

2 Site and Setting

2.1 Introduction

- 2.1.1 This chapter provides a brief description of the Site and its surrounding area, including key features, designations, and key sensitive receptor locations that may be affected by the Development. A full description of the baseline conditions relevant to the technical assessments is provided in each technical chapter (i.e. Chapters 7 to 17).

2.2 Site Context

Location and Extent

- 2.2.1 The Site is located on the north eastern edge of Hemel Hempstead, approximately 4 km north east of Hemel Hempstead town centre and approximately 600m west of the M1 motorway. The Site extends to approximately 105.60 hectares (ha) and is Site is centred at Ordnance Survey (OS) National Grid Reference (NGR) TL 08275 10791 in the ward of Redbourn, within the administrative boundary of SADC. The Site lies immediately east and south of the administrative boundary of Dacorum Borough Council (DBC).
- 2.2.2 The Site location is shown on Figure 1.1. The planning application boundary is shown on Figure 2.1.

Figure 2.1: Planning Application Boundary

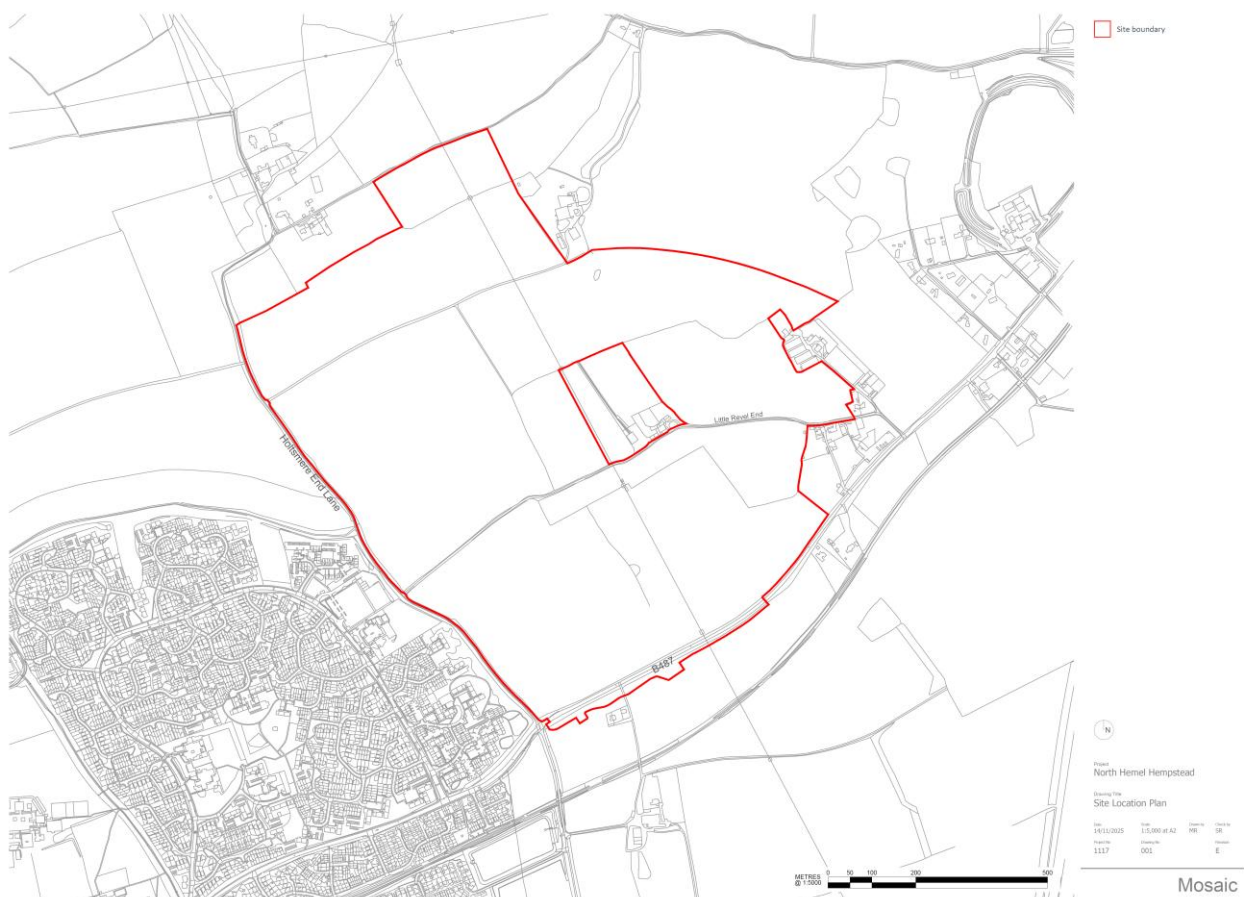


Figure 2.2: Aerial View of the Site



2.3 Site Description

- 2.3.1 The Site comprises predominantly agricultural land mainly in arable use with areas of pasture, interspersed with mature trees and hedgerow boundaries. The southern part of the Site also includes a section of the B487 Hemel Hempstead Road and land to the south.
- 2.3.2 The eastern Site boundary is formed by Holtsmere End Lane, a single carriageway lane. The northern boundary is formed by agricultural fields and Holtsmere End Lane. Little Revel End, a single carriageway rural lane serving a small number of residential properties which are outwith the Site boundary, bisects the Site on an east - west alignment.
- 2.3.3 The Site is gently undulating, with a southeasterly slope, descending from 135m above Ordnance Datum (AOD) in the northwest to 104mAOD in the eastern part of the Site, alongside the B487 Hemel Hempstead Road. Two shallow 'valley' features follow the topography towards the south east corner of the Site towards the B487. Part of the Site includes the B487 which is slightly elevated from the Site by approximately 500mm along the southern Site boundary.
- 2.3.4 Three Public Rights of Way (PRoW) (Footpath Refs: Redbourn 009, 010 and 011) cross the Site. The Site includes some priority habitats including hedgerows and woodland although does not include ancient woodland or veteran trees. There are no watercourses within the Site.
- 2.3.5 An overhead high voltage (HV) electricity pylon route crosses the centre of the Site on a north to south alignment. A pair of overhead HV electricity cables also cross the Site, skirting the existing residential development of Woodhall Farm. A high-pressure British Pipeline Agency (BPA) oil fuel pipeline crosses the Site diagonally from north-west to south-east with associated easements. The pipeline and overhead lines are shown on Figure 2.2.
- 2.3.6 An aerial view of the Site is shown on Figure 2.2. This also shows the location of key features and constraints within the Site.

2.4 Surrounding Land Use

Residential

- 2.4.1 Approximately 4 ha of land, including residential properties associated with Little Revel End Farm and associated gardens off Little Revel End, are within the centre of Site but are outwith the planning application boundary, as shown on Figure 1.2.
- 2.4.2 The surrounding area of the Site to the west is predominantly in residential use associated with the edge of Hemel Hempstead. The residential neighbourhood of Woodhall Farm is located to the west of the Site, and includes Woodhall Farm Medical Centre, a Sainsbury's supermarket and Brockwood Primary School. There are also a small number of properties on Little Revel End, Gaddesdon Lane and Holtsmere End Lane located adjacent to the Site boundary. Tullochside Farm is adjacent to the eastern Site boundary, and includes a residential property, gypsy and traveller site with caravans and other buildings. Spencer's

Park residential development was under construction at the time of writing (November 2025) approx. 600m to the south west of the Site.

- 2.4.3 Two residential properties are located to the south of the B487 Hemel Hempstead Road, south of Tullochside Farm. A small number of residential properties are located off Holtsmere End Lane, including The Bunglaow and Great Revel End Farm to the north. Holtsmere Manor Farm residential properties are located close to the northern Site boundary.
- 2.4.4 The village of Redbourn is approximately 1.1km north east of the Site, over the M1 motorway.

Agricultural

- 2.4.5 Land to the north, east and south of the Site is predominantly in agricultural arable use.

Other

- 2.4.6 A cattery, dog grooming, agility and training facilities as well as business and storage units are located along Little Revel End.

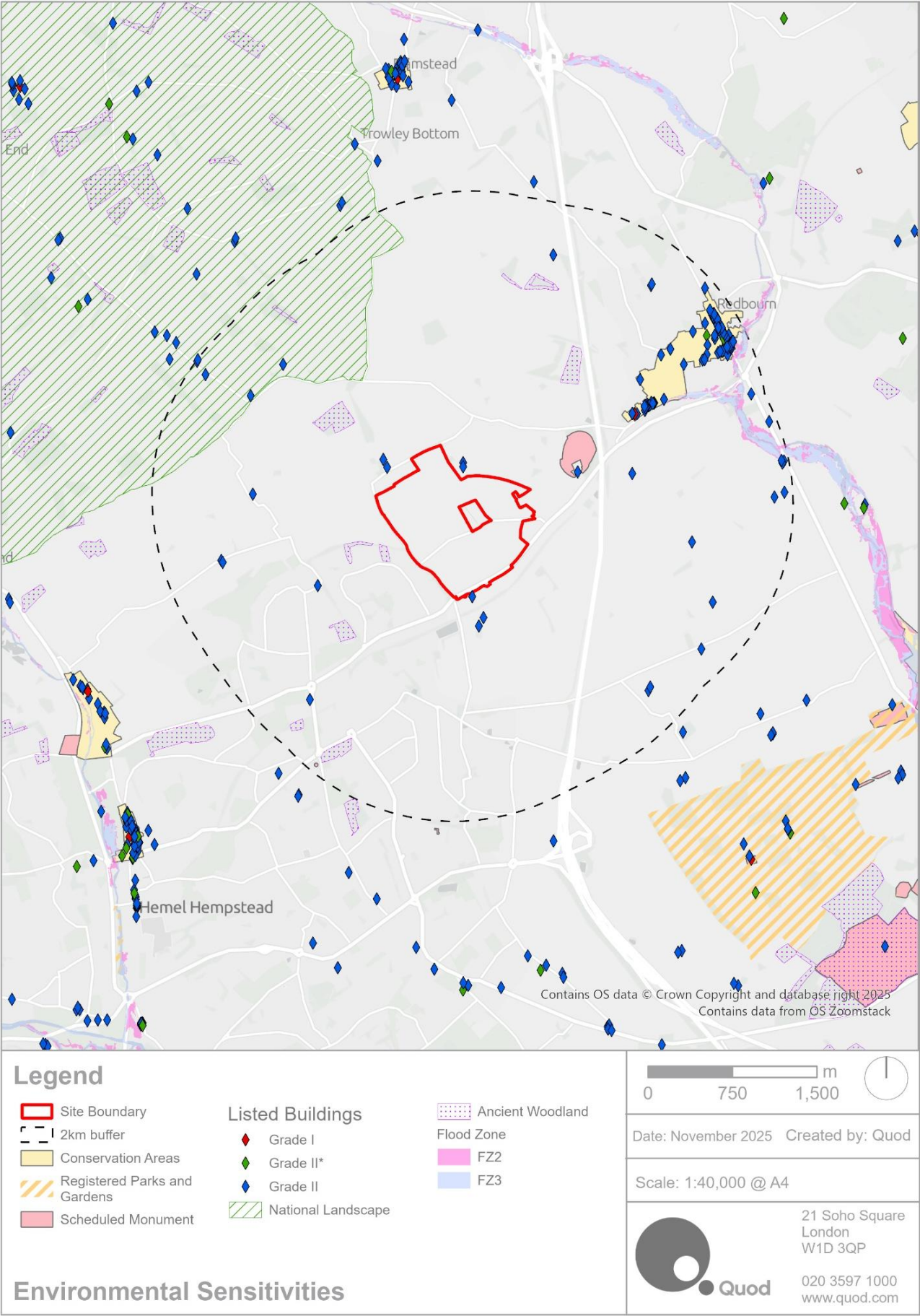
Transport and Access

- 2.4.7 Vehicular access to the Site is currently available from Little Revel End, the B487 to the south, Holtsmere End Land to the north and west, and Gaddesden Lane to the east for agricultural use. The Site is in close proximity to strategic routes and benefits from direct linkages via the B487 to the A5183 Dunstable Road and the M1 motorway to the east.
- 2.4.8 The closest bus stops are located on Redbourn Road approximately 75m from the south west corner of the Site, providing access to services to Luton, Hemel Hempstead and Apsley Railway Station.
- 2.4.9 Three PRowS (Redbourn 009, 010 and 011) cross the Site as shown on Figure 2.2. The Nickey Line is a former railway line to the south of the B487 that links Hemel Hempstead, Redbourn and Harpenden and forms part of the National Cycle Network.

Site and Surrounding Sensitivities

- 2.4.10 Figure 2.2 identifies the key environmental sensitivities within and close to the Site.

Figure 2.2: Environmental Sensitivities



Landscape and Cultural Heritage

- 2.4.11 The Site and immediate area are not subject to any designations for landscape quality. The Chilterns National Landscape is approximately 800m north west of the Site. There is no significant intervisibility between the Site and the National Landscape on account of intervening screening features of landform and vegetation.
- 2.4.12 The Site does not include any designated or non-designated heritage assets. A small number of Grade II listed buildings are located within 1km of the Site, including Great Revel End Farm: Great Revel End Farmhouse, Wood End Farm Cottages, south of the B487 Hemel Hempstead Road, and Holtsmere Manor north of Holtsmere End Lane. Little Revel End Farmhouse, a non-designated heritage asset, is outwith the Site boundary but located in the centre of the Site. The closest Conservation Area is Redbourn Conservation Area approximately 1km to the north east.
- 2.4.13 The Aubreys camp Scheduled Monument is approximately c.320m to the east of the Site. However, there is no clear intervisibility between the Site and this Scheduled Monument, which is surrounded by dense planting.

Biodiversity

- 2.4.14 The Site is not subject to any statutory designations for nature conservation. The closest is Howe Grove Wood Local Nature Reserve (LNR) approximately 2.4km south west of the Site. Chilterns Beechwoods Special Area of Conservation (SAC) is approximately 7.3 km west of the Site at its closest point. The Great Revel End Farm Local Wildlife Site (LWS), is approximately 60m east of the Site and the Nicky Way Dismantled Railway LWS is approximately 100m south.
- 2.4.15 The Site does not contain any areas of Ancient Woodland or veteran/ancient trees. The Site includes some priority habitats including hedgerows and woodland.

Air Quality

- 2.4.16 The Site is not located in an Air Quality Management Area (AQMA) and there are no AQMAs in the vicinity of the Site.

Water Resources and Flood Risk

- 2.4.17 There are no surface waterbodies are located within the Site boundary apart from a small pond in the centre of the Site. The nearest surface water features are several ponds which are located within 1km of the Site. The nearest Main River is a tributary of the River Ver, approximately 1.5km east of the Site.
- 2.4.18 Environment Agency Flood Maps for Planning show the Site is shown to be located entirely within Flood Zone 1 indicating an annual risk of flooding from river and coastal sources of below 0.1%. There are some areas of surface water flood risk in the south west and east of the Site.