomplete copper alloy bracelet dating to the mid to late 1st century AD was discovered approximately 1070m west of the Study Site (PAS BH-962C17, TL 1200 0409). A copper alloy radiate coin, dating to AD 260-296, was also discovered approximately 1.15km south west of the site (PAS BH-DAB1A4, TL 12059 03835).
- 4.18 Based on the site's proximity to a major Roman town, the number of Roman roads in the near vicinity, and the known semi-industrial activity within a kilometre radius, it is considered to have a low to moderate archaeological to contain remains of the Roman period. If present, remains are likely to represent land division and drainage.

Saxon/Early Medieval & Medieval

- 4.19 No finds of Saxon date have been recorded within the vicinity of the study site.
- 4.20 The nearest early Medieval estate to the study site as recorded by the Domesday Survey of 1086 was located at Windridge to the north west. The estate at St Albans would have been focused to the north east (Open Domesday Online 2021).
- 4.21 By the Medieval period the study site lay within The Manor of Park which dates from the 13th century (Page (ED), 1908).
- 4.22 A moated site was identified at Burston Manor, St Stephens, 550m south east of the site (HER Ref: 2613, TL 1352 0371). The moat is horseshoe-shaped, surrounding the southern half of the house. The manor house was built in the 12th century and is one of the earliest aisled halls in the country, as well as one of the earliest surviving domestic buildings in the county (HER Ref: 4265, TL 13533 03713). The manor of Burston is recorded as belonging to St Albans Abbey from before AD1066 to the Dissolution in the 1530s. The wider vicinity of the manor is surrounding by a number of linear cropmark features identified by aerial photography (HER Refs: 10350, 10351, 10352, 10353). A pound is also recorded (HER Ref: MHT17833). The area surrounding the manor is identified as an Area of Archaeological Significance by the HER.
- 4.23 The Medieval Villages Research Group listed a possible deserted village at Burston, St Stephens, 850m south east of the site (HER Ref: 1003, TL 135 037). However, there is no evidence to support this. Hunn, writing in 1994, suggested that Burston was a 'shrunk settlement' rather than a village, as he believed 'it could not have been larger than a hamlet' based on field observation.
- 4.24 A fragment of a seal matrix, dating to the 14th century, was found 750m west of the site (PAS NMS-E8E1EC, TL 12335 04240). It was made of copper alloy, and features the engraving "RI : PRIORIS : DE : WI" which has been interpreted to refer to the prior of Wymondham.
- 4.25 The HER records three farmsteads originally built during the later Medieval period: Cuckman's Farm sits c.600m north of the study site (HER Ref: 16623, TL 1300 0513), Bone Hill lies approximately 400m west of the study site (HER Ref: 16058, TL 1249 0439; MHT30334), and the Three Hammers

is c.100m east of the study site (HER Ref: 16625, TL 1336 0456). A Late Medieval timber framed farmhouse was located at Noke Farm 900m south-west of the study site. The house is recorded as being demolished in the 1960's (HER Ref: 9736).

- 4.26 It appears that during the Saxon and Medieval periods the site lay in an agricultural landscape away from any nucleated settlement activity. The archaeological potential of the site for these periods is therefore considered to be low for any occupation evidence, although evidence of land division and drainage could conceivably be present and can be assigned a low to moderate potential.

Post Medieval & Modern (including map regression exercise)

- 4.27 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. This includes records within close proximity c.150m to the east of the site, such as a smithy (HER Ref: MHT7085). Archaeological work adjacent to this smithy has identified only 19-20th century features and undated features (HER Ref: MHT31362). Chiswell Green is recorded as a small Post Medieval hamlet clustered either side of Chiswell Green Lane (HER Ref: MHT30758, TL 13134 04563).
- 4.28 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.29 The earliest such cartographic source reproduced here is the 1766 Andrews & Dury Map of Hertfordshire (Fig. 3). The site is shown within land to the south of Chiswell Green lane and to the west of what is now the Watford Road. The hamlet at Chiswell Green is shown either side of Chiswell Green Lane at the northern site boundary. It is likely this development was located partially within the site boundary. The 1805 Ordnance Survey Drawing (Fig. 4) shows a similar situation.
- 4.30 A plan of the Manor of Park dated circa 1820 (Fig. 5) shows the site in greater detail. A series of buildings arranged around a yard at the site's north east corner likely represent a farmstead and yard at Chiswell Green. The remainder of the site comprised open land. It is unclear if all of the internal field boundaries are shown.
- 4.31 The 1838 St Stephen Parish Tithe Map (Fig. 6) appears to show no major changes within the study site. The site field parcels are generally recorded as arable land by the associated Tithe Award as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
41	James Mansell	John Ellingham	Three Acres	Arable
42	James Mansell	John Ellingham	Seven Acres	Arable
43	James Mansell	John Ellingham	Six Acres	Arable
44	John Ellingham	John Ellingham	Orchard	Grass
45	John Ellingham	John Ellingham	House, Yard & Garden	N/A
46	John Ellingham	John Ellingham	Orchard Field	Arable
47	John Ellingham	John Ellingham	Home Field	Arable
49	Sarah Noyes	Daniel Kentish	Further Straw Leys	Arable
50	Sarah Noyes	Daniel Kentish	Hither Straw Leys	Arable

- 4.32 Internal field boundary changes are shown on the 1872 Ordnance Survey plan (Fig. 7). Some alterations are shown to the farm buildings, with an area of orchard also shown to the west of these along the site's northern boundary. Development is shown adjacent to the northern site boundary.
- 4.33 Further development of the farm buildings is shown by 1938 (Fig. 8), by which time the orchard is no longer shown. Additional internal field boundaries are shown at the south eastern part of the site.
- 4.34 Similar changes are shown by 1971 (Fig. 9), with further alterations to the farm buildings in the north east and additional changes to internal boundaries in the south east. An area adjacent to the eastern boundary is shown as woodland or scrub.
- 4.35 New riding school buildings were shown at the north west part of the site by 2000 (Fig. 10), with further changes shown to internal boundaries along the eastern part of the site. No further change is shown to the present day (Fig. 11).
- 4.36 Overall, historic mapping demonstrates that the study site comprised part of the Chiswell Green hamlet at the northern site boundary during the Post Medieval period, with the remainder of the site generally comprised of the agricultural and pastoral hinterland for that settlement. Various field boundary and land use changes are shown during the 20th century, with some limited additional development.
- 4.37 Therefore, the archaeological potential at the site for the Post Medieval and Modern periods can be considered to be localised to the northern site boundary where the Chiswell Green buildings are shown on historic mapping and to the present day. Further localised areas of development, as well as evidence for land division and agricultural activity, comprising remains of negligible significance can be anticipated.

Historic Landscape Characterisation

- 4.38 The Hertfordshire Historic Landscape Characterisation (HLC) data records the site within an area of 20th century enclosure (Fig. 2b).

LiDAR Plot

- 4.39 No relevant Environment Agency LiDAR data is currently available for the site.

Undated Evidence

- 4.40 A cropmark of a rectangular enclosure, possibly a moat, was observed in 1986 at Cuckman's Farm, St Stephens, 590m north of the site. No enclosure is shown on the 1838 tithe map or on the 1872 Ordnance Survey map, although the farm associated with it has medieval origins (HER Ref: 2523).
- 4.41 A number of circular features have been identified by aerial photography 800m to the north-west of the site. The HER records the anomalies as either Fungus Rings or of possible human origin (HER Ref: 18067).
- 4.42 Two linear cropmarks are known from 900m to the south-west of the site and considered to be ditches (HER Ref: 18042).

Assessment of Significance

- 4.43 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

- 4.44 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.
- 4.45 The site is not located within an Area of Archaeological Significance as defined locally by St Albans City & District Council and the Hertfordshire HER. The Post Medieval hamlet of Chiswell Green is recorded within the northern part of the site adjacent to Chiswell Green Lane on historic mapping and is noted on the HER. As it is noted on the HER, surviving buildings can be considered a non-designated heritage asset.
- 4.46 Based on current evidence, a low to moderate archaeological potential has been identified at the site for the Roman period and for Saxon or Medieval period agricultural activity or land division. A localised potential associated with the Post Medieval hamlet at Chiswell Green can be anticipated at the northern site boundary. A low potential is suggested for archaeological remains dating to all other past periods of human activity within the study site.
- 4.47 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local research agendas.
- 4.48 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.49 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low potential, Low (Local) Significance;
Roman	Low to moderate potential for evidence of rural activity with occupation activity considered unlikely, Low (Local) Significance;
Saxon	Low potential for remains of settlement activity, with a low to moderate potential for agricultural activity or land division, Low (Local) Significance;
Medieval	Low potential for remains of settlement activity, with a low to moderate potential for agricultural activity or land division, Low (Local) Significance;
Post Medieval & Modern	Localised potential for extant Chiswell Green hamlet buildings and associated remains at the northern site boundary, with a generally low potential for any remains of archaeological interest across the remainder of the site, likely to be of Negligible to Low (None/Local) Significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site currently comprises a series of open fields and small areas of woodland, with some limited development in the far northern part of the site (Fig. 11).
- 5.2 Localised areas of development at the site, mainly comprising Chiswell Green buildings along the northern site boundary during the Post Medieval and Modern periods, will have had a negative below ground impact upon any earlier deposits.
- 5.3 Past agricultural/horticultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing, as well as localised planting and later clearance of trees at the northern site boundary.

Proposed Development

- 5.4 Whilst detailed development proposals are not currently available, the study site is proposed for residential development with associated landscaping and car parking.

Review of Potential Development Impacts on Archaeological Assets

- 5.5 The proposed development will not impact on any designated archaeological assets.
- 5.6 The site is not located within a locally defined Area of Archaeological Significance.
- 5.7 The Post Medieval hamlet of Chiswell Green is recorded within the northern part of the site adjacent to Chiswell Green Lane on historic mapping and is noted on the HER.
- 5.8 This assessment has identified a low to moderate archaeological potential at the site for the Roman period and for Saxon or Medieval period agricultural activity. Extant buildings as well as potentially below ground remains associated with the Post Medieval Chiswell Green hamlet can be anticipated at the northern site boundary. If present, any remains would most likely be of local significance.
- 5.9 Past ground disturbance is likely to have been widespread as a result of plough activity, with only localised areas of more severe disturbance associated with development.
- 5.10 The construction of residential development within the study site is likely to involve the stripping of top and sub-soils, to varying degrees. It is considered that the stripping of sub-soils and the excavation of foundations and associated services would result in the truncation and destruction of any buried archaeological deposits which may be present.
- 5.11 Overall, any impacts of the proposed development are likely to be limited to archaeological remains of a local significance, and it is considered unlikely that there would be any archaeological reason to preclude development of the site.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land south of Chiswell Green Lane is under consideration for residential development. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 In terms of relevant local designations, the study site is not located within an Area of Archaeological Significance as defined by St Albans City & District Council and the Hertfordshire HER.
- 6.4 The Post Medieval hamlet of Chiswell Green is recorded within the northern part of the site adjacent to Chiswell Green Lane on historic mapping and is noted on the HER.
- 6.5 Based on current evidence, a low to moderate archaeological potential has been identified at the site for the Roman period and for Saxon or Medieval period agricultural activity or land division. A localised potential associated with the Post Medieval hamlet at Chiswell Green can be anticipated at the northern site boundary. A low potential is suggested for archaeological remains dating to all other past periods of human activity within the study site.
- 6.6 Past ground disturbance is likely to have been widespread as a result of plough activity, with only localised areas of more severe disturbance associated with development.
- 6.7 The construction of residential development within the study site is likely to involve the stripping of top and sub-soils, to varying degrees. It is considered that the stripping of sub-soils and the excavation of foundations and associated services would result in the truncation and destruction of any buried archaeological deposits which may be present.
- 6.8 Overall, any impacts of the proposed development are likely to be limited to archaeological remains of a local significance, and it is considered unlikely that there would be any archaeological reason to preclude development of the site.

Sources Consulted

General

British Library

Hertfordshire HER and St Albans UAD

The National Archive

Internet

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Cartographic

1766 Andrews and Dury

1805 Ordnance Survey Drawing

c.1820 Plan of the Manor of Park

1838 St Stephen's Parish Tithe Map

1872 Ordnance Survey

1898 Ordnance Survey

1924 Ordnance Survey

1938 Ordnance Survey

1971 Ordnance Survey

1992 Ordnance Survey

2000 Google Earth Image

2006 Google Earth Image

2011 Google Earth Image

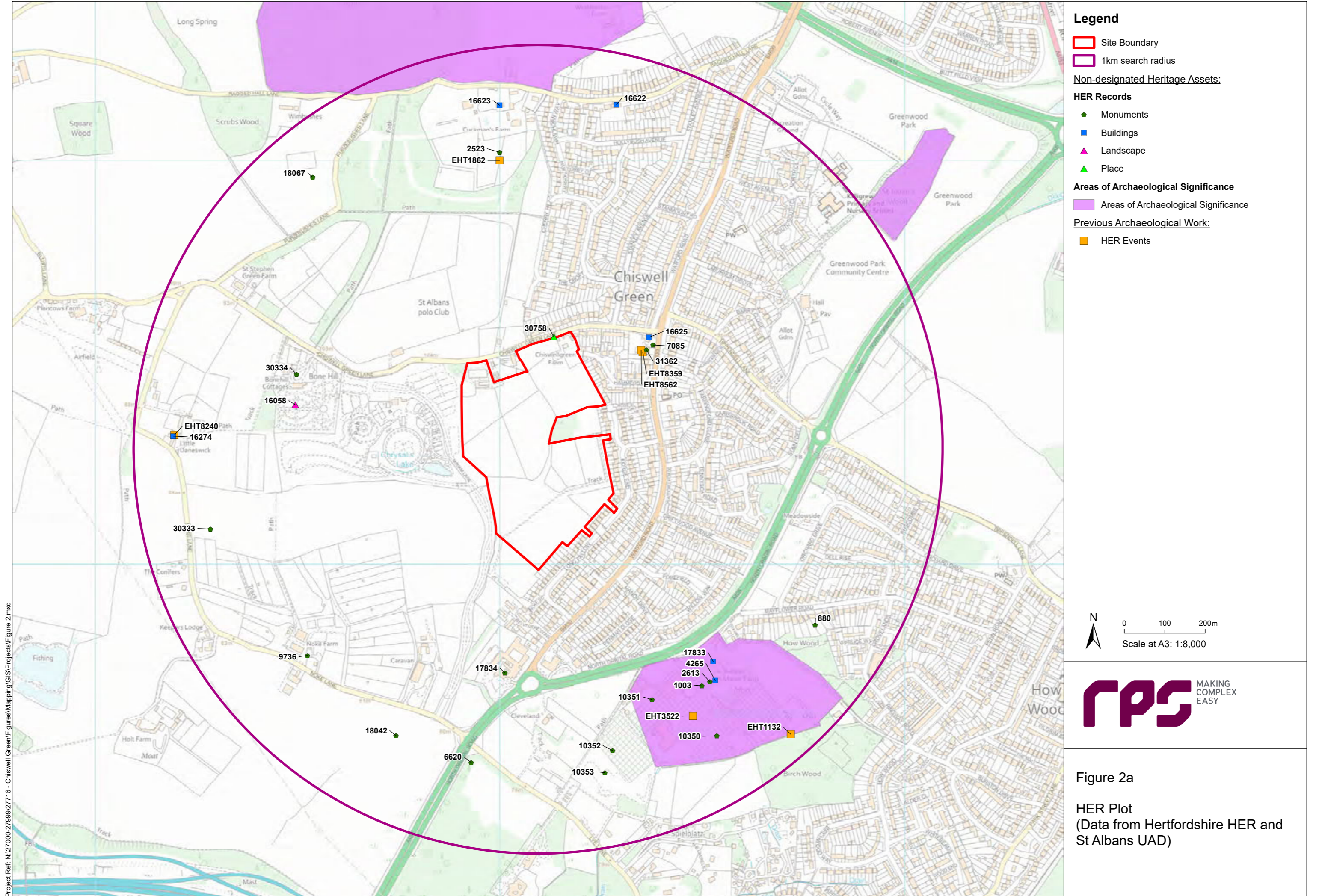
2013 Google Earth Image

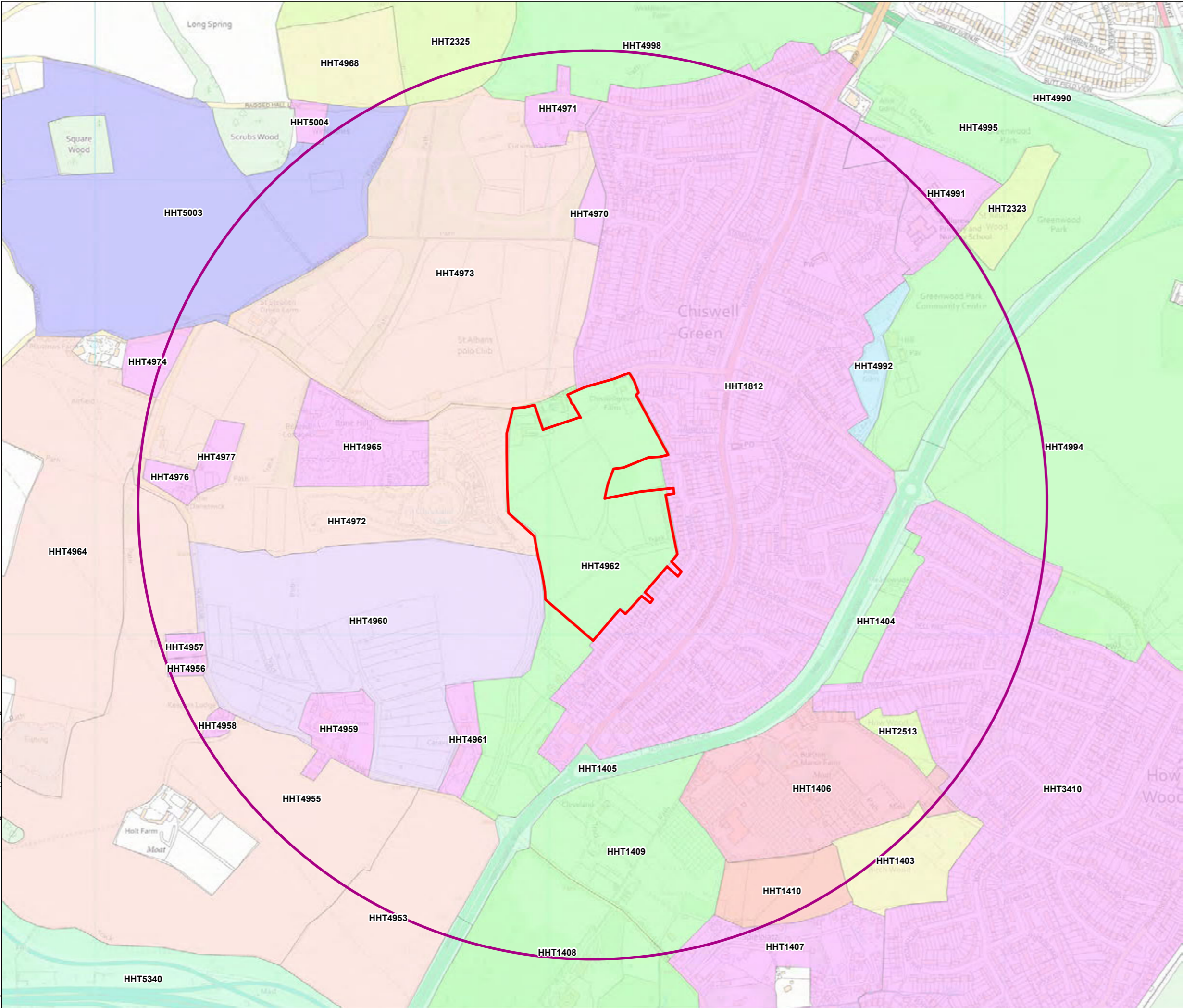
2018 Google Earth Image

2021 Google Earth Image

FIGURES

Figure 1
Site Location





Legend

- Site Boundary
- 1km search radius
- Historic Landscape Characterisation:**
 - "20thC" ENCLOSURE
 - 18TH-20TH CENTURY WOODLAND PLANTATION
 - ALLOTMENTS
 - ANCIENT WOODLAND
 - BOUNDARY LOSS
 - BOUNDARY LOSS - WITH RELICT ELEMENTS
 - BUILT-UP AREAS - URBAN DEVELOPMENT
 - IRREGULAR ENCLOSURE
 - IRREGULAR SINUOUS ENCLOSURE
 - MOTORWAY, RAILWAY
 - NURSERY WITH GLASS HOUSE

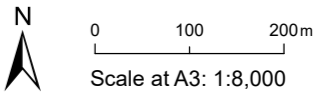


Figure 2b
HLC Plot (Data from Hertfordshire HER and St Albans UAD)



Approximate site location



Not to Scale
Illustrative Only



Figure 3

1766 Andrews & Dury Map of
Hertfordshire



Approximate site location



Not to Scale
Illustrative Only



Figure 4

1805 Ordnance Survey Drawing



 Site Boundary

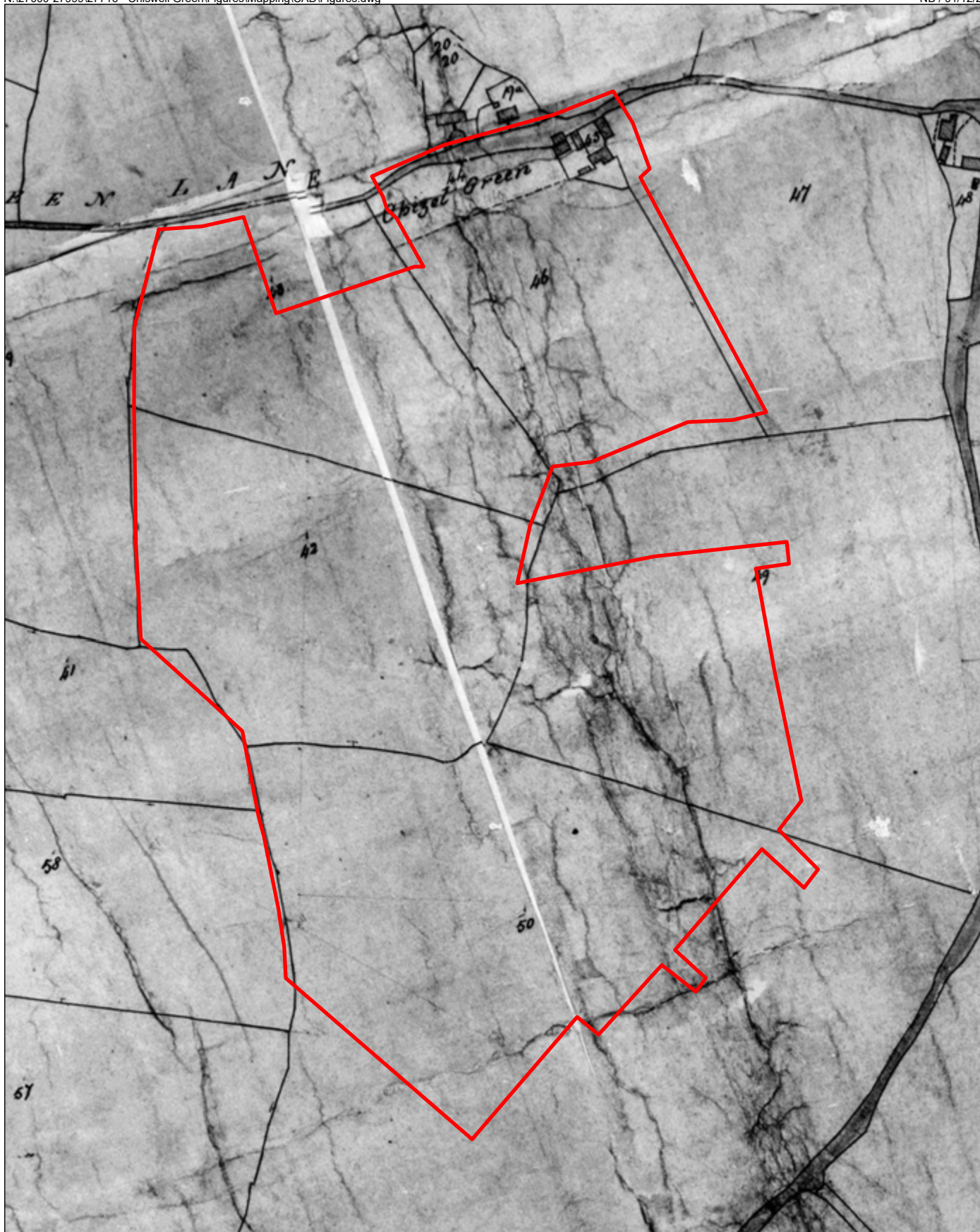


0 30 60m
Scale at A4: 1:3,000



Figure 5

c.1820 Plan of the Manor of Park



 Site Boundary

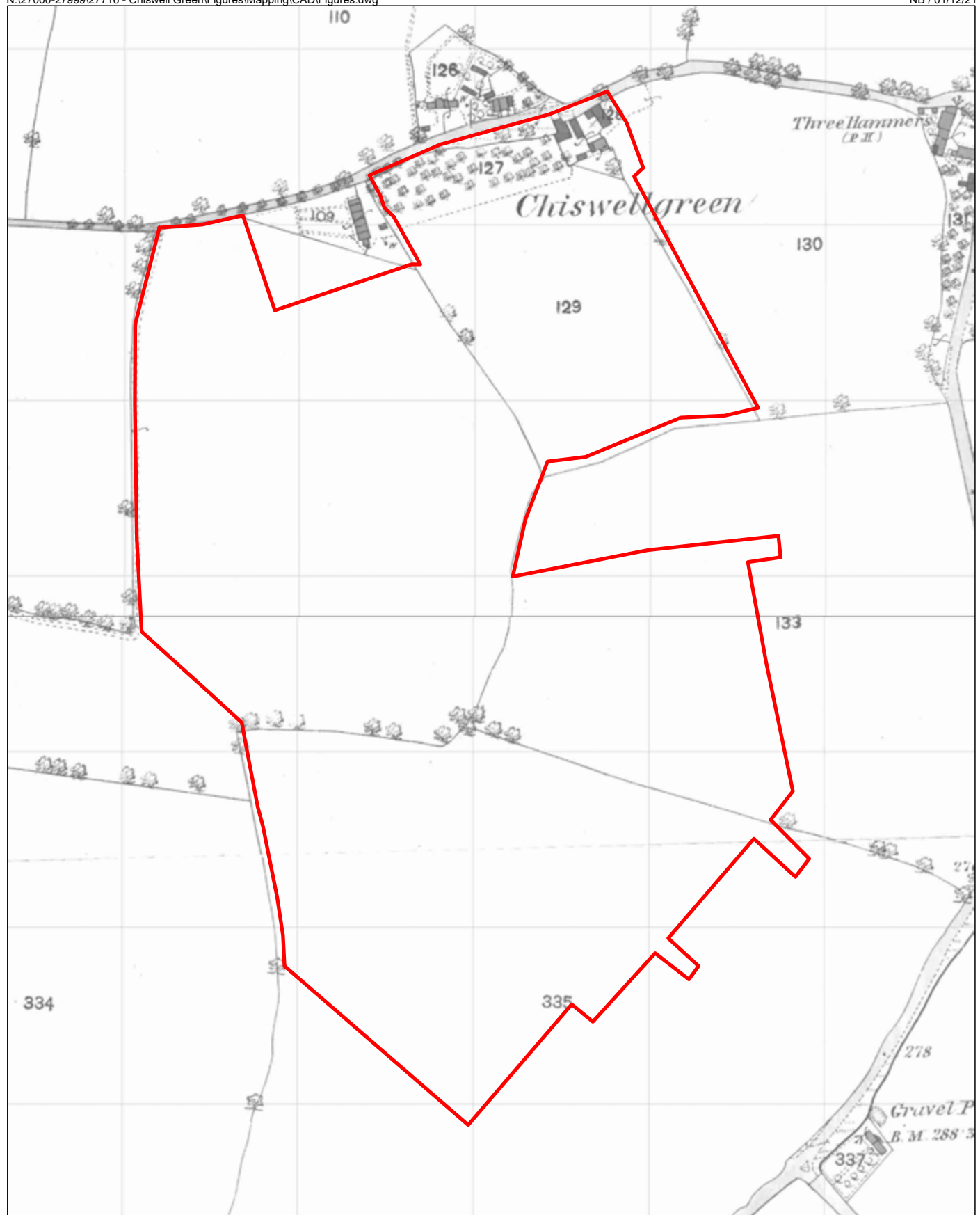


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Scale at A4: 1:3,000



Figure 6

1838 St Stephen Parish Tithe Map



 Site Boundary

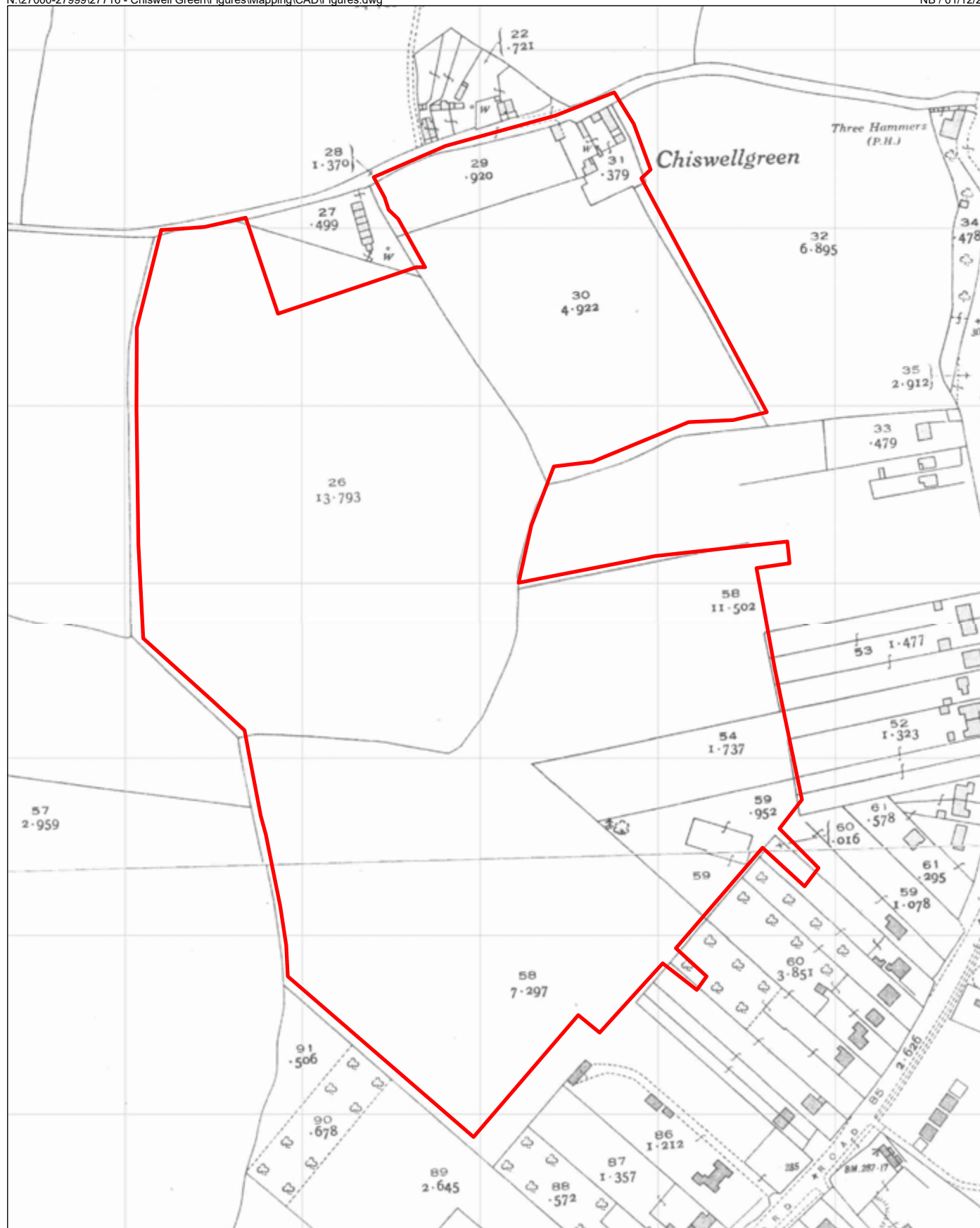


0 30 60m
Scale at A4: 1:3,000

rps MAKING
COMPLEX
EASY

Figure 7

1872 Ordnance Survey Map



 Site Boundary



0 30 60m
Scale at A4: 1:3,000

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COMPLEX
EASY

Figure 8

1938 Ordnance Survey Map



1971 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 10

2000 Google Earth Image



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 11

Site Layout as Existing (2021
Google Earth Image)



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