



Appendix 14.1

Archaeological Desk Based Assessment

Archaeological Desk Based Assessment (ES Technical Appendix 14.1)

North Hemel Hempstead

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Archaeological Desk Based Assessment

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Sally Dicks

19/11/2025

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Archaeological Desk Based Assessment

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Executive Summary

- This Archaeological Desk Based Assessment has been prepared by Tetra Tech RPS, for Pigeon (Hemel Hempstead) Limited & Bloor Homes, for c.105.59ha of land located north of Hemel Hempstead Road, Hemel Hempstead, Hertfordshire.
- This desk-based assessment updates the report submitted to the planning archaeologist and Historic England Inspector of Ancient Monuments on 20th March 2025 and follows a site walkover undertaken with the planning archaeologist and Inspector on 2nd June 2025.
- Figure 1 shows the extent of the Site's allocation (shaded blue), which is the focus for any built development, and includes a significant green buffer/corridor along its eastern edge. The western area of the Site is proposed for allocation for residential development as part of one of the North and East Hemel Hempstead Growth Areas, within the Hemel Garden Communities (HGC) Delivery Statement (site reference H1). This forms part of a wider area of allocation to the east, north-east and north of Hemel Hempstead.
- This document forms the technical assessment, along with the Evaluation Report (PCA 2025), and is submitted to support the Cultural Heritage ES Chapter where it relates to Scheduled Monuments and below ground archaeology.
- This document has been prepared in compliance with the National Planning Policy Framework (NPPF), local planning requirements and relevant guidance documents. A separate Built Heritage Statement has been prepared to assess any impact upon built heritage assets within the vicinity of the Site (RPS Tt 2025).
- There are no designated heritage assets located within the Site. One Scheduled Monument, The Aubreys Camp (NHLE 1003520), an earthwork enclosure likely dating to the Iron Age, is located c.320m to the east. Given the relatively low-lying topographic position of the enclosure and its location on the side of a valley, its function is considered likely to be a livestock enclosure rather than a defensive enclosure.
- During all seasons there is no clear intervisibility between the Site and the Scheduled Monument due primarily to tree coverage on the earthworks and also, in part, due to topography. The Site therefore contributes very little to the way in which the Scheduled Monument is experienced or appreciated.
- This assessment concludes that the Proposed Development will have no impact on the significance of the Scheduled Monument.
- The Site contains 6 Historic Environment Record (HER) entries which comprise undated cropmarks and surface finds dating from the late prehistoric to the Post-Medieval period (including a late Bronze Age socketed axe).
- Geophysical surveys of the Site (2019 and 2025) have identified very few anomalies of obvious archaeological interest. These comprise anomalies interpreted as Post-Medieval/Modern quarry pits and Second World War camp huts. Anomalies of geological origin were identified within dry valley locations within the eastern and southern parts of the Site.

- A programme of trial trenching was recently undertaken on the Site during August and September 2025 to investigate the archaeological potential of the Site and establish the significance of that potential.
- The trenching did not record any evidence of extensive settlement remains which suggests the landscape was only sparsely occupied during the late prehistoric and Roman periods. Where present, these archaeological remains are considered to be of no more than of regional significance.
- The remains of former field boundaries and Post-Medieval/Modern quarry pits were recorded, however these remains are considered to be of little or no archaeological interest.
- Groundworks associated with the Proposed Development, such as the excavation of foundation trenches, are expected to have a high impact on potential archaeological remains.
- The site of the farm complex identified as Revel End on historic maps is located within an area proposed for informal open space and therefore any remains will be considered for archaeological preservation in situ.
- Further trenching will be required following the grant of any planning permission in order to design mitigation measures. The further work can be secured by an appropriately worded planning condition.
- Elements of the Site's perimeter and c. 6 lengths of the hedging within the Site, qualify as 'important hedgerows' as per The Hedgerow Regulations 1997. 'Important' hedgerows are not designated heritage assets (as defined in the NPPF Annex 2). The Hedgerow Regulations are essentially a notification mechanism. Thus, an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow.

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1 Introduction & Scope of Study

- 1.1 This Archaeological Desk Based Assessment has been prepared by RPS Tt, for Pigeon (Hemel Hempstead) Limited & Bloor Homes, for c. 105.59ha of land located north of Hemel Hempstead Road, Hemel Hempstead, Hertfordshire (centred at National Grid Reference TL 084 106 - Figure 1).
- 1.2 The western area of the Site is proposed for allocation for residential development as part of one of the North and East Hemel Hempstead Growth Areas, within the Hemel Garden Communities (HGC) Delivery Statement (site reference H1). This forms part of a wider area of allocation to the east, north-east and north of Hemel Hempstead. The allocated land within the Site is highlighted on Figure 1.
- 1.3 The Site comprises two parcels of land, one containing six fields to the north of Little Revel End (road) (Bloor), and the second containing three fields to the south of the road (Pigeon). The fields within the Site are partitioned by mixed mature and immature hedgerows, in places interposed with mature trees, and modern post-and-wire fencing. The Site is bound by Holtsmere End Lane to the west and by Hemel Hempstead Road to the south. To the east, the Site is bound by Betts Cottages, North Barn, Pancake Wood, residential dwellings and an enclosed field. Gaddensden Lane and Holtsmere End Lane are located north of the Site. The former farm Little Revel End, North Barn and Betts Cottages and associated access on Little Revel End are enclosed by the red line boundary but not located within it.
- 1.4 This Archaeological Desk-Based Assessment has been prepared in compliance with the National Planning Policy Framework, local planning requirements and the Chartered Institute for Archaeologists' *'Standard and Guidance for Historic Environment Desk-Based Assessment'* (CIfA 2021), to identify and provide a description of the archaeological potential of the Site, the significance of the identified heritage assets and the likely effects of the Proposed Development.
- 1.5 To achieve this, a review and examination of evidence obtained from the Hertfordshire *Historic Environment Record* (HER), Historic England's *National Heritage List for England* (NHLE), online resources and historic mapping from the late 18th century was carried out. Site walkovers were undertaken in January and June 2025 and a visit to the Hertfordshire Archives & Local Studies was carried out on 22nd January 2025.
- 1.6 The Site is located c.320m to the west of The Aubreys Camp Scheduled Monument (NHLE 1003520). This report provides a description of the Scheduled Monument and assesses its significance and the potential impacts of the Proposed Development. A separate Built Heritage Statement has been prepared to assess any impact upon built heritage assets (RPS 2025).
- 1.7 Two geophysical surveys of the Site have been undertaken (Magnitude Surveys 2019 & MOLA 2025). The 2019 geophysical survey was completed, along with an Archaeological Desk-Based Assessment (Oxford Archaeology 2019), to support the Site's previously proposed allocation in the withdrawn St Alban's Local Plan. The geophysical survey covered the western 20.8ha of the southern parcel.
- 1.8 More recently a programme of trial trenching has been undertaken within the Site (PCA 2025). The results of the trenching have been included within this report. Further trenching will be required following the grant of any planning permission in order to design any mitigation measures.

2 Planning Background & Development Plan Framework

- 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.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 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.

National Planning Policy

- 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 that heritage makes to 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 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, 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 positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* 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* 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.

National Planning Practice Guidance (NPPG), (2014 and continually updated)

- 2.14 This guidance supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.15 It also states, conservation is an active process of maintenance and managing change, 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.
- 2.16 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.

- 2.17 Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- 2.18 Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated 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.
- 2.19 Importantly, it is stated 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.

Historic Environment Good Practice Advice in Planning

- 2.20 In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets'.
- 2.21 These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment. The relevant GPAs in respect of this application are GPA 2 and GPA 3:

Good Practice Advice Note 2 - Managing Significance in Decision-Taking (2015)

- 2.22 The purpose of this Good Practice Advice Note 2 is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). It contains useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing, design and distinctiveness.
- 2.23 In particular Note 2 identifies the issues which ought be considered to achieve successful good design with new development in sensitive areas, taking into account:
- The history of the place
 - The relationship of the proposal to its specific site
 - The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept
 - The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size
 - The size and density of the proposal related to that of the existing and neighbouring uses
 - Landmarks and other built or landscape features which are key to a sense of place

- The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces
- The topography
- Views into, through and from the site and its surroundings
- Landscape design
- The current and historic uses in the area and the urban grain
- The quality of the materials

GPA3: The Setting of Heritage Assets (Second Edition, December 2017)

- 2.24 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2015) and the previously withdrawn Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.25 As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.26 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset. Further clarification on this matter has been provided by the High Court in relation to *Steer v Secretary of State for Communities and Local Government and Others* [2017] which stresses the potential importance and contribution of non-visual elements of setting.
- 2.27 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.28 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.29 Historic England recommend using a series of detailed steps in order to assess the potential effects of a Proposed Development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;

2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the Proposed Development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and,
5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.30 Local Planning Policy for the Site is currently provided by St Albans City and District Council's City and District of St Albans District Local Plan Review 1994 (Adopted 30 November 1994): Saved and Deleted Policies Version (July 2020).
- 2.31 The Site falls within the Redbourn Neighbourhood Plan 2020-38 (made January 2023).
- 2.32 A new local plan is currently being developed by St Albans City and District Council. It is currently at examination stage, with an aim for adoption, being March 2026. The Site is proposed for allocation as within one of the 'North and East Hemel Hempstead Growth Areas', within the Hemel Garden Communities (HGC) Delivery Statement (Policy H1). A Heritage Impact Assessment (Place Services 2024) was carried out in support of the allocation. The report conclusions regarding H1 is summarised in Chapter 4.
- 2.33 Specific policy regarding heritage which is relevant to this assessment is quoted below:

POLICY 109 SCHEDULED ANCIENT MONUMENTS

PLANNING APPLICATIONS FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT A SCHEDULED ANCIENT MONUMENT, AS DEFINED ON THE PROPOSALS MAP AND LISTED BELOW, WILL BE REFUSED ON ARCHAEOLOGICAL GROUNDS UNLESS PRIOR SCHEDULED MONUMENT CONSENT (1) 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. THE FOLLOWING ARE SCHEDULED ANCIENT MONUMENTS:

SITE REF.	P.M.(2)	E.H.(3)	LOCATION
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AM.2 1	2		THE AUBREYS CAMP, REDBOURN
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POLICY 111 ARCHAEOLOGICAL SITES WHERE PLANNING PERMISSIONS MAY BE SUBJECT TO A RECORDING CONDITION

WITHIN THE 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 (E.G. 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.

LIST OF ARCHAEOLOGICAL SITES WHICH MAY BE SUBJECT TO A RECORDING CONDITION

SITE REF	PROPOSALS	LOCATION
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MAP SHEET

AS.R.6	1	AREA AROUND THE AUBREYS, REDBOURN
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REDBOURN NEIGHBOURHOOD PLAN 2020-38

POLICY RED 12: NON-DESIGNATED HERITAGE ASSETS

1. DEVELOPMENT PROPOSALS SHALL PROTECT OR ENHANCE NON-DESIGNATED HERITAGE ASSETS WHICH CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF REDBOURN. NON-DESIGNATED HERITAGE ASSETS INCLUDE THOSE ON THE LOCAL LIST PUBLISHED BY ST ALBANS CITY AND DISTRICT COUNCIL AND LISTED IN TABLE 1. THE RETENTION AND PROTECTION OF THESE NON-STATUTORY HERITAGE ASSETS MUST BE APPROPRIATELY SECURED:

A) ALL NEW DEVELOPMENT SHALL CONSERVE OR ENHANCE ANY AFFECTED NON-DESIGNATED HERITAGE ASSETS TAKING INTO CONSIDERATION ITS SIGNIFICANCE AND IN LINE WITH THE PROVISIONS OF THE NPPF.

B) ANY DEVELOPMENT PROPOSALS THAT WOULD AFFECT ANY OF THE NON-STATUTORY HERITAGE ASSETS, INCLUDING DEVELOPMENT WITHIN THEIR SETTING, SHOULD BE SUPPORTED BY AN APPROPRIATE HERITAGE STATEMENT TO ENABLE A BALANCED JUDGEMENT REGARDING THE SCALE OF ANY HARM TO THE SIGNIFICANCE OF THE HERITAGE ASSET.

PROJECT RED H: PROMOTION OF LOCAL HISTORY

1. THE PARISH COUNCIL WILL INVESTIGATE THE POTENTIAL FOR INTRODUCING HERITAGE PLAQUES, INFORMATION BOARDS AND POSTERS AROUND REDBOURN, WHICH WOULD INCLUDE INFORMATION ON THE HISTORY OF LOCAL BUILDINGS, SITES, MONUMENTS AND PAST EVENTS, DRAWING UPON THE COUNTY COUNCIL'S HISTORIC ENVIRONMENT RECORD AND OTHER SOURCES OF INFORMATION.

2. THE PARISH COUNCIL WILL WORK WITH PARTNERS, INCLUDING THE FRIENDS OF THE HIGH STREET, REDBOURN VILLAGE MUSEUM AND ST ALBANS AND HERTFORDSHIRE ARCHITECTURAL AND ARCHAEOLOGICAL SOCIETY, TO DEVELOP IDEAS FOR THE PROJECT, WHICH MIGHT EXTEND TO A HERITAGE TRAIL AROUND REDBOURN

- 2.34 This document forms the technical assessment, along with the Evaluation Report (PCA 2025: Appendix 14.3 of the ES Chapter), and will be submitted to support the Cultural Heritage ES Chapter where it relates to Scheduled Monuments and below ground archaeology.

3 Geology, Topography and Historic Landscape Character

Geology

- 3.1 The British Geological Survey (BGS) 1:50,000 mapping records the solid geology across the Site as chalk belonging to the Lewes Nodular Chalk Formation and Seaford Chalk Formation (<https://geologyviewer.bgs.ac.uk/> - accessed 17.02.2025).
- 3.2 Superficial deposits of clay, silt, sand and gravel (Clay-With-Flints Formation) are located on the higher areas of the Site (ibid.). In the lower, south-eastern area of the Site, head deposits of clay, silt, sand and gravel representing hillwash and soil creep deposits, are recorded (ibid.). These follow two dry valleys, one orientated south-west/north-east roughly following Hemel Hempstead Road, and the second east/west following Gaddesden Lane – both leading towards the River Ver c.2km to the east.
- 3.3 The Cranfield Soil and Agrifood Institute identifies the soils across most of the Site as slightly acidic, loamy and clayey soils with impeded drainage (Soilscape 8; <http://www.landis.org.uk/soilscales/> - accessed 17.02.2025). Freely draining, slightly acidic but base-rich soils (Soilscape 7) are recorded above the head deposits, again, roughly following Hemel Hempstead Road, as well as Gaddesden Lane (ibid.).

Topography & Site Visit

- 3.4 The Site is gently undulating with a southeasterly trending slope, and four shallow, wide valleys, are located between areas of higher ground. The levels of the Site descend from c.135m Above Ordnance Datum (AOD) within its northwestern area, to c.101m AOD at its south-eastern end, alongside the Hemel Hempstead Road (B487). The LiDAR data (Figure 8) best shows the heights of the Site.
- 3.5 Four dry valleys are located within the Site, two orientated south-east/north-west, the third roughly follows Hemel Hempstead Road, and the fourth follows Gaddesden Lane. These are evident in the LiDAR data (Figure 8), and the magnetic responses within the geophysical survey data, which indicates colluvial deposits (hillwash) as shown on Figure 3.
- 3.6 A site visit was carried out on the 22nd January 2025 in fine but overcast weather conditions (Plates 1 – 11; Figure 18) and again on 2nd June during partly overcast conditions. The Site was covered in crop in June and this has since been harvested (July 2025).

Historic Landscape Character

- 3.7 There are four different Historic Landscape Character (HLC) types recorded within the Site, which comprise:
- Pre-18th century Coaxial Enclosure (HHT6391, HHT6338 & HHT6342).
 - Boundary loss (HHT3237, HHT6337 & HHT6341)
 - 20th century enclosure (HHT6330, HHT6335 & HHT6334)
 - Built-Up Areas – Urban Development (HHT6390)
- 3.8 For the most part, the fields represent late 20th - and 21st -century amalgamations, reflecting a substantial shift in agricultural practices and land management following the Second World War. Elements of an earlier pattern of enclosure remain legible in places within the Site, most particularly to its southeastern corner, albeit still subjected to amalgamation or modern

reconfiguration of field boundaries. The HLC Data (Figure 7) shows these character types to be common to the north-east of Hemel Hempstead and south-west of Redbourn.

4 Archaeological & 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 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	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 Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Site.
- 4.2 What follows comprises a review of known archaeological and heritage assets within a 1km radius of the Site (Figures 2 & 5 – 6 and Appendix 1), also referred to as the search area, held on the NHLE and Hertfordshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Site from the 18th century onwards until the present day (Figures 9 – 16).
- 4.3 Chapter 5 subsequently considers whether the Proposed Development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.4 A desk-based assessment (Oxford Archaeology 2019) supported by a geophysical survey (Magnitude Surveys 2019) was previously carried out for 20.8 ha within the southern part of the Site. This assessment reviews the results of the previous assessment and fieldwork and is supplemented by additional geophysical survey data (MoLA 2025) and the results of recent trenching (PCA 2025).
- 4.5 The Site contains 6 HER entries. These represent undated cropmarks and surface finds dating to the late prehistoric to Post-Medieval period including a Late Bronze Age socketed axe (13091) found at Great Revel End Farm.
- 4.6 The HER data locates the discovery of the Bronze Age socketed axe within the north-western area of the Site. However, the HER entry links the axe to entry 12656, which references small quantities of Roman coins and Medieval to Post-Medieval metalwork, found in the field north of Great Revel

End Farm which is outside the Site. The entry details for 13091 and 12657, notes that four trenches were excavated at the farm, targeting the location of the axe head which identified a shallow linear feature likely to be of natural origin and a large oval pit with an associated gravelled surface with elements of burnt stone (six sherds of Iron Age pottery were found from the silts overlying the surface). The pit contained struck Neolithic/Bronze Age flint flakes and a fragment of prehistoric flint-gritted pottery. Efforts have been to locate a report at St Alban's Museum in order to better locate the findspot and the subsequent fieldwork. However, no further information has been forthcoming.

- 4.7 Cropmarks of north-west/south-east aligned linears are visible on Google Earth imagery and recorded on the HER (16962) within the Site. These correspond with historic field boundaries illustrated on the 1841 Tithe Map (fig. 122). According to the HER entry, these may have fossilized Medieval headlands. These are visible on LiDAR data (Figure 8) but are imperceptible on Site. No corresponding anomalies were identified during the geophysical survey.

- 4.8 The HER also records six other surface finds that have been recovered within the Site, which were recorded on the Portable Antiquities Scheme. There is little detail of these beyond the date, and given the little information provided, it is difficult to identify a corresponding find on the PAS website. These are tabulated below:

HER Reference:	Details
MHT32827	Middle Iron Age to Early Roman
MHT32831	Medieval
MHT33255	Late Roman
MHT36003	Medieval to Post-Medieval

- 4.9 Geophysical survey (EHT8294) and two phases of archaeological evaluation trenching (not recorded on the HER; Oxford Archaeology 2017 & 2020) were carried out across 320ha of land, located c.20m – 2.5km south of the Site, and comprised the excavation of 307 trenches. Trenches excavated c.70 – 100m south of the Site, encountered remains of two parallel east/west aligned Roman ditches – including three undated ditches that could be contemporary - and a late Medieval ditch (Oxford Archaeology 2020, 62; Figure 3). Other remains encountered comprised an undated quarry pit and a probable made ground deposit containing a mix of material including a small quantity of Roman, Medieval and Post-Medieval pottery fragments. A Neolithic pit was located c.200m south of the Site but no other Neolithic features were recorded by the trenching. Two small Late Bronze Age pits indicating localised settlement activity and a set of Late Iron Age/Early Roman enclosures and possible industrial activity, were recorded c.600m – 700m to the south-east. An assemblage of Mesolithic/Early Neolithic flints were recovered from a Late Bronze Age boundary ditch, which itself was located close to contemporary postholes, pits and ditches representing extensive settlement, on the slopes of a dry valley/palaeochannel, c.1km to the south of the Site. Beyond the search area, an Early Roman settlement was recorded c.2.3km to the south, and Iron Age settlement was encountered c.3km to the south. These areas of archaeological activity are displayed on Figure 4.

- 4.10 In terms of verifying the accuracy of the geophysical survey, the features identified in the trenching that weren't apparent in the geophysics comprised discrete pits and postholes and shallow linear features (i.e. features that tend not to be routinely identified in geophysical survey). The wider landscape is essentially sparsely settled, with no evidence for significant Iron Age/Roman settlement activity within 500m of the Scheduled Monument.

- 4.11 A strip, map and sample excavation (EHT8326) carried out c.400m east of the Site at Aubrey Park Hotel, encountered remains of Post-Medieval to Modern agricultural activity associated with the earlier farmstead (15130), but no archaeological remains pre-dating these periods were recorded.

- 4.12 As previously detailed, the Site is allocated (Site H1) as one of the 'North and East Hemel Hempstead Growth Areas', within the Hemel Garden Communities (HGC) Delivery Statement

(shown on Figure 1). A Heritage Impact Assessment (Place Services 2024) was carried out to determine the Site's suitability for allocation. The assessment noted that the Site contains potential for prehistoric, Roman and Medieval remains and concluded that the Site should be subject to a desk-based assessment, geophysical survey and trial trenching.

4.13 The results of the geophysical surveys are summarised below and shown on Figure 3:

- A roughly square, three-sided enclosure adjacent to Holtsmere End Land at the south-western area of the Site, covering an area of c.0.6 ha. Likely representing a building, with the magnetically enhanced spread surrounding and localised to the enclosure, highly likely caused by demolition rubble (Magnitude Surveys 2019, 10). The rubble spread's magnetic response corresponds with the response expected from fired or burnt material such as brick (ibid.). The structure is not visible on any mapping available to this report, however, the possible brick material indicates a Post-Medieval date (Oxford Archaeology 2019, 18). A platform in this area is visible on LiDAR data (Figures 7 & 8) but this was not obvious during the site visit.
- Possible ditches were identified at the northern end of the Site.
- Short linear anomalies were identified within the western field, to the south and south-east of Great Revel End Farm, and in the south-eastern area of the Site (to the east of Little Revel End). The origin of these is uncertain but an archaeological origin cannot be discounted.
- Anomalies in the southern area of the Site, west of North Barn and Betts Cottage, correspond with military huts visible on the 1947 aerial photograph (Historic England photo ref. raf_cpe_uk_2135_rp_3371¹).
- Quarry pits dating to the Post-Medieval/Modern period. Three of these pits are depicted on the 1841 tithe map and 1883 – 1884 OS (Figures 13 - 14). The remainder are not visible on the available mapping. A number of hollows are identifiable in the LiDAR data which could be a result of shallow quarrying.
- Narrow bands of natural responses were identified resulting from colluvium and/or head deposits within the valleys. A number of similar dry valleys/palaeochannels were identified during trenching to the south and unenclosed Bronze Age activity was identified on the valley slopes (paragraph 4.9 above).

4.14 Overall, the geophysical surveys have successfully identified areas of archaeological interest in the surveyed areas of the Site. However, the trenching to the south of the Site (see para 4.9 above), encountered archaeological features that were not picked up in the geophysical survey (unenclosed settlement remains and field systems) and some features were masked by green waste.

4.15 A programme of trenching has been undertaken on the Site during August and September 2025 (PCA 2025: see Appendix 14.3 of the ES Chapter). A total of 93 standard trenches and 5 geoarchaeological trenches were excavated across the Site. The 93 standard trenches were located within areas proposed for built development and for formal open space. The percentage sample for the trenching was informed by a model of archaeological potential which was based on the results of the geophysical survey, Lidar data and topography. The 5 geoarchaeological trenches were positioned to investigate the archaeological and geoarchaeological potential of the dry valley located within the southern part of the Site. Of the 99 trenches 70 trenches were blank and 29 trenches contained archaeological evidence. The features which were encountered comprised a Bronze Age cremation, two pits containing burnt flint of a likely prehistoric date and field boundaries and quarry pits of a likely Post-Medieval date.

¹ Available online [raf_cpe_uk_2135_rp_3371 - Aerial Photo | Historic England](#) [accessed 23.01.2025]

Designated Heritage Assets

- 4.16 There are no designated heritage assets recorded within the Site.
- 4.17 The Aubreys Camp (NHLE 1003520) is a partly single, partly double ditched enclosure located c.320m to the east of the Site. The enclosure covers an area c. 9.2ha in extent and is set down from the higher ground of the Site on the side of the valley of the River Ver. The enclosure survives as earthworks. The NHLE Map of the monument can be found at Appendix 2.
- 4.18 The National Heritage List Entry (NHLE) has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme (MPP) and are some of our oldest designation records. They do not have the full descriptions of their modernised counterparts. Further information on the monument was requested from Historic England. The Inspector of Ancient Monuments provided references to *An Inventory of the Historical Monuments in Hertfordshire (RCHME 1910)* and in the *Victoria History of the County of Hertford (1861-1934)* which contained information on the earthworks. In addition, the Inspector provided copies of correspondence relating to an English Heritage Stewardship Scheme for the monument in the 1980s in which a large percentage of the earthworks were subject to tree clearance. The correspondence was accompanied with an aerial photograph showing some of the earthworks cleared of trees (see Appendix 4).
- 4.19 The Inventory of Historic Monuments of Hertfordshire (1910) describes the earthworks as follows:

(1). The Auberys, or Aubreys, is situated on a flat spur N. of the valley between Hemel Hempstead and Redbourn, 1 mile S.W. of the latter, about 320 ft. above O.D. It is a well-developed example of a plateau fort.

Detailed Description—*The Defences consist of a double rampart and ditch except on the N.W., where both are single, and on the E., where the outer line has been destroyed. The area defended is 17½ acres, and including the defences, 22¼ acres. The height of the inner rampart varies from 10 ft. to 14 ft. above the ditch, and the outer rampart is 7 ft. to 10 ft. above it, while the counter-scarp on the W. is 7 ft. high. The remaining scarp on the E. is 6 ft. high. The distance between the crests of the double ramparts is from 50 ft. to 60 ft. A modern house and farm occupy a gap in the S. side.*

Entrances: *There is a well-marked entrance in the W. side at the S. end of the single rampart and a narrower one at the N. end.*

Dimensions—*Greatest length, N.N.E. to S.S.W., 1,320 ft. Internal length, 885 ft. Greatest width, W.N.W. to E.S.E., 1,130 ft. Internal width, 820 ft.*

Condition—*Good.*

- 4.20 A sketch plan and sections of The Aubreys Camp earthworks recorded by RCHME can be found at Appendix 3.
- 4.21 The Victoria History of the County of Hertford (1861-1934) describes the earthworks as follows:
- Redbourn—The Auberys (O.S. xxvii, 13).—The situation of this camp is somewhat peculiar, considering its large extent (22 acres), and the plan of its defences, which are more suggestive of a hill camp, such as might be placed near the escarpment of the Chiltern Hills, from which it is distant, however, by about 8 miles. It lies on a slight spur on the side of a valley which, leaving that of the Ver at Redbourn, penetrates the chalk to the southwest, and through which the road and railway to Hemel Hempstead run.'*

The interior of the camp is somewhat raised above the level of the surrounding land, and has a slight general fall towards the north, while on the western side is the axis of the spur, which rises away from the camp for some distance.

The condition of the defences is still very perfect, and it is only in portions of the eastern and western sides that the outer rampart and ditch have been levelled by ploughing, though on the former their traces may still be observed. Elsewhere the slopes remain practically unaltered.

One entrance appears to have been at the north-west corner, and there may have been another on the south where the farm now stands.

- 4.22 A timber framed farmhouse and a barn had been built on the southern part of the enclosure in the 16th century. The farm is recorded on 18th and 19th century maps as Fosters Farm. To the west of the original farmhouse a mock Tudor style house was built in the 1920s and was called The Aubreys. During and immediately after the Second World War, The Aubrey's was used as a holiday centre for children from Bethnal Green. The earthworks were scheduled in 1955 and then during the early 1960s the property was developed into a hotel and included the provision of an outdoor pool. The Aubreys and the site of the later hotel was always excluded from the designation (see Appendix 2).
- 4.23 During the 1980s, as part of a English Heritage Stewardship Scheme, the trees were cleared from the northern and eastern sides of the enclosure. An aerial photograph taken at the time shows the extent of the tree clearance (see Appendix 4).
- 4.24 A programme of observation and recording was undertaken on the site of Aubrey Park Hotel in June 2016 and July 2018. The fieldwork was undertaken during the demolition of the existing bin store and construction of a new seating area, the relocation of the bin store to the hotel's front carpark, and the reinstatement of the monument damaged by an impromptu BMX track (KDK Archaeology Ltd 2018). The works only revealed a single Post-Medieval/Modern pit and modern made ground in close proximity to the hillforts ramparts during the excavations for the new seating area. The general site stratigraphy consisted of topsoil onto natural clay. No archaeological features or finds were found during the monument reinstatement works. Whilst there has been no confirmed dating for the enclosure, it is assumed, based on comparative sites, that the earthworks date to the Iron Age.
- 4.25 Recent walkovers during winter (January 2025) and late spring (June 2025) confirmed that the earthworks were covered in tall trees with dense vegetation around the outer and inner circumference of the earthworks. It was also noted that due to the monuments topographic position on the lower slopes of the valley, the monument felt enclosed and there were no middle or long distance views from any part of the enclosure.
- 4.26 The Lidar data at Figure 8 shows the current condition of the earthworks.
- 4.27 Given the location of the enclosure on the lower slopes of the valley, with no long distance views, it is likely to have functioned as a livestock enclosure rather than a defensive/strategic position during the Iron Age.

Prehistoric

- 4.28 There is no evidence for pre-Mesolithic activity within the search area recorded on the HER, and no Mesolithic activity, is recorded within the vicinity of the Site.
- 4.29 The HER data locates the discovery of the Bronze Age socketed axe within the north-western area of the Site. However, as mentioned in paragraph 4.6 above, the HER entry links the axe to entry 12656, which references small quantities of Roman coins and Medieval to Post-Medieval metalwork, found in the field north of Great Revel End Farm which is outside the Site. The entry details for 13091 and 12657, notes that four trenches were excavated at the farm, targeting the

location of the axe head which identified a shallow linear feature likely to be of natural origin and a large oval pit with an associated gravelled surface with elements of burnt stone (six sherds of Iron Age pottery were found from the silts overlying the surface). The pit contained struck Neolithic/Bronze Age flint flakes and a fragment of prehistoric flint-gritted pottery. Efforts have been to locate a report at St Alban's Museum in order to better locate the findspot and the subsequent fieldwork. However, no further information has been forthcoming.

- 4.30 Elsewhere within the search area, an isolated Neolithic pit was encountered c.200m south of the Site, and Late Bronze Age/early Iron Age settlement features and finds, were encountered 1km to the south of the Site, located adjacent to a palaeochannel/dry valley.
- 4.31 The trenching undertaken to the south encountered discrete features and shallow linears that were undetected by the survey (as is commonplace with geophysics, particularly since unenclosed scatters of pits and post holes primarily represent Late Bronze Age/Early Iron Age settlement in the region (Brudenell N.D.). The presence of the burnt and worked flints, the socketed axe and gravel surface at Great Revel End Farm and Late Bronze Age settlement features off site to the south, enhances the potential for unenclosed Late Bronze Age/Early Iron Age settlement to survive close to Great Revel End Farm and the dry valleys within the Site. A Neolithic pit was encountered c.200m to the south. Though this was the only Neolithic feature identified during the trenching, its proximity to the Site, means that further, isolated Neolithic pits to survive within the Site cannot be wholly discounted.
- 4.32 The geophysical survey undertaken on the Site recorded very features that could be characterised as having a potential prehistoric date. Indeed, the survey did not identify any evidence of ring ditches denoting the possibility of Bronze Age barrows.
- 4.33 The recent programme of trenching (see Appendix 14.3) recorded evidence of low-level Middle to Late Bronze Age activity within the site was found in the form of a small cremation burial which contained fragments of a probable urn (Field 2, Trench 27). This was located on the down-slope of the northernmost dry valley. No other dateable Bronze Age features were found but two small pits revealed in the southern field, both located in the bottom of the southernmost dry valley, contained abundant amounts of burnt flint, a feature type characteristic of the Neolithic and Bronze Age periods (Field 7, Trenches 95 and 96). The location of these prehistoric features in the lower contours of the dry valleys implies a significance was attached to these locales which is no longer apparent.
- 4.34 The Site is known to contain archaeological remains dating to the Bronze Age and therefore a high potential is identified for this period. Areas of high potential appear to be localised focused on the sides of the dry valleys within the southern part of the Site and on the higher ground within the northern part of the Site. Given the proximity of the Iron Age enclosure, some of the undated ditches and pits identified during the trenching could be of a similar Iron Age date. In view of the absence of Mesolithic and Neolithic worked flint a low potential is identified for this period. However a potential for residual lithic material cannot be precluded.

Roman

- 4.35 Two parallel agricultural ditches were encountered c.70 – 100m south of the Site, and enclosures were identified, c.600 – 700m to the south-east. A small quantity of Roman coins were found at Great Revel End Farm but trenching at the farm did not encounter any Roman features.
- 4.36 The extensive archaeological work to the south did not identify any evidence of Roman settlement close to the Site, with the nearest area of settlement comprising enclosures and possible industrial activity, located c.600 – 700m to the south-east.
- 4.37 The geophysical survey did not record any anomalies likely to represent Roman features. The recent programme of trenching recorded a pit in trench 85 which contained a single abraded sherd

of pottery weighing only 1g (PCA 2025). The pit was described as amorphous possibly of natural origin. No other features or finds of Roman date were recorded during the evaluation.

- 4.38 The Site is considered to contain a low to moderate potential for Roman agricultural features (i.e. field boundaries) close to Hemel Hempstead Road, and low elsewhere on Site. The Site's potential for settlement dating to this period is low.

Early Medieval

- 4.39 The majority of the Early Medieval population of Hertfordshire lived in the north of the county, in large, nucleated villages (Bryant 2011). By the late 8th century, large areas of Hertfordshire were under the rule of King Offa (Mercia), and large estates were developed, including within the core of Hemel Hempstead (Bryant 2011 & Oxford Archaeology 2019).
- 4.40 There is no evidence for Early Medieval activity within the Site. There are no Early Medieval HER entries within the search area on the HER and no such activity was recorded by the trenching to the south.
- 4.41 The recent programme of trenching did not record any Early Medieval features or finds (PCA 2025: see ES Chapter: Appendix 14.3).
- 4.42 The potential for Early Medieval archaeological remains is low.

Medieval

- 4.43 Both Redbourne (c.1.5km to the north-east) and Hemel Hempstead (c.4.5km to the south-west) are recorded in the 1086 Domesday Survey (Palmer, Powel-Smith 2019).
- 4.44 The geophysical survey identified a small quantity of probable linear features, located beyond the Site boundary to the north-east. Those identified close to Great Revel End Farm could be associated with the possible deserted Medieval village (6373) first identified through aerial photography as low earthworks of ridge and furrow, boundary ditches and house platforms (6373). These earthworks are potentially visible in the LiDAR data but given this area lies outside of the Site, their survival was not confirmed by the site visit.
- 4.45 The remaining areas of the Site would have comprised agricultural lands and were within the Medieval open field system (Featherstone 2001).
- 4.46 During recent evaluation trenching, the only feature dated to the Medieval period was a pit in Trench 76 which contained a sherd of South Hertfordshire greyware that dates from the late 12th to mid-14th century (PCA 2025: see ES Chapter: Appendix 14.3).
- 4.47 Based on the available evidence Medieval settlement is not expected within the Site and therefore a negligible to low potential is identified for significant (i.e. non-agricultural) Medieval remains.

Post-Medieval & Modern (including map regression exercise)

- 4.48 Linear cropmarks (16962) are recorded in the south-western area of the Site, which correspond with historic field boundaries depicted on the tithe map.
- 4.49 The recent evaluation trenching recorded seven ditches were recorded which corresponded to boundaries present on the 1841 Tithe map of Redbourn (Trenches 18, 43, 44, 53, 64, 75 and 95: PCA 2025: see ES Chapter: Appendix 14.3). Several were very similarly aligned and probably represented boundaries slightly pre-dating 1841. This suggests that all the ditches encountered on the site can be confidently assigned to the Post-Medieval period. These boundaries, generally

- aligned north-west to southeast and north-east to south-west, are still reflected in the general layout of the fields encompassed by the site today, albeit many have been removed as a result of the mechanisation of agriculture during the 20th century. Finds from these ditches were sparse, consisting solely of a small number of pottery sherds and fragments of brick and tile of post-medieval date.
- 4.50 The geophysical surveys identified several areas of probable quarrying/extraction. Trench 65 targeted one of these anomalies, where modern demolition rubble was encountered on the surface, possibly the result of the backfilling/consolidation over a disused quarry pit. However, five further large extraction pits were uncovered during the investigations (Trenches 43, 45, 47, 87 and 89) which were not recorded by the geophysical surveys. All of these were located on the higher ground between the dry valleys. A large pit in Trench 89, that contained a fill composed almost entirely of redeposited flint nodules, strongly implies that the quarrying was targeting the clay geology, probably for ceramic production. Remains of a probable a Post-Medieval structure were identified by the geophysical survey within the south-western area of the Site.
- 4.51 Remains of Second World War huts were identified by the geophysical survey in the eastern area of the Site. These were previously known through historic aerial photographs.
- 4.52 An area marked 'Quakers Ground', postulated to represent a burial ground, (9664) is recorded c.30m south-west of Site. However, archaeological work within this field (geophysical survey and evaluation trenching) did not encounter any significant archaeological remains (Oxford Archaeology 2017, 38).
- 4.53 The Post-Medieval to Modern Little Revel End Farmhouse (18758) is located off site. A small building, likely a barn, is illustrated within the Site boundary on the 1841 Tithe Map of Redbourne (Figure 13) but was demolished in the later 19th century and replaced with a pond.
- 4.54 The earliest maps available to this assessment are the 1768 Survey of the Estate of Grimston (Figure 9) and the 1771 Plan of Land in Redbourne (Figure 10). Both of these maps are limited to the southern area of the Site, with the 1768 map, showing only the southernmost two plots adjacent to Hemel Hempstead Road. Neither provide a great amount of archaeological insight but the 1771 map does show a barn within the Site, associated with Little Revel End Farm.
- 4.55 The 1806 Ordnance Survey (OS) map (Figure 11) and the 1841 tithe map (Figure 12) shows the late 16th or early 17th Great Revel End Farm (12658) and a collection of buildings (farmhouse, stables and outbuildings) located to the south of the extant farmstead. These are recorded as 'homestead' within the Tithe Apportionment (plot 467). An L-shaped road leads to this farmstead from Little Revel End (lane). Concentrated magnetic disturbance was identified in the area of the 'homestead' farm' by the geophysical survey, which could be a result of the demolition of the farm buildings. It is difficult to identify any probable anomalies in this area because of the presence of a small area of planting that precluded survey.
- 4.56 On the 1806 map, the Site is shown occupying approximately 20 fields. Three elongated fields west of Revel End could be relict Medieval strip fields. A small building, potentially a cottage, was located south of Little Revel End lane, in the northern end of the southern area of the Site.
- 4.57 The 1841 Redbourn Parish Tithe Map (Figure 12) shows the Site comprising regular field enclosures. The pattern of enclosure shown by the mapping appears to demonstrate at least the partial enclosure of a former open-field system of agriculture, whereby some of the field boundaries appear irregular or curvilinear in form, following headlands or common features between what may have previously been sets (or furlongs) or ridge and furrow. Conversely, the greater part of fields featured regular, straight field boundaries, forming rectangular enclosures more typical of later Post-Medieval planned enclosure. Enclosure, particularly the later post-medieval planned enclosures, drastically transformed the nature, accessibility, and management of the country's agricultural landscape, with the imposition of hedging and other means of enclosure, and a shift in the way in which the land had previously been worked in common. The

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existing road network appears to have been extant by the 1840s, including Little Revel End Lane, Holtsmere End Lane, and the Hemel Hempstead Road.

Plot:	Owner/Occupier	Plot Name	Use
444	Lady Glamis / John Beaumont	Clap Gate	Arable
445	John Andrew Groome / James Fenn	Green Field	Arable
447		Long Field	Arable
448		Six Acres	Arable
449		Home Meadow	Grass
450		Under Acre	Grass
451		Long Meadow	Grass
452		Eight Acres	Arable
453		Dell	Wood
455		Great Field	Arable
456		Dell Field	Arable
457		Dell	Wood
458		Almonds	Arable
474		Burrow Field	Arable
475		[Little] Revel End	Homestead
476		Orchard	Grass
477		Dell Croft	Arable
478		Three Corners	Arable
479		Four Acres	Arable
480		Rick Yard	Arable
446	Early Verulam / George Webb	Lower Church Field	Arable
454		Ten Acres	Arable
459	Reverend Edward Craig/ John Lavender	Great Burrows Field	Arable
460		Lower Tarvice Down	Arable
461		Tarvice Dell	Wood
462		Upper Tarvice Down	Arable
463		Great Hill Field	Arable
464		Little Hill Field	Arable
465		Hill Field	Arable
466		Warren Orchard	Grass
467		Revel End	Homestead
468		Dark Orchard	Grass
469		Little Grove Field	Grass
470		Great Grove Field	Arable
473		Slipe	Grass
487		Lower Grove	Arable
488		Upper Grove	Arable
489		Crab Tree Field	Arable
490		Wending Shot	Grass
491		Rick Yard	Not Recorded
492		Rick Yard Meadow	Grass
493		Great Orchard	Grass
494		Orchard	Grass

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495		Homestead	Not Recorded
496		Lawn	Grass
497		Long Croft	Arable
498		Middle Field	Arable
499		Further Field	Arable
512		Swallow Field	Arable
503	John Hotchkiss/John Catlin	Six Acres	Arable
504		Revel End Field	Arable
505	Reverend Edward Craig/John Lavender	Home Common	Arable
506		Armans Field	Arable
507		Armans Orchard	Grass
508		Wood	Wood
509		Spring	Wood
510		Stocking	Arable
511		Dell	Wood
512		Swallow Field	Arable
513		Saint Mary's Butts	Arable
514		Dell Field	Arable

- 4.58 The 1883 – 1884 OS map (Figure 13) shows a degree of field amalgamation within the Site, with several field boundaries removed. The mapping shows planted boundaries to the fields, indicating the presence of hedgerows or treelines. In addition, a probable quarry pit is shown within the central, north part of the Site, just southwest of Great Revel End Farm (recorded on the mapping as 'Great Revelend Farm'). A number of other quarry pits are also depicted, which were shown on the tithe map, and correspond with geophysical anomalies. The farmstead within the Site, formerly associated with Great Revel End Farm, has since been demolished. Footpaths are depicted on the mapping, linking nearby farms and fields. Southeast of the Hemel Hempstead Road, the Midlands Railway Hemel Hempstead Branch Line had been constructed, paralleling the road between Hemel Hempstead and Redbourn.
- 4.59 Outside of field reorganisation, boundary removal and quarry pit infilling, there was little change within the Site during the 20th and early 21st century (Figures 14 - 16).
- 4.60 The Site contains a high potential for a structure in the south-western area of the Site (which likely dates to the Post-Medieval/Modern period), sub-surface remains of the farmstead associated with Great Revel End Farm and negligible/low potential for significant Post-Medieval/Modern remains of all other periods.

Historic Hedgerows

- 4.61 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and either: incorporate, or are associated with, a Scheduled archaeological feature or site; mark the Boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or forms an integral part of a pre-1845 field system.
- 4.62 'Important' hedgerows are not designated heritage assets (as defined in the NPPF Annex 2). The Hedgerow Regulations are essentially a notification mechanism. Thus, an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.

- 4.63 In accordance with the Hedgerows Regulations, all Hedgerows forming boundaries to the existing roads and properties are excluded from the definition of 'Historic Hedgerows'.
- 4.64 Hedgerows or land boundaries that could be regarded as 'important' within the Site are shown on Figure 18, as they form a part of a pre-1845 field system.
- 4.65 As per paragraph 5 of part II of the Schedule 1 Criteria, the 1997 Hedgerow Regulations (made under Section 97 of the Environment Act 1995), these hedgerows are considered "important" as they are recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the enclosure acts (pre-1845).
- 4.66 Elements of the Site's perimeter and c. 6 lengths of the hedging within the Site, are illustrated on the 1771 and 1841 maps of the Site. Under the criteria set out in the Hedgerow Regulations 1997, an 'important' hedgerow is a substantial, complete hedgerow which is recorded in a document held at a Record Office as an integral part of a field system pre-dating the Inclosure Acts. Therefore, according to the Hedgerow Regulations criteria, these hedgerows (Figure 17) can be classified as 'important' under the Hedgerow Regulations 1997.

Assessment of Significance (Designated Assets)

- 4.67 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.
- 4.68 The Site is located c.320m to the west of The Aubreys Camp Scheduled Monument (NHLE 1003520), a large earthwork enclosure almost certainly of Iron Age date. The enclosure's designation as a national important monument is derived foremost from its aesthetic and archaeological interest – it constitutes earthwork remains and surviving below ground evidence for what is likely to have been a location to contain livestock and potentially also a communal meeting point in the middle to later Iron Age – perhaps with continued and potentially changing use in the Roman and later periods.
- 4.69 The enclosure is situated at a relative low point within the surrounding landscape and is not afforded any middle to long distance views. The slopes of the valley likely provided further security from livestock raids. Furthermore, the surrounding valleys of such as the Ver and connecting dry valleys would have aided navigation through the landscape and particularly with the corral of livestock to and from the enclosure. The choice of location was clearly not influenced by the need to have far reaching views over the surrounding landscape and therefore the wider setting of the monument, which includes the Site, is not an major factor when considering the significance of the setting and its contribution to the significance of the monument.
- 4.70 The enclosure's setting, which is tightly defined owing to screening vegetation, built-form and topography, has changed considerably since its construction and is predominantly late 20th-century in character. The monument itself is now densely vegetated, its interior developed as part of the Aubrey Park Hotel, and it is bounded to the east by the M1, to the west by late 20th to 21st-century housing, and to the north by Gaddensden Lane and a large agricultural field – which in turn is bounded by mature planting. The current setting of the monument therefore makes little or no contribution towards its significance – being dominated by Modern intrusions.
- 4.71 Archaeological trenching (307 trenches) to the south across 320ha, suggests that the wider landscape was sparsely populated in the Iron Age and Roman periods. There is no evidence for Late Iron Age/Early Roman settlement identified within c.500m of the Scheduled Monument and only limited settlement evidence c.600-700m to the south-east and c.3km to the south.

- 4.72 Trial trenching within the Site at Great Revel End Farm, identified a gravelled surface with elements of burnt stone and six sherds of Iron Age pottery. However, the location of the trenches remains unclear.
- 4.73 The results of the trial trenching within the Site and the wider area indicates the landscape was only sparsely occupied during the Iron Age and Roman periods.
- 4.74 The Site is assessed to make no contribution to the setting or significance of the Scheduled Monument. There is no intervisibility between the Site and the Scheduled Monument, other than the woodland which mark it in the landscape. The current landscape character is dominated by 20th century enclosure, and therefore, does not contribute to the enclosure's significance.

Assessment of Significance (Non-Designated Assets)

- 4.75 The Site contains a high potential for Late Bronze Age/Early Iron Age remains, in the form of isolated features such as pits, linear features and burnt deposits particularly within the vicinity of the dry valleys. There is also a potential for isolated Neolithic pits to be located within the Site. If any such remains are on Site, they are of archaeological interest and evidential value, and likely to be of local to regional importance. The recent programme of trenching (August/September 2025) did not record any evidence of Iron Age settlement that could be considered contemporary with the construction of The Aubreys Camp. However, there were a number of undated ditches and pit that could date to this period. These remains have the potential to inform relevant research agendas in the East of England Research Framework, such as 'LBA-MIA 07: What can we infer about the relationship between open and enclosed settlements?'.
- 4.76 The historic field boundaries within the south-western area of the Site, which survive as cropmarks, are recorded on the HER (16962). These appear to be positioned on removed field boundaries which possibly had the origins as Medieval headlands. Ploughed out remains of field boundaries, and earlier headlands, are of limited archaeological interest.
- 4.77 A farmstead was located within the northern area of the Site, just to the south of Great Revel End Farm and is known as Revel End. This farmstead is of at least a 19th century date, being depicted on the 1806 OS and the 1841 Tithe Map (Plot 467), but is more likely to date to at least the late Post-Medieval, similar to Great Revel End Farm. Given its clear association with the Listed Great Revel End Farm, remains of the farmstead are of archaeological interest and evidential value, particularly since surviving structural remains may give an indication of the construction date of the farmstead. These remains are of local importance and have the potential contribute to the significance of Great Revel End Farm.
- 4.78 The Site contains a low potential for remains of all other periods.

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

Site Conditions

- 5.1 The majority of the Site has been subject to an intensive farming regime since the mid-late 20th century. Areas of higher ground, where the build-up of colluvial deposits (hillwash) has not offered the same level of protection to underlying archaeological remains, there has been significant truncation to archaeological features. Within these areas of truncation the trenching identified very little subsoil and a topsoil that was no more than 30cm to 40cm thick. However, there were undulations within the higher ground where archaeological remains were better preserved. The potential for archaeological survival within these undulations and low-lying areas, including the dry valleys within the southern and eastern parts of the Site is considered to be good.
- 5.2 The recent programme of trenching (August/September 2025) confirmed the presence of numerous and large Post-Medieval/Modern quarry pits across the Site that were previously identified from aerial photographs, Lidar data and geophysical survey. The excavation of these pits will have removed any archaeological remains pre-dating this period.
- 5.3 Overall, the potential for archaeological survival is considered to be moderate to good with isolated areas where the potential for archaeological survival has been removed entirely by Post-Medieval/Modern quarrying.

Proposed Development

- 5.4 The Site is identified in the submitted Draft SACDC Local Plan (Site H1 – North Hemel Hempstead) to provide a new neighbourhood extension of 1,500 new homes (indicative).
- 5.5 The Land Use and Green Infrastructure Parameters Plan for the development can be found at Figure 20.
- 5.6 The description of the Proposed Development is as follows:

“Outline application for residential-led mixed use development comprising up to 1,500 new dwellings (including residential accommodation and specialist accommodation for older people), a care home, a 3FE primary school (including early years provision), a local centre, mobility hub, open space, amenity space, allotments, green infrastructure, sustainable drainage systems, vehicular and active travel routes, and supporting infrastructure and works. All matters reserved save for access from the B487.”

Review of Potential Development Impacts on Archaeological Assets

- 5.7 The Aubreys Camp enclosure is partly occupied by the modern Aubrey Park Hotel (which itself contains parts of the Post-Medieval Foster's Farmhouse). Dense planting is located atop the enclosures earthworks and are a later addition (i.e. not part of the original enclosure). Modern housing sat within dense vegetation and planting, is located between the enclosure and the Site. The M1 bounds the camp to the east, Gaddesden Lane to the north and Hemel Hempstead Road to the south. Consequently, the origins of The Aubreys Camp as an Iron Age enclosure is not obvious to those outside of the archaeological/heritage profession or local history groups, and it is currently not experienceable as an enclosure without the aid of prior knowledge or historic mapping.

- 5.8 The Site is enclosed, owing to mature vegetative screening afforded by the hedgerows and trees both within, bounding, and proximal to it. As a result, views into and out of the Site towards the Scheduled Monument are either non-existent or limited, though with a degree of seasonal variation.
- 5.9 Trees were removed from parts of the enclosure in the 1980s as part of an English Heritage Stewardship Scheme. The section facing the Site that adjoins the hotel was not cleared. The clearance would have allowed intervisibility of the northern part of the enclosure from the Site. However, it is not envisaged that woodland clearance, on a scale similar to that undertaken in the 1980s, is likely to occur in the future.
- 5.10 The proposed built development and formal open space is restricted to within the Policy H1 area. An area within the eastern part of the Site, is proposed to be informal open space and therefore will remain undeveloped. This will mean the retention of the current fields – albeit with potential additional planting and pedestrian pathways.
- 5.11 Although the development within the Site will result in a change within the wider landscape setting of the Scheduled Monument, the perceivability of the Proposed Development would be mitigated by the retention of the fields east of the allocated area, as these will form part of an area of informal open space. Thus providing a green buffer between the development and the monument.
- 5.12 However, as identified in paragraph 4.67 above, the choice of location for the enclosure was clearly not influenced by the need to have far reaching views over the surrounding landscape and therefore the wider setting of the monument, which includes the Site, is not a major factor when considering the significance of setting and the contribution of setting to the significance of the monument.
- 5.13 Overall, this report considers the Proposed Development will have no impact on the significance of the Scheduled Monument.

Review of Potential Development Impacts on Non-Designated Assets

- 5.14 Groundworks associated with the Proposed Development, such as the excavation of foundation trenches, are expected to have a high impact on potential archaeological remains. The true extent of archaeological remains within the Site, will have to be confirmed by a programme of further evaluation trenching, which can be secured by an appropriately worded planning condition.
- 5.15 The site of the farm complex identified as Revel End on historic maps is located within an area proposed for informal open space and therefore any remains will be considered for archaeological preservation in situ. The site may require further investigation to inform the programme of archaeological mitigation which may include protection measures secured by a condition for a Construction Management Plan (CMP).

6 Summary & Conclusions

- 6.1 This Archaeological Desk-Based Assessment has been prepared in compliance with the National Planning Policy Framework, local planning requirements and the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2021), to identify and provide a description of the archaeological potential of the Site, the significance of the identified heritage assets and the likely effects of the Proposed Development.
- 6.2 This document forms the technical assessment, along with the Evaluation Report (PCA 2025), and is submitted to support the Cultural Heritage ES Chapter where it relates to Scheduled Monuments and below ground archaeology.

The Aubreys Camp

- 6.3 The Site is located c.320m to the west of The Aubreys Camp Scheduled Monument (NHLE 1003520) and is a large earthwork enclosure most likely of Iron Age date. The enclosure's designation as a national important monument is derived foremost from its aesthetic and archaeological interest – it constitutes earthwork remains and surviving below ground evidence for what is likely to have been a location to contain livestock and potentially also a communal meeting point in the middle to later Iron Age – perhaps with continued and potentially changing use in the Roman and later periods.
- 6.4 The enclosure's setting, which is tightly defined owing to screening vegetation, built-form and topography, has changed considerably since its construction and is predominantly late 20th-century in character. The current setting of the monument therefore makes little or no contribution towards its significance – being dominated by Modern intrusions.
- 6.5 The enclosure is situated within a low-lying position surrounded by the slopes of the Ver valley and is not afforded any middle to long distance views. The choice of location was clearly not influenced by the need to have far reaching views over the surrounding landscape and therefore the wider setting of the monument, which includes the Site, is not considered to be a major factor when considering the significance of its setting and its contribution to the significance of the monument.
- 6.6 Trenching undertaken on the Site has not identified any evidence of Iron Age settlement or activity that provides any understanding of the enclosure or its context. The results of the trial trenching within the wider area indicates the landscape was only sparsely occupied during the Iron Age and Roman periods.
- 6.7 Overall, this assessment concludes that the Proposed Development will have no impact on the significance of the Scheduled Monument.

Below Ground Archaeology

- 6.8 The potential for archaeological survival is considered to be moderate to good with isolated areas where the potential for archaeological survival has been removed entirely by Post-Medieval/Modern quarrying or reduced by modern ploughing.
- 6.9 The Site contains a high potential for Late Bronze Age/Early Iron Age remains, in the form of isolated features such as pits, linear features and burnt deposits particularly within the vicinity of the dry valleys. There is also a potential for isolated Neolithic pits to be located within the Site. If any such remains are on Site, they are of archaeological interest and evidential value, and likely to be of local to regional importance. The recent programme of trenching (PCA 2025) did not record any evidence of extensive Iron Age settlement that could be considered contemporary with the construction of The Aubreys Camp. However, a number of undated ditches and pits found with the

Archaeological Desk Based Assessment

- some of the trenches could date to this period. These remains along with those of earlier Bronze Age date have the potential to inform relevant research agendas in the East of England Research Framework, such as 'LBA-MIA 07: What can we infer about the relationship between open and enclosed settlements?'.
- 6.10 Groundworks associated with the residential development within the Policy H1 allocated area, such as the excavation of foundation trenches, are expected to have a high impact on potential archaeological remains.
- 6.11 There are no obvious archaeological constraints to the Site's development and it is unlikely that the Site will contain any archaeological remains that will need to be preserved in-situ or to be designed around.
- 6.12 The site of the farm complex identified as Revel End on historic maps is located within an area proposed for informal open space and therefore the site will be considered for archaeological preservation in situ. The site may require further investigation to inform the programme of archaeological mitigation which may include protection measures secured by a condition for a Construction Management Plan (CMP).
- 6.13 Elements of the Site's perimeter and c. 6 lengths of the hedging within the Site, qualify as 'important hedgerows' as per The Hedgerow Regulations 1997.
- 6.14 A separate Built Heritage Statement has been prepared to assess any impact upon built heritage assets within the vicinity of the Site (RPS Tt 2025).

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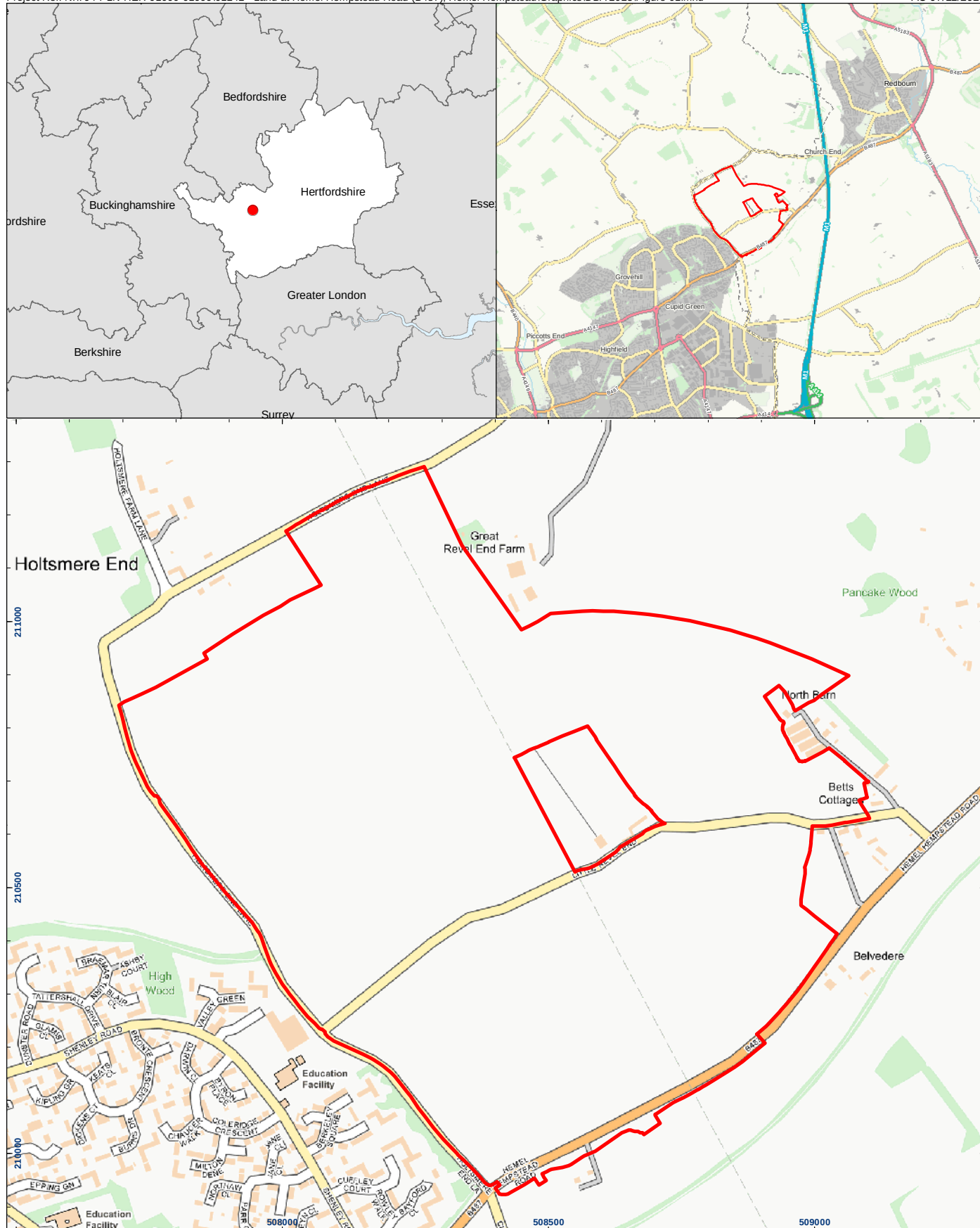
Cartographic

1768 A Survey of the estates of the Right Honourable James Lord Viscount Grimston situate in the several parishes of St Michaels, Redbourne, St Albans, St Peters and St Stephens Wheathamstead in the county of Hertford (Hertfordshire Archive Reference DE/V/P2)

771 Plan of land in Redbourn (Hertfordshire Archive Reference XIII/16)

1841 Tithe Map of Redbourn	1878 Ordnance Survey 1:2,500
1883 – 1884 Ordnance Survey 1:10,560	1898 Ordnance Survey 1:2,500
1899 Ordnance Survey 1:10,560	1924 Ordnance Survey 1:2,500
1925 – 1926 Ordnance Survey 1:10,560	1938 Ordnance Survey 1:10,560
1947 – 1950 Ordnance Survey 1:10,560	1960 Ordnance Survey 1:10,000
1964 – 1965 Ordnance Survey 1:10,000	1976 Ordnance Survey 1:2,500
1981 – 1982 Ordnance Survey 1:10,000	1983 Ordnance Survey 1:2,500
1993 Ordnance Survey 1:2,500	1999 Ordnance Survey 1:10,000
2006 Ordnance Survey 1:10,000	2024 Ordnance Survey 1:10,000

Figures



Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\DBA 2025\Figure 02.mxd

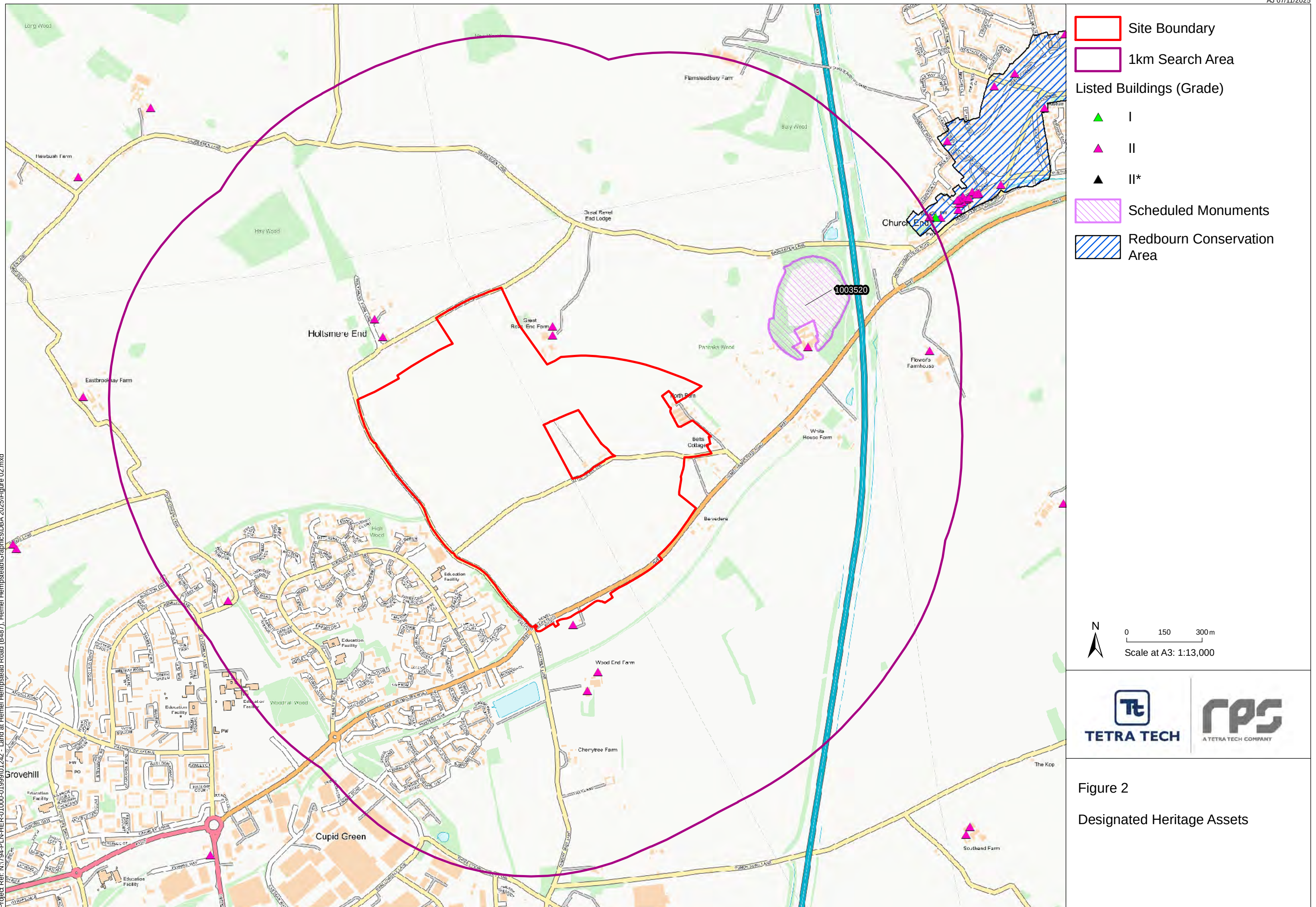
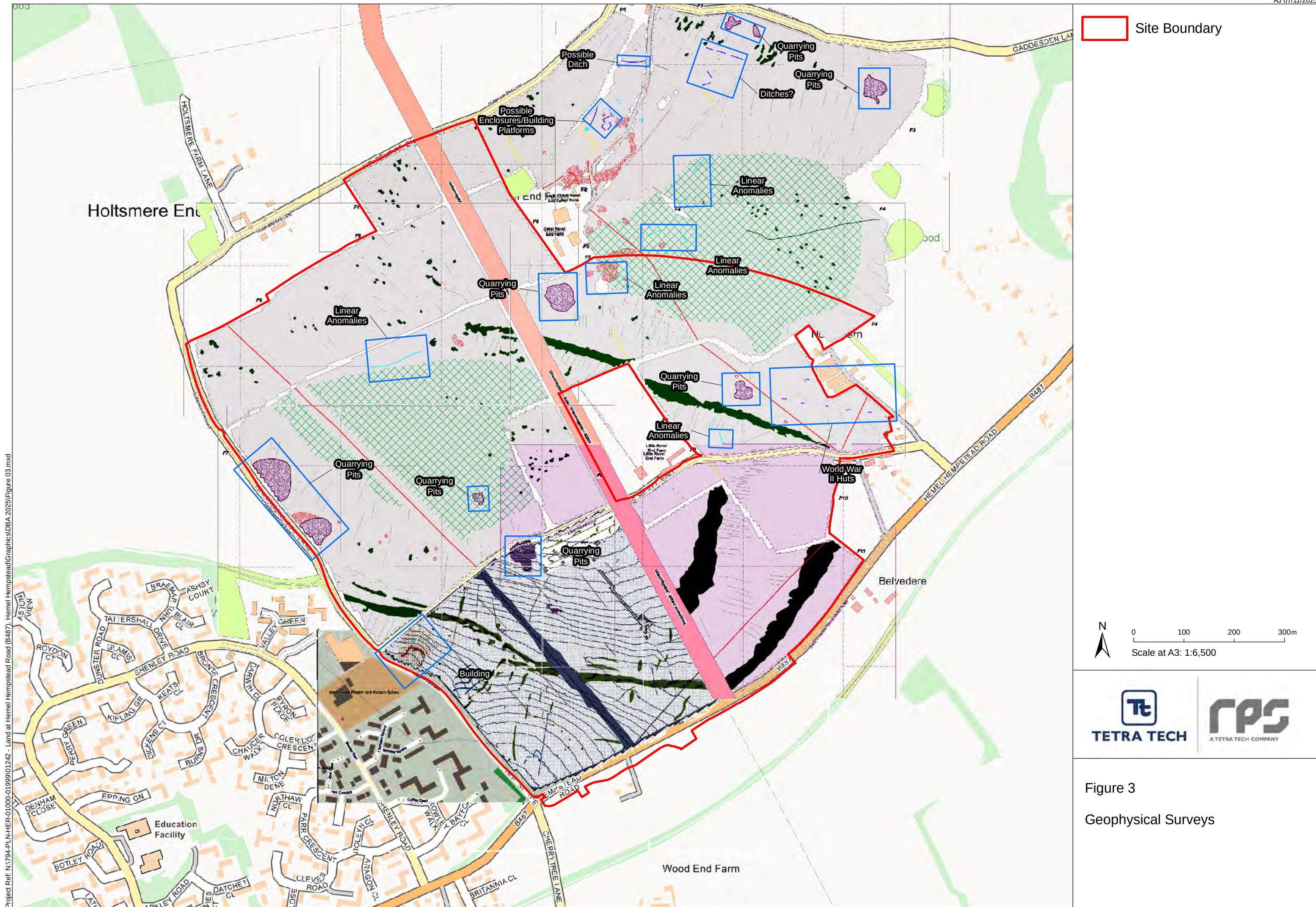
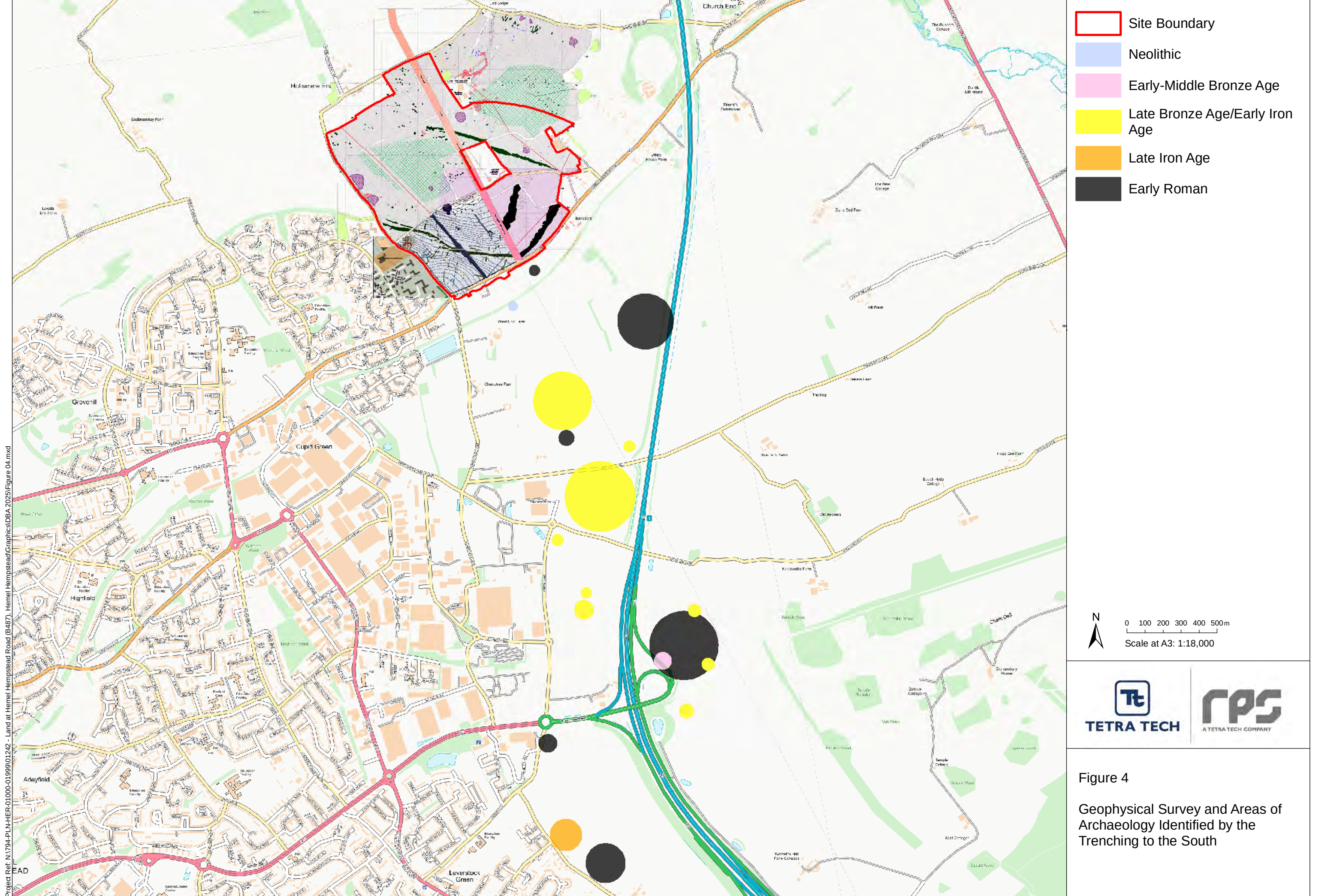


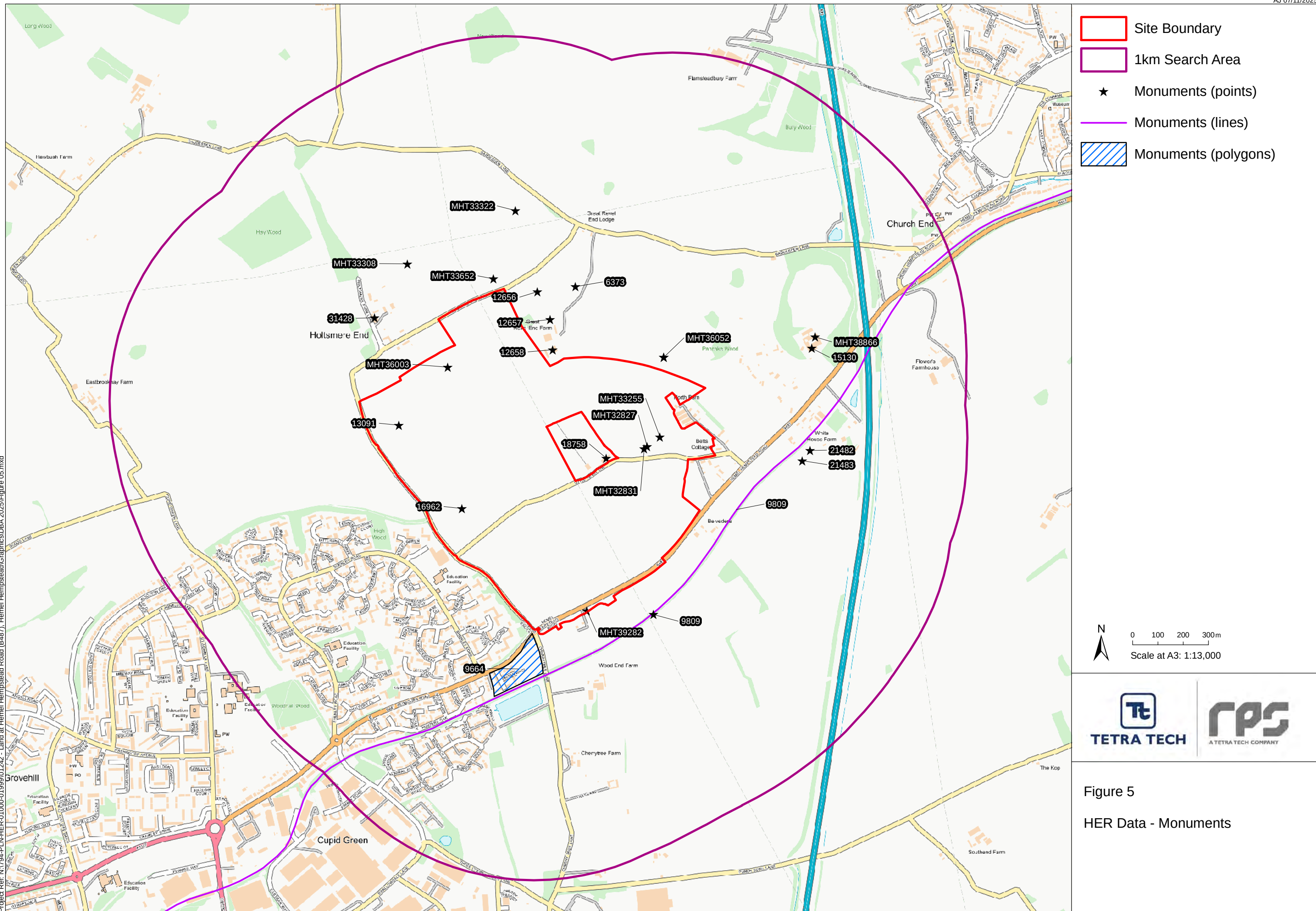
Figure 2
Designated Heritage Assets



Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead (Graphics) DBA 2025\Figure 03.mxd



Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\DBA 2025\Figure 05.mxd

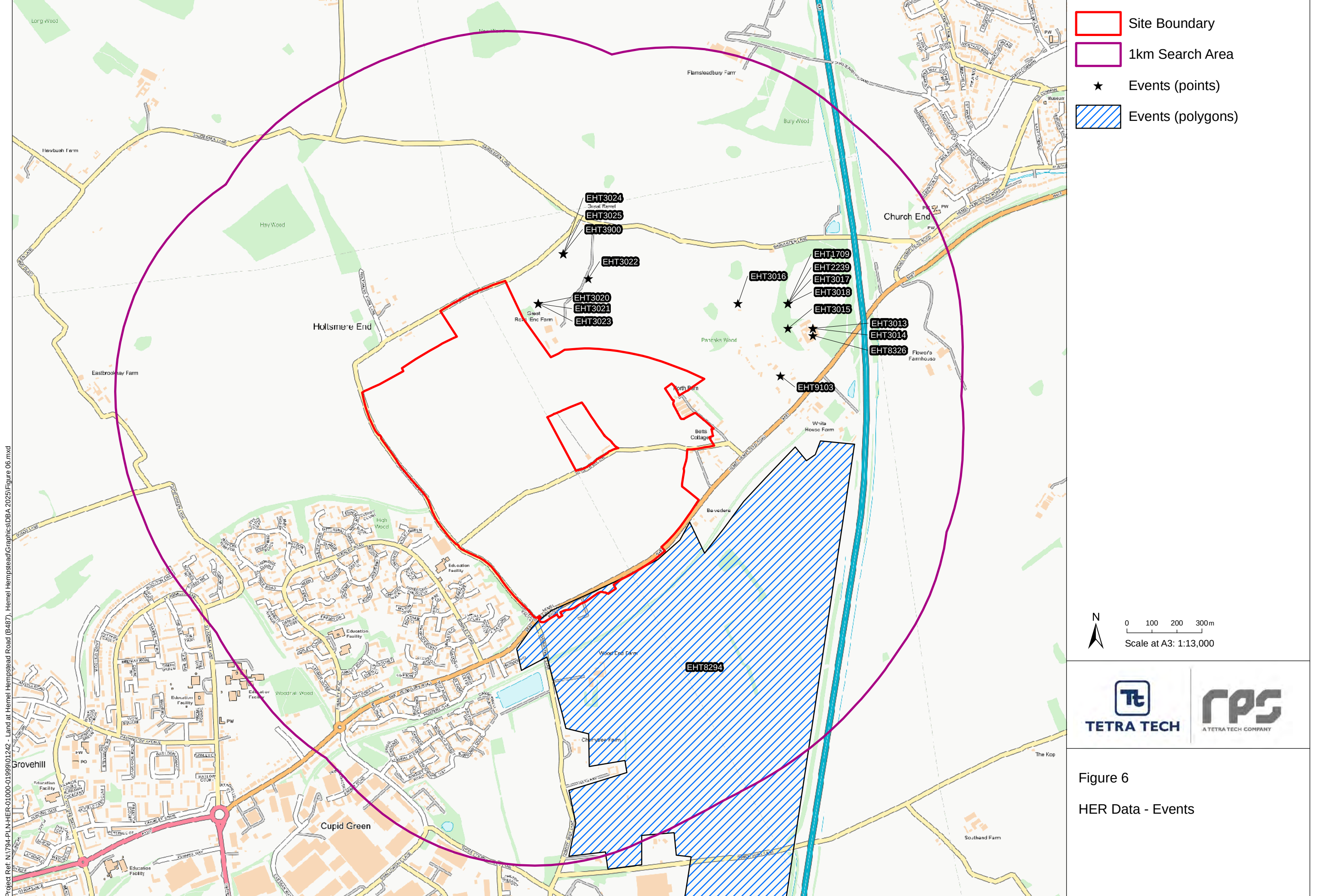


- Site Boundary
- 1km Search Area
- Monuments (points)
- Monuments (lines)
- Monuments (polygons)

N
0 100 200 300m
Scale at A3: 1:13,000

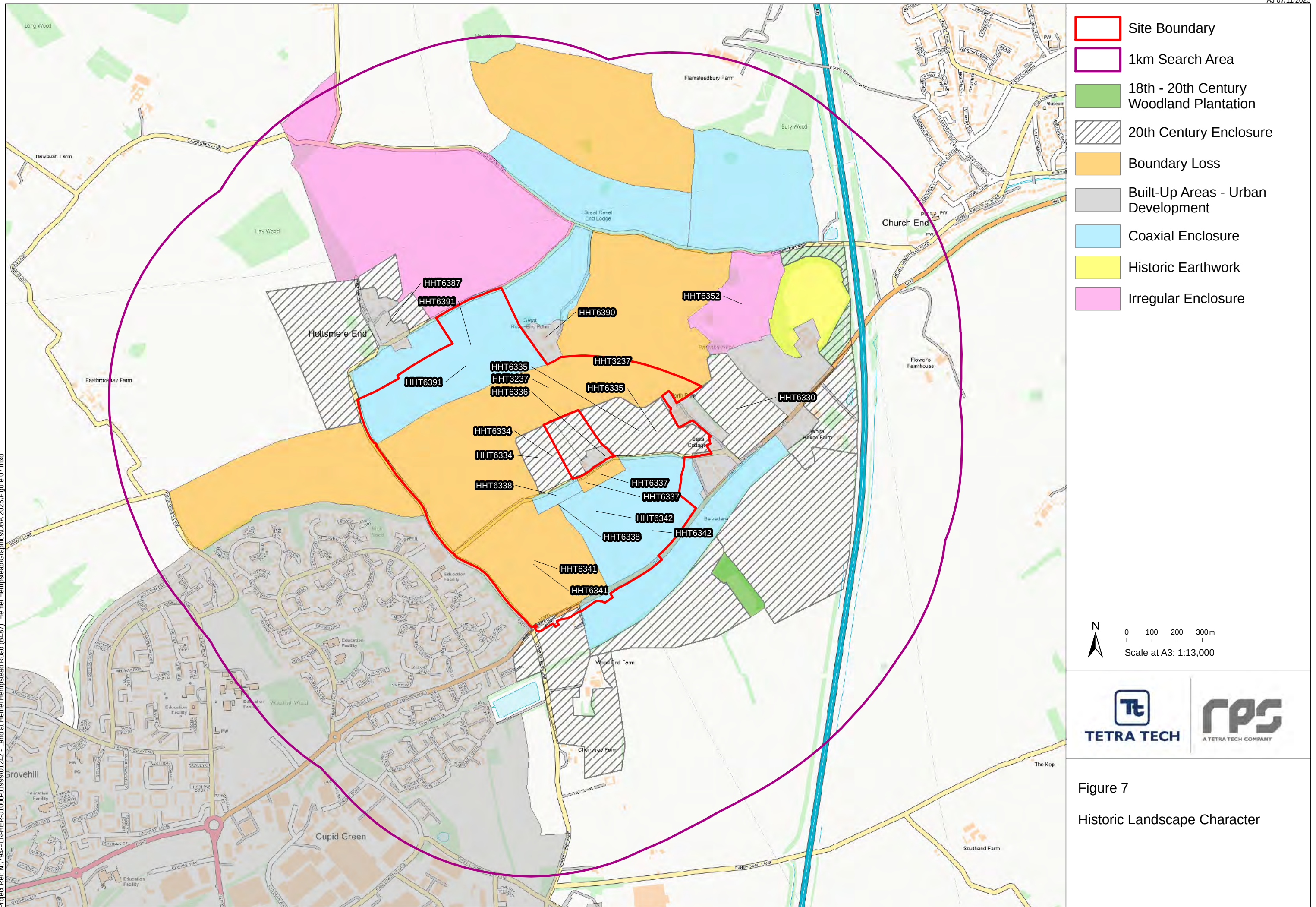


Figure 5
HER Data - Monuments



Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\DBA 2025\Figure 06.mxd

Project Ref: N1794-PL\NHER-01.000-01.999\01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\DBA 2025\Figure 07.mxd



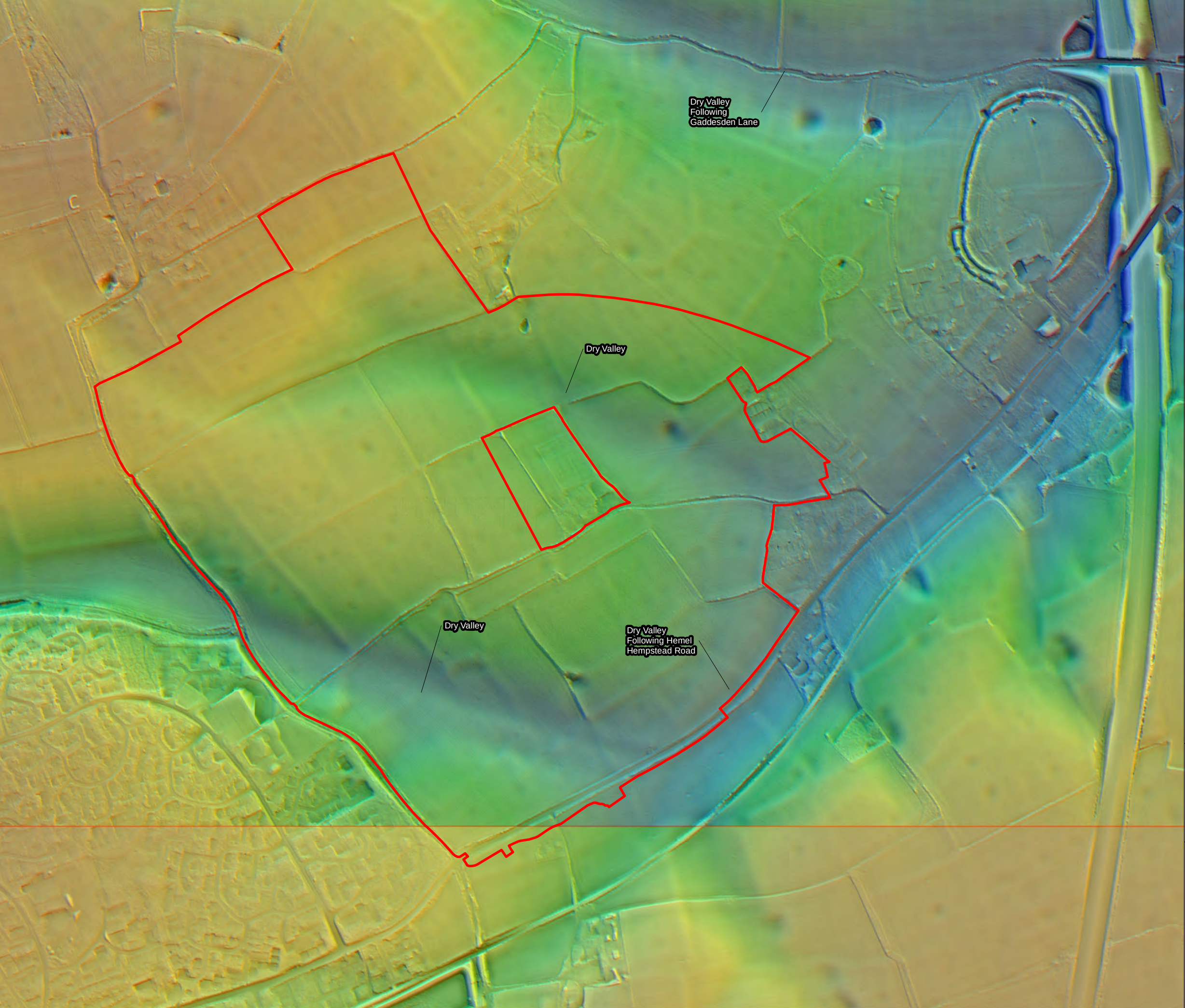
- Site Boundary
- 1km Search Area
- 18th - 20th Century Woodland Plantation
- 20th Century Enclosure
- Boundary Loss
- Built-Up Areas - Urban Development
- Coaxial Enclosure
- Historic Earthwork
- Irregular Enclosure

N
0 100 200 300m
Scale at A3: 1:13,000



Figure 7
Historic Landscape Character

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead (Graphics) DBA 2025\Figure 08.mxd



 Site Boundary

Digital Terrain Model
Multi-hillshade Processing & Simple
Local Relief Model
@1m Resolution
Data Capture: 2020 - 2021

Red - High Areas
Blue - Low Areas

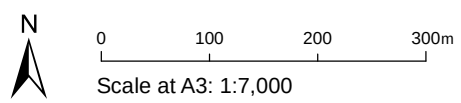


Figure 8
LiDAR Data

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead (Graphics) DBA 2025 (Figure 09.mxd)



Site Boundary

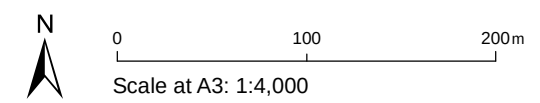


Figure 9
1768 Survey of the Estate of Grimston



 Site Boundary

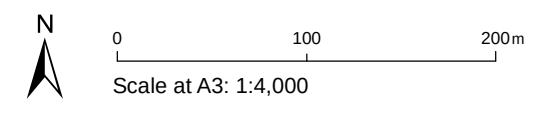


Figure 10
1771 Plan of Land in Redbourn



 Site Boundary

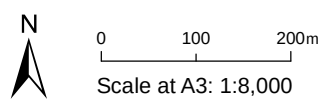


Figure 11
1806 Ordnance Survey

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead (Graphics) DBA 2025 (Figure 12.mxd)



 Site Boundary

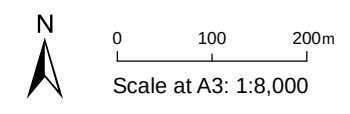
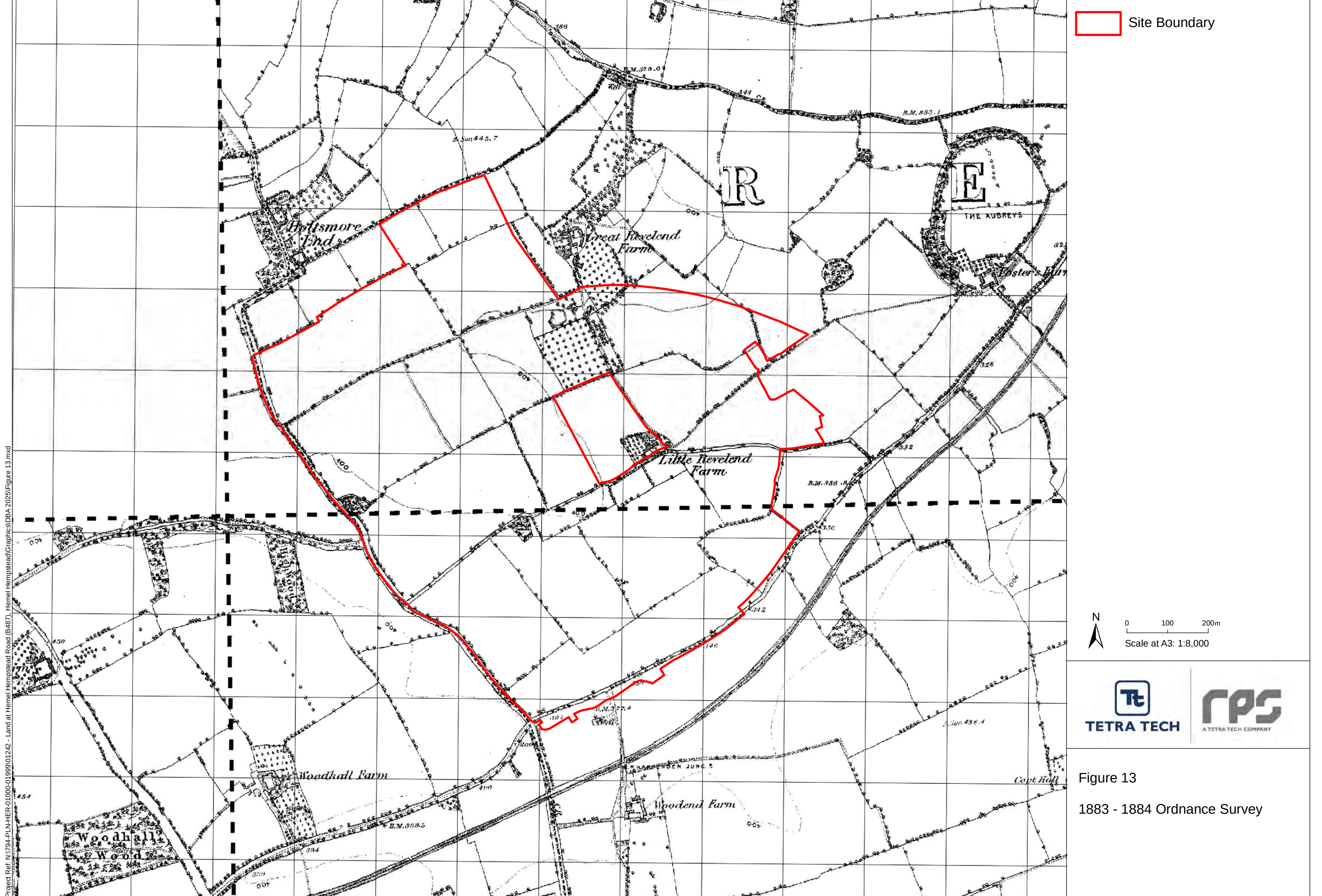


Figure 12
1841 Tithe Map of Redbourn

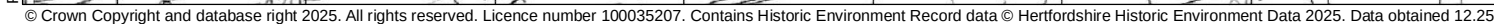


Site Boundary

N
0 100 200m
Scale at A3: 1:8,000



Figure 13
1883 - 1884 Ordnance Survey





 Site Boundary

N
0 100 200m
Scale at A3: 1:8,000



Figure 15
2009 Google Earth Image



 Site Boundary

 0 100 200m
Scale at A3: 1:8,000



Figure 16
2020 Google Earth Image

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead (Graphics) DBA 2025 (Figure 17.mxd)



- Site Boundary
- Potentially Important Hedgerows

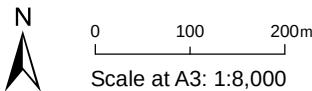


Figure 17
Important Hedgerows

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead (Graphics) DBA 2025 (Figure 18.mxd)



 Site Boundary

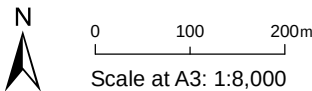


Figure 18
Site Photographs View Locations

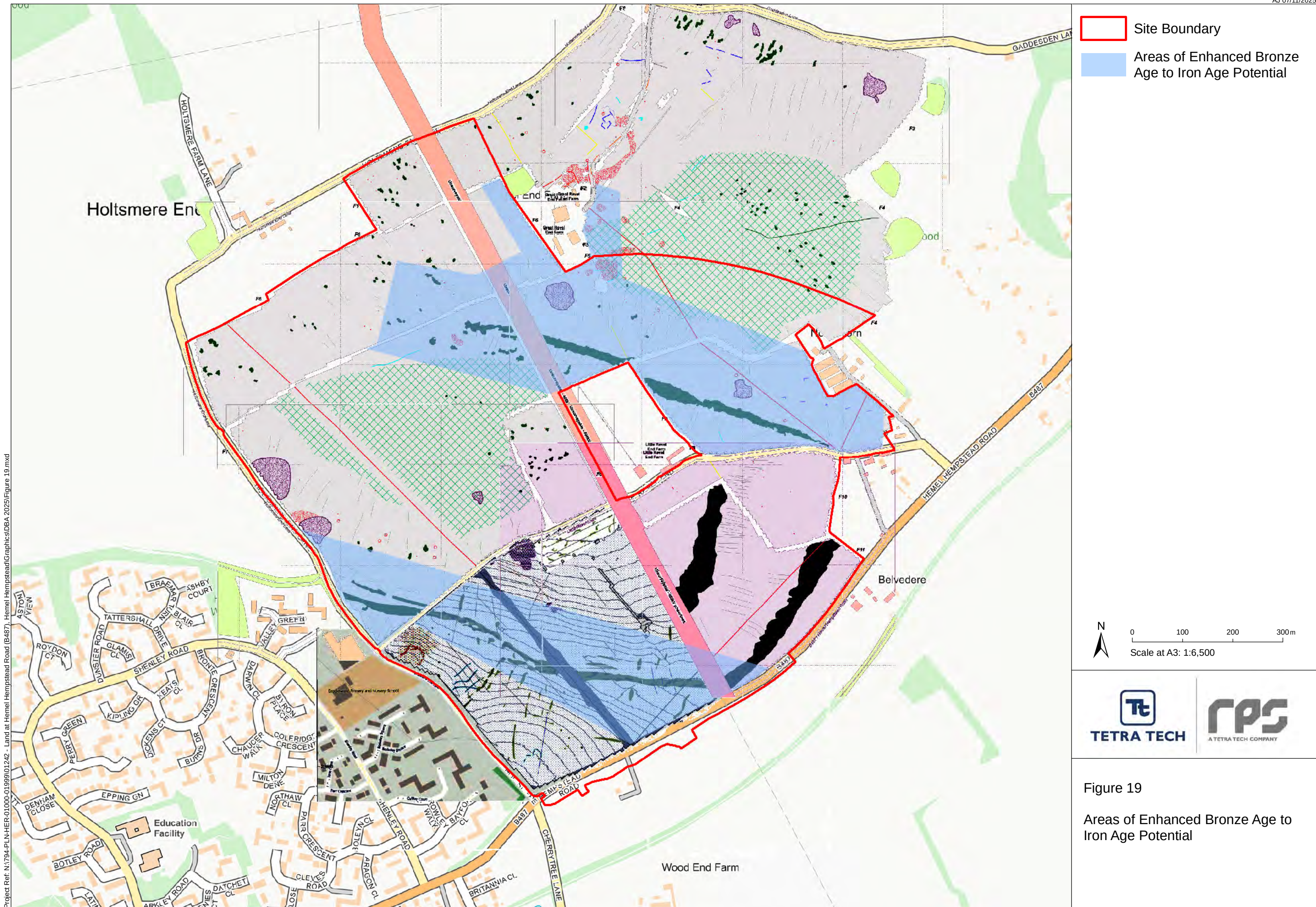
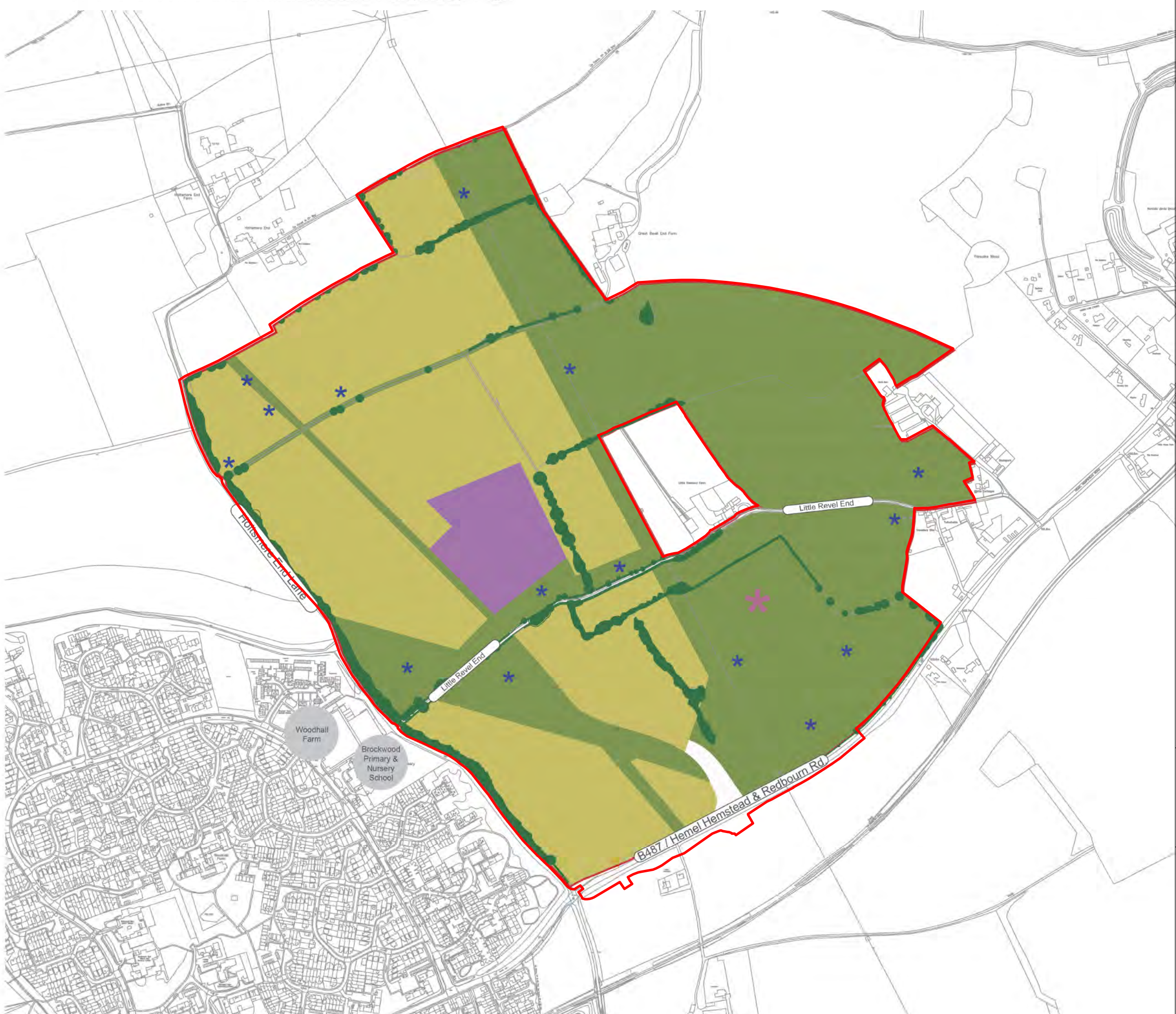


Figure 19
Areas of Enhanced Bronze Age to Iron Age Potential

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\DBA 2025\Figure 20.mxd



Site Boundary

Land Uses	Gross Areas (ha)
Residential including care (1) up to 1,500 dwellings	up to 46.60ha
Primary school and local centre(1) Area to include a 3 form entry primary school, mobility hub, and local centre facilities	up to 3.00ha
Mixed use (1) Area to include local centre, residential, and care	up to 1.00ha
Green Infrastructure (2) Area to include SANG	minimum 51.9ha
STC - Sustainable Transport Corridor STC alignment within the hatched zone. Deviation of 50m allowed for from the centre line	

Green and Blue Infrastructure

Retained vegetation (3)

New strategic planting - broad location shown*
To be added following landscape strategy

New Sports Area - broad location shown*

Attenuation - broad location shown*

N

0100200m

Scale at A3: 1:6,500

Tt

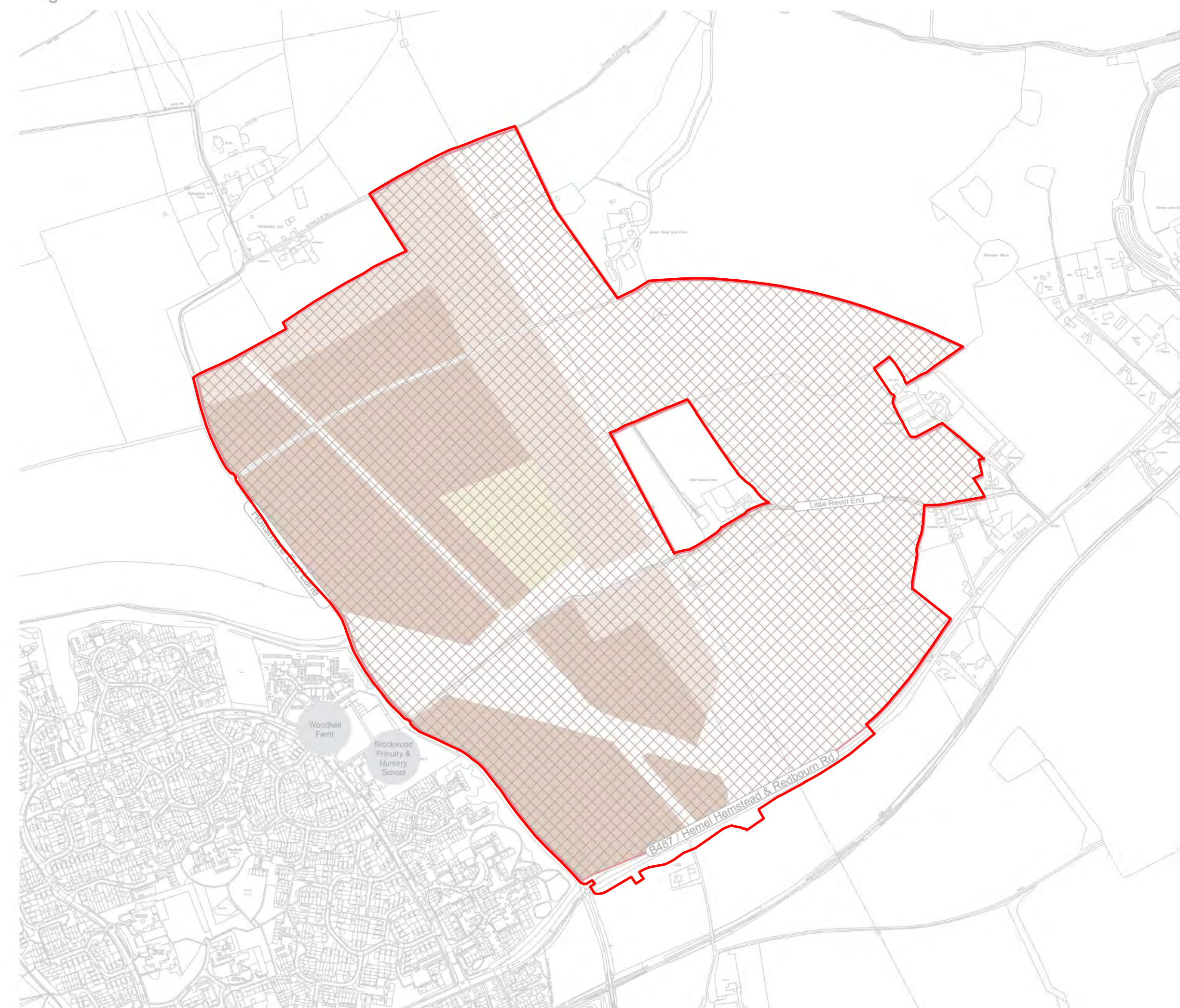
TETRA TECH

rps

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Figure 20
Proposed Parameter Plan, Land Use and Green/Blue Infrastructure

Project Ref: N1794-PLN-HER-01.000-01.999/01.242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\DBA 2025\Figure 21.mxd



Site Boundary

Building Heights

Up to 2.5 Storey (11m)

Maximum up to 3 Storey (12m)*

Zone for school building up to 2 storey (1)*

Existing to proposed levels to vary up to XXm (shown with hatching over the proposed heights)

N

0100200m

Scale at A3: 1:6,500

Tt

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Figure 21
Proposed Parameter Plan: Heights

Plates



Plate 1: View north-west across the field west of Great Revel End.



Plate 2: View north-east across the northern field.



Plate 3: View south-east towards the Scheduled The Aubreys Camp



Plate 4: View south across site.



Plate 5: View north-east across site from the western boundary.



Plate 6: View south-east across the southern area of the site.



Plate 7: View north-east across the site.



Plate 8: View north-west across the site.



Plate 9: View south-west across the narrow field south of Little Revel End.



Plate 10: View east across the eastern field, towards the Scheduled Monument, The Aubreys Camp.



Plate 11: View north-west towards Great Revel End Farm from the eastern boundary.

Appendix 1 Historic Environment Record

Archaeological Desk Based Assessment

HER No.	Name	Location	Date
	Monuments		
6373	MEDIEVAL EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 0855 1130	Medieval
9664	QUAKER BURIAL GROUND AND SITE OF MEETING HOUSE, MEETING HOUSE FIELD, REDBOURN	TL 0831 0980	Post Medieval
9809	HARPENDEN TO HEMEL HEMPSTEAD RAILWAY ('THE NICKY LINE')	TL 0925 1072	Post Medieval to Modern
12656	ROMAN, MEDIEVAL AND POST-MEDIEVAL METALWORK, GREAT REVEL END FARM, REDBOURN	TL 0840 1128	Later Bronze Age to Post Medieval
12657	LATE IRON AGE FEATURES, GREAT REVEL END FARM, REDBOURN	TL 0845 1117	Late Iron Age
12658	GREAT REVEL END FARM, GADDESSEN LANE, REDBOURN	TL 0846 1105	Post Medieval
13091	BRONZE AGE SOCKETED AXEHEAD AND POSSIBLE BRONZE AGE FEATURE, GREAT REVEL END FARM, REDBOURN	TL 07850 10750	Bronze Age
15130	REMNANT OF FOSTER'S FARM, AUBREY PARK HOTEL, REDBOURN	TL 09487 11055	Post Medieval
16962	CROPMARKS OF PARALLEL BANKS, NE OF CUPID GREEN ESTATE, HEMEL HEMPSTEAD	TL 0810 1042	Medieval
18758	LITTLE REVEL END FARM, LITTLE REVEL END, REDBOURN	TL 08673 10620	Post Medieval
21482	POST-MEDIEVAL SILVER SIXPENCE, REDBOURN		Post Medieval
21483	POST-MEDIEVAL SILVER HALFGROAT, REDBOURN		Post Medieval
31428	HOLTSMORE END FARM, HOLTSMERE END, FLAMSTEAD	TL 07755 11176	Post Medieval
MHT32827			Middle Iron Age to Early Roman
MHT32831			Medieval

Archaeological Desk Based Assessment

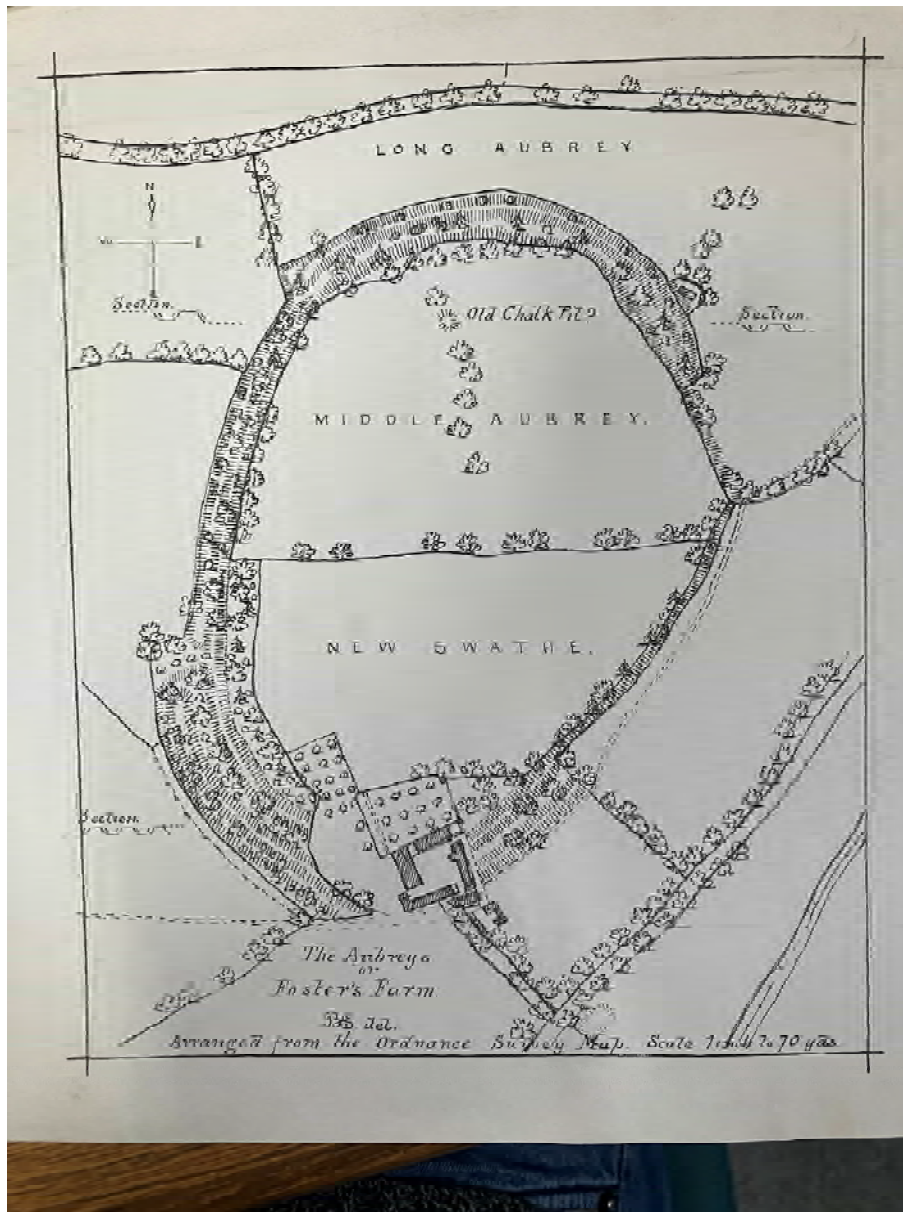
MHT33255			Late Roman
MHT33308			Medieval
MHT33322			Sub Roman to Post Medieval
MHT33652			Early Roman
MHT36003			Medieval to Post Medieval
MHT36052			Post Medieval
MHT36053			Post Medieval
MHT38866			Post Medieval
MHT39282	Redbourn (known as)		Medieval
	Listed Buildings		
1172813	BARN AT HOLTSMERE END FARM (30 METRES TO SOUTH OF HOUSE)		II
1348462	HOLTSMERE MANOR		II
1102907	WOOD END FARM COTTAGES		II
1102957	GREAT REVEL END FARMHOUSE		II
1295539	RESTAURANT AT AUBREY PARK HOTEL		II
1295569	BARN AT GREAT REVEL END FARM		II
	Events		
EHT1709	AIR PHOTO OF THE AUBREYS, REDBOURN	TL 094 112	
EHT2239	AIR PHOTO OF THE AUBREYS, REDBOURN	TL 094 112	
EHT3013	AIR PHOTO OF THE AUBREYS, REDBOURN	TL 095 111	
EHT3014	AIR PHOTO OF THE AUBREYS, REDBOURN	TL 095 111	

Archaeological Desk Based Assessment

EHT3015	AIR PHOTO OF THE AUBREYS, REDBOURN	TL 094 111	
EHT3016	AIR PHOTO, WEST OF THE AUBREYS, REDBOURN	TL 092 112	
EHT3017	AIR PHOTO	TL 094 112	
EHT3018	AIR PHOTO	TL 094 112	
EHT3020	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 084 112	
EHT3021	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 084 112	
EHT3022	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 086 113	
EHT3023	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 084 112	
EHT3024	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 085 114	
EHT3025	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 085 114	
EHT3900	AIR PHOTO OF EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 085 114	
EHT8294	Geophysical survey of land east of Hemel Hempstead, 2016	TL 0944 0826	
EHT8326	Strip, map & sample at Aubrey Park Hotel, Redbourn, 2015-16	TL 09500 11072	
EHT9103	Monitoring at Woodring Aubrey Lane Redbourn, 2022	TL 09370 10910	
	Scheduled Monuments		
1003520	THE AUBREYS CAMP		

Appendix 2 The Aubreys Camp NHLE Map

Appendix 3 The Aubreys Camp NHLE Map (plans and sections: RCHME 1910)



Appendix 4 Aerial Photograph C.1980s showing tree removal on The Aubreys Camp



