

Project Ref: S:\documents\Archaeology_Jobs\794-PLN-HER-01000 - 01999\01242 - Land at Hemel Hempstead Road (B487), Hemel Hempstead\Graphics\GIS Project File_A31.mxd



Site Boundary

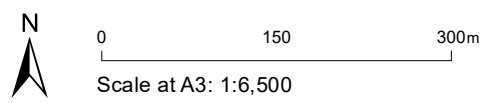
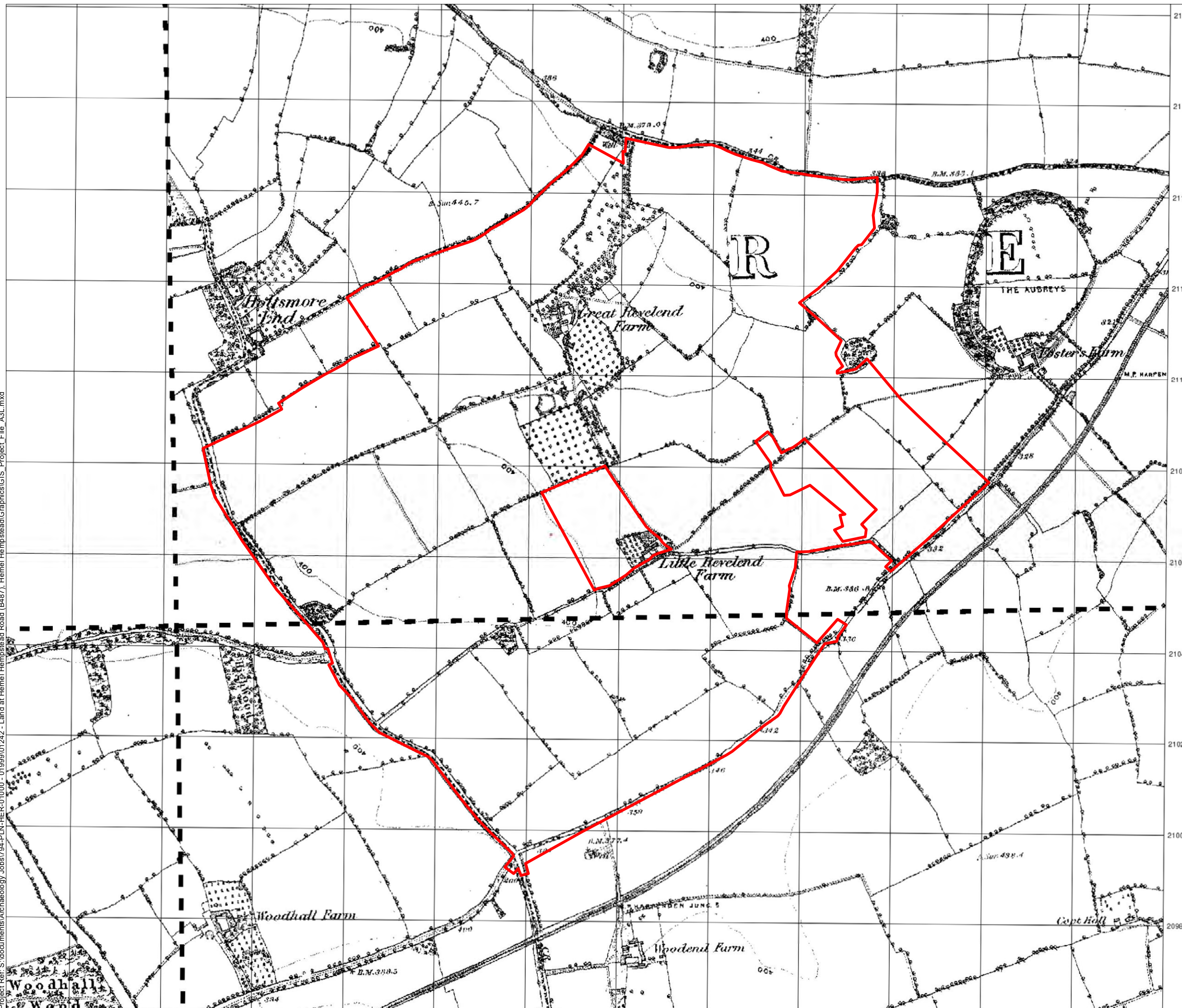


Figure 12
1841 Tithe Map of Redbourn

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 Site Boundary

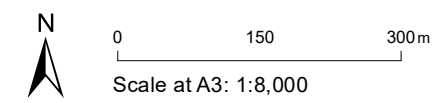


Figure 13
1883 - 1884 Ordnance Survey

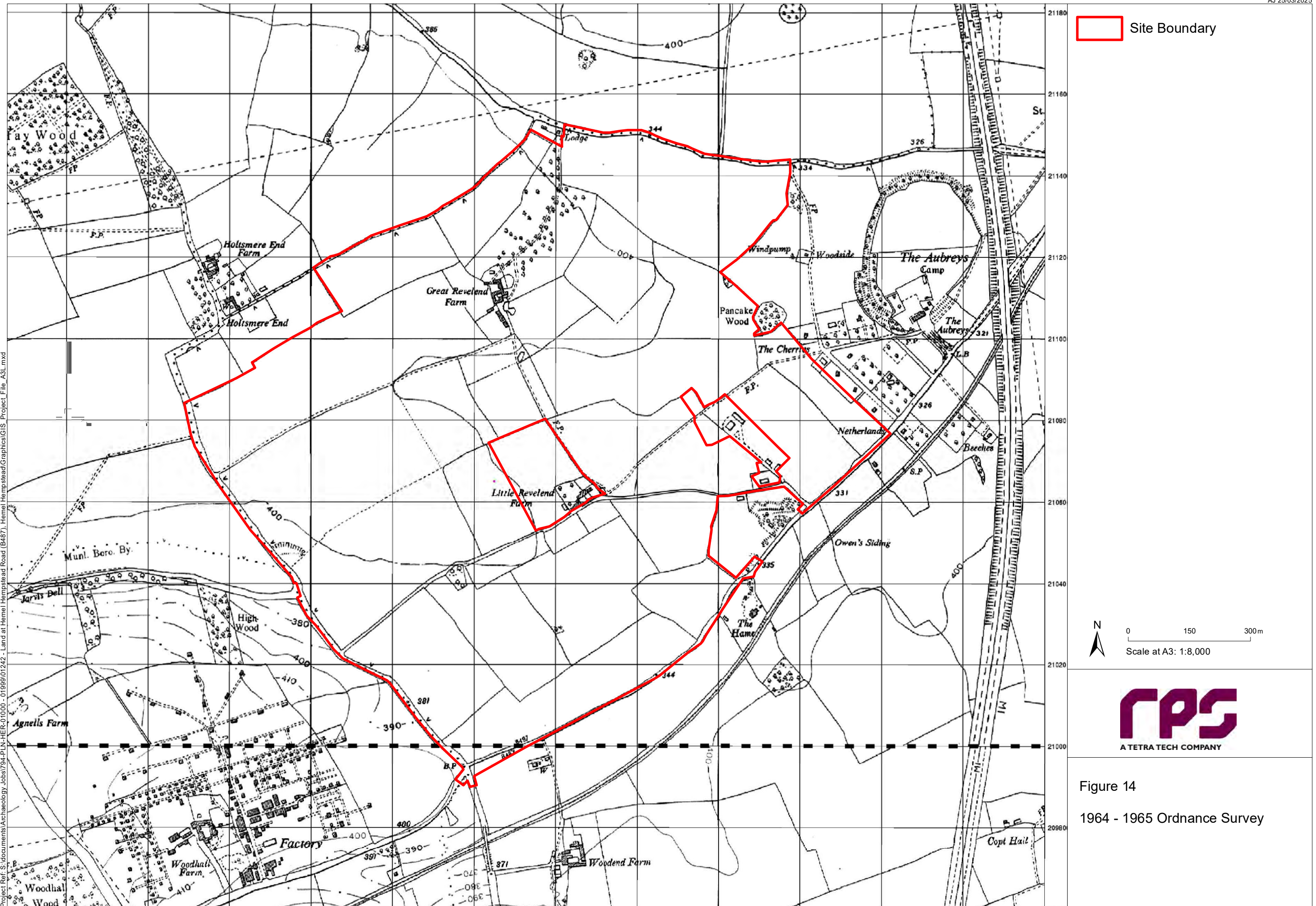


Figure 14

1964 - 1965 Ordnance Survey

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 Site Boundary

 N
0 150 300m
Scale at A3: 1:8,000



Figure 15
2009 Google Earth Image

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 Site Boundary

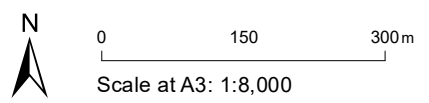


Figure 16
2020 Google Earth Image

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- Site Boundary
- Potentially Important Hedgerows

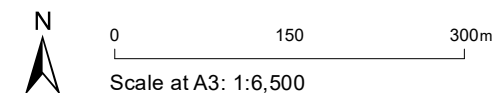


Figure 17
Important Hedgerows

Project Ref: S:\documents\Archaeology_Jobs\704-PLN-HER-01000 - 01999\01242 - Land at Hemel Hempstead\Graphics\GIS Project File_A31.mxd



 Site Boundary

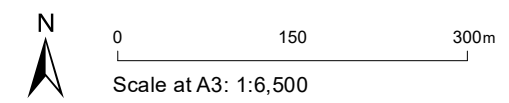
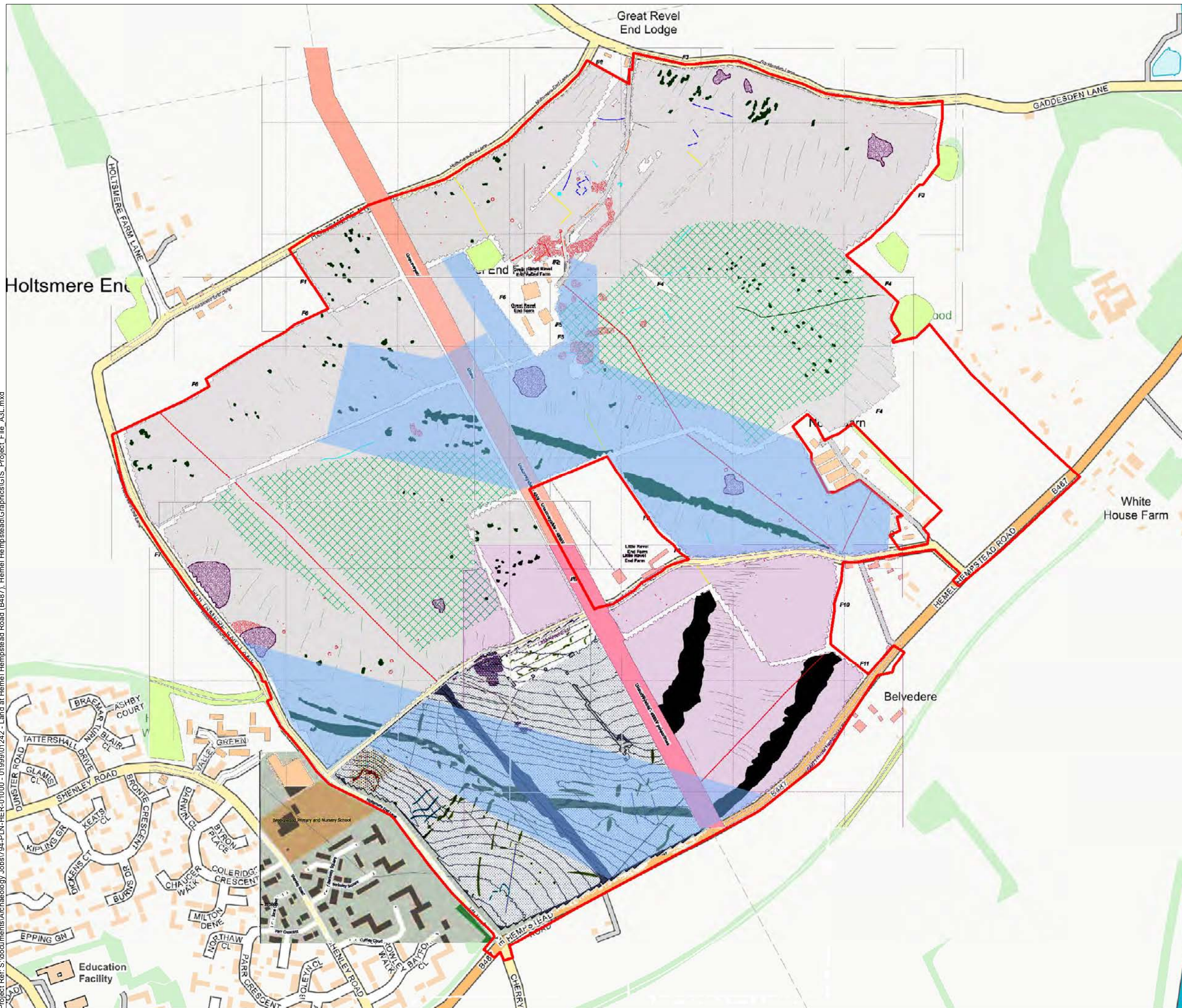
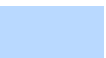


Figure 18
Site Photographs

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-  Site Boundary
-  Areas of Enhanced Bronze Age to Iron Age Potential

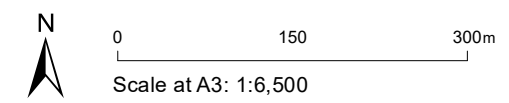


Figure 19
Areas of Enhanced Bronze Age to Iron Age Potential

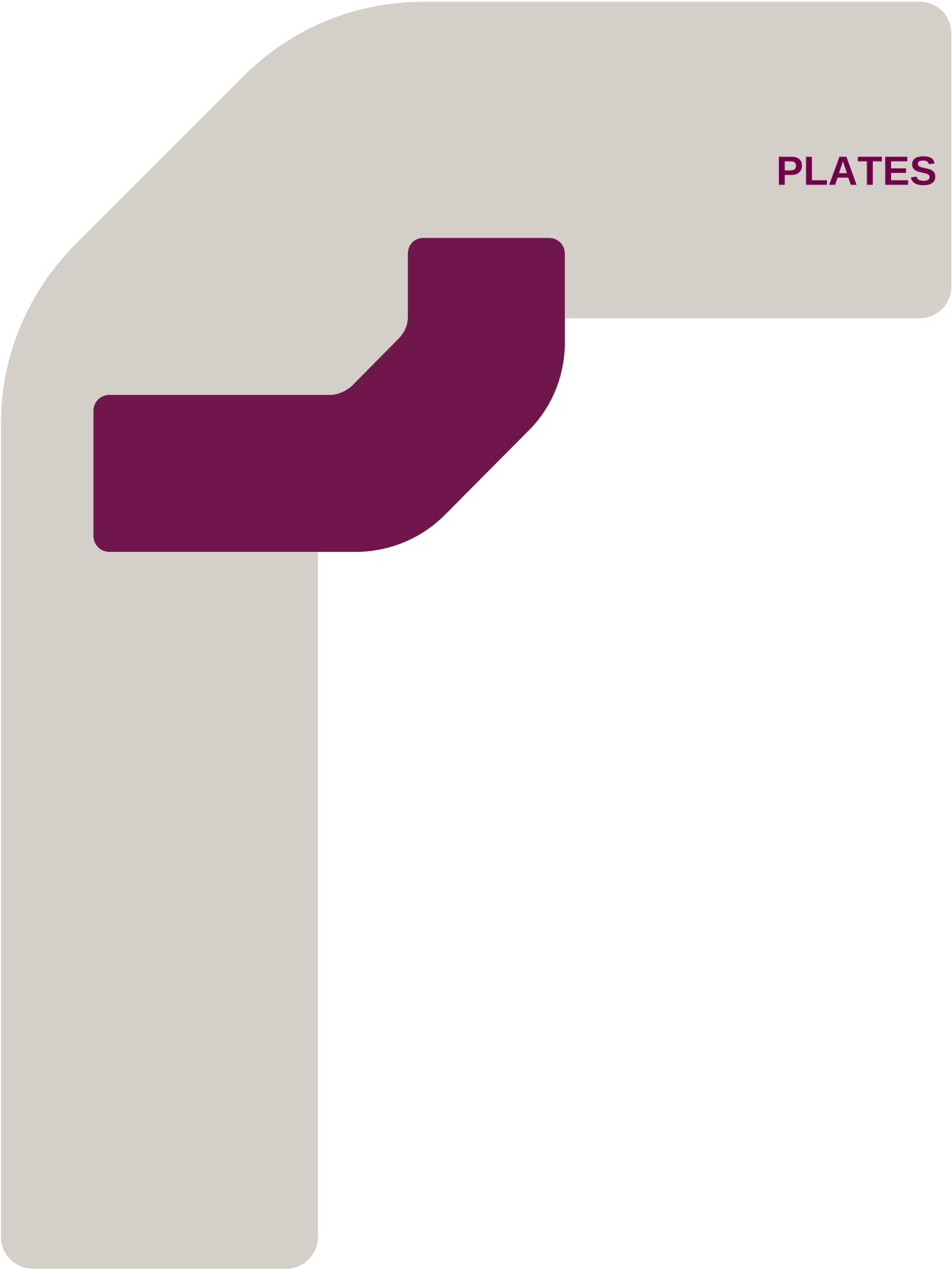




Plate 1: View north-west across the field west of Great Revel End.



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



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



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

APPENDICES

Appendix 1

Historic Environment Record

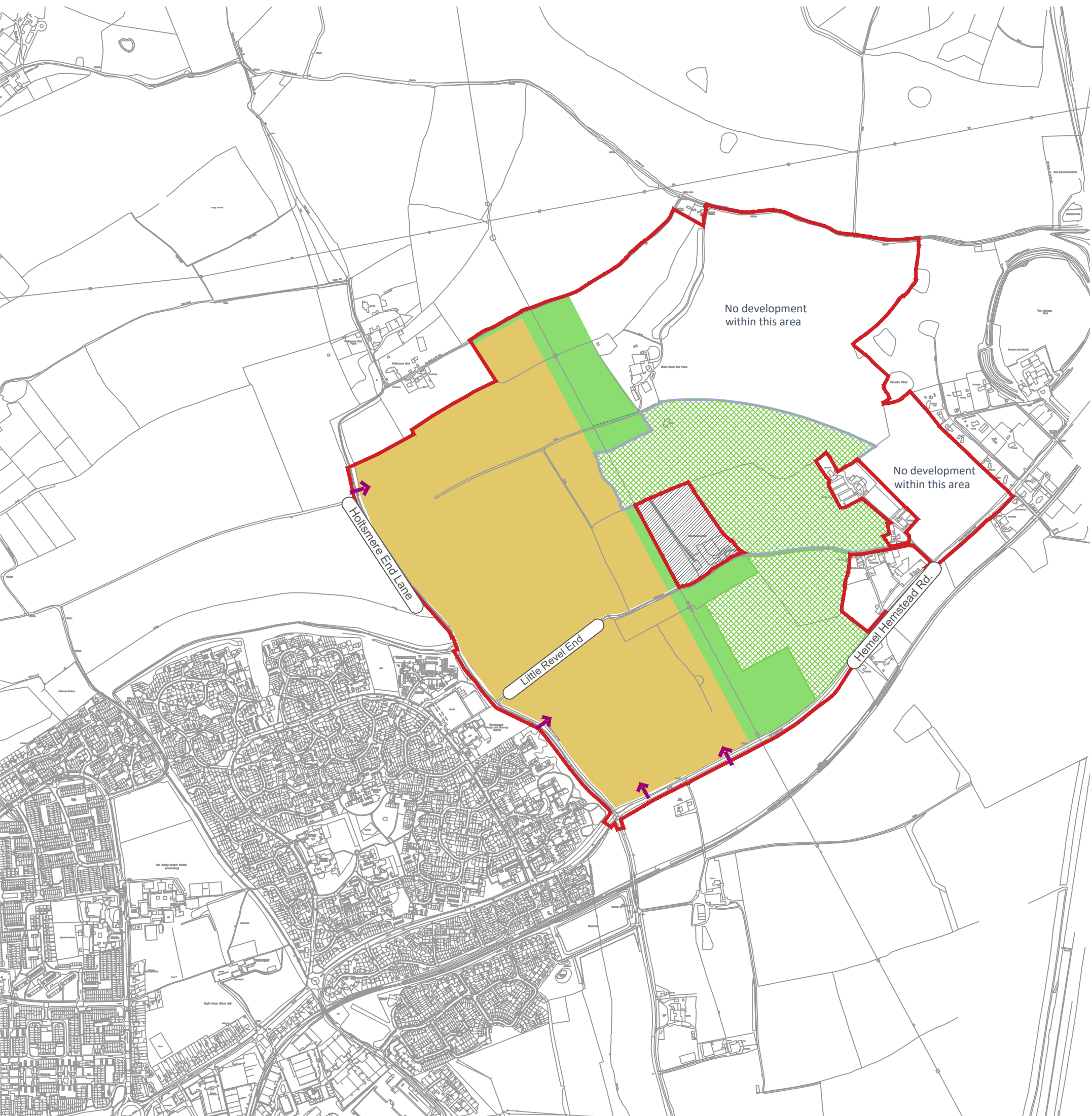
HER No.	Name	Location	Date
	Monuments		
6373	MEDIEVAL EARTHWORKS, GREAT REVEL END FARM, REDBOURN	TL 0855 1130	Medieval
9664	QUAKER BURIAL GROUND AND SITE OF MEETING HOUSE, MEETING HOUSE FIELD, REDBOURN	TL 0831 0980	Post Medieval
9809	HARPENDEN TO HEMEL HEMPSTEAD RAILWAY ('THE NICKY LINE')	TL 0925 1072	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
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

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT: LAND AT HEMEL HEMPSTEAD ROAD (B487),
HEMEL HEMPSTEAD**

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	
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

Parameters Plan



 Site boundary TBC 152.41ha

 **Built Development Area* to include:**
includes dwellings, primary roads, residential streets, private gardens, surface water attenuation, formal and informal open space, local play and utilities infrastructure, primary roads and connecting streets, active travel routes and sustainable urban drainage. Up to 1500 dwellings, mixed use Local Centre, Primary School, Care (Use Class C2)

 Retained Land / Properties

 **Green Infrastructure***
allotments, formal and informal play spaces, new planting, surface water drainage infrastructure, utility infrastructure, sports pitches

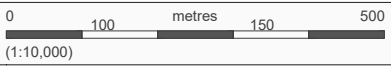
 Suitable Alternative Natural Greenspace - SANG*

Highways

 Existing Highways

 Primary Access*

*Note: This plan is indicative at this stage. Built Development Area, Green Infrastructure, Access, SANG are subject to change



Project
Land north of Hemel Hempstead Road
THIS IS NOT AN APPLICATION

Drawing Title
Parameter Plan for EIA Scoping
DRAFT

Date	Scale	Drawn by	Check by
18.03.2025	1:10,000 at A3	SM	SR
Project No	Drawing No	Revision	
1117	008	D	



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Appendix 13.2 – Built Heritage Statement

BUILT HERITAGE STATEMENT

LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



794-PLN-HER-01242

2

March 2025

**BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD**

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Internal Draft	SP	SM	SM	21.02.25
2	Client / Redline edits	SP	SM	SM	25.03.25

Approval for issue		
Simon Mortimer		25 March 2025

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Sherwood House, Sherwood Avenue Newark, Nottinghamshire NG24 1QQ	

EXECUTIVE SUMMARY

This Built Heritage Statement has been researched and prepared by RPS on behalf of Pigeon (Hemel Hempstead) Limited & Bloor Homes in support of an outline application for the development of c.152 ha of land located north of Hemel Hempstead Road, Hemel Hempstead, Hertfordshire (centred at National Grid Reference TL 084 106). This report considers built heritage assets only.

The Site is proposed for allocation as part of one of the North and East Hemel Hempstead Growth Areas, within the Hemel Garden Communities (HGC) Delivery Statement (site reference H1) as part of the emerging St Albans City and District Local Plan. The allocation is for up to 1,500 new homes (including at least two 60+ home extra care schemes), and other uses, including strategic and local public open space, a new Country Park and a 3FE primary school.

The proposed development looks to deliver the allocation, incorporating mitigation measures resulting from an iterative design process and heritage impact assessment, building on a prior heritage assessment for the Site prepared by Place Services in 2024 on behalf of St Albans City and District Council and Dacorum Borough Council. Thus, measures such as setbacks to listed buildings and other heritage assets, green corridors, and a parkland or Suitable Alternative Natural Greenspace (SANG) area to the east of the development have been incorporated into the proposed development.

The scope for this assessment was agreed in consultation with the Gerard Livett, Design and Conservation Officer at St Albans City and District Council (pers. comm., email, dated 5th March 2025). This report represents a reassessment of the likely impact of the proposed development based on the developing masterplan, building on the Place Services assessment, to inform the scheme's design, preapplication discussions with St Albans City & District Council and Dacorum Borough Council and heritage stakeholders, and the subsequent outline application. It complies with Paragraph 207 of the National Planning Policy Framework (NPPF) (2024), Policy HE1 – Designated Heritage Assets of the emerging St Albans City and District Local Plan (2024), and Policy Red 12 of the Redbourn Neighbourhood Plan 2020-38 (2023), by providing a proportionate assessment of built heritage assets with potential to be affected by the development of the Site.

The allocation site does not contain and designated or non-designated built heritage assets, though one Grade II Listed Building, Great Revel End Farmhouse (NHLE 1102957), is situated within the north of the wider Site (SANG) area.

Three Grade II Listed Buildings were identified for detailed assessment, including Holtsmere Manor (NHLE 1348462), Great Revel End Farmhouse (NHLE 1102957), and Wood End Farm Cottages (NHLE 1102907). Ultimately, a degree of harm was identified for each listed building, though none exceeding the lower end of less than substantial harm, accounting for the Site's late 20th-century agricultural character, changes to the listed buildings and land ownership, and embedded mitigation measures within the developing masterplan; that harm will need to be weighed against the public benefits of the proposed development as per Paragraph 215 of the NPPF 2024.

In addition, Little Revel End Farm was identified as a non-designated heritage asset and was assessed in turn. It was determined that the building has some architectural and historic interest, though that its significance would most likely be preserved as part of the proposed development, owing to retention of the immediate and most important aspects of its rural setting.

Further mitigation measures are set out to reduce the potential for harm, allowing that the scheme will need to weigh the competing needs of securing and maximising its inherent public benefits, and that detailed design measures relating to the scale and architectural treatment of any proposed development will need to be agreed as part of a full planning application.

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BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of Pigeon (Hemel Hempstead) Limited & Bloor Homes in support of an outline application for the development of c.152 ha of land located north of Hemel Hempstead Road, Hemel Hempstead, Hertfordshire (centred at National Grid Reference TL 084 106 - Figure 1) (the 'Site').
- 1.2 This report considers built heritage assets only. The archaeological potential of the Site, and the likely impact to the significance of potential archaeological heritage assets (including the Aubrey Campe Scheduled Monument) is considered in the accompanying Archaeological Desk-Based Assessment (RPS 2025).
- 1.3 The Site is proposed for allocation as part of one of the North and East Hemel Hempstead Growth Areas', within the Hemel Garden Communities (HGC) Delivery Statement (site reference H1) as part of the emerging St Albans City and District Local Plan. The allocation is for up to 1,500 new homes (including at least two 60+ home extra care schemes), and other uses, including strategic and local public open space, a new Country Park and a 3FE primary school.
- 1.4 The application area allows for a sizeable area of Suitable Alternative Natural Greenspace (SANG) within the eastern area of the Site. 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. For clarity, the 'Site' comprises the total redline area, while the 'allocation site' refers to that area shaded blue on Figure 1.
- 1.5 The proposed development looks to deliver the allocation, incorporating mitigation measures resulting from a prior heritage assessment for the Site allocation prepared by Place Services in 2024 on behalf of St Albans City and District Council and Dacorum Borough Council. Measures such as setbacks to listed buildings and other heritage assets, green corridors, and a parkland or SANG area to the east of the development have been incorporated into the proposed development. No development is proposed beyond the allocated and SANG areas, though final extent of the SANG areas is yet to be determined.
- 1.6 This report represents a reassessment of the likely impact of the proposed development based on the developing masterplan, building on previous assessment by Place Services, to inform the scheme's design, preapplication discussions with St Albans City and District Council and Dacorum Borough Council and heritage stakeholders, and the subsequent outline application. The scope for this assessment was agreed in consultation with the Gerard Livett, Design and Conservation Officer at St Albans City and District Council (pers. comm., email, dated 5th March 2025).
- 1.7 This Statement complies with Paragraph 207 of the National Planning Policy Framework (NPPF) (2024), Policy HE1 – Designated Heritage Assets of the emerging St Albans City and District Local Plan (2024), and Policy Red 12 of the Redbourn Neighbourhood Plan 2020-38 (2023), by providing a proportionate assessment of built heritage assets with potential to be affected by the development of the Site. Relevant national and local plan policies are included within Section 2 of this report.
- 1.8 The Statement refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, national and local planning policy, and guidance, as set out within Section 2 of this report. Information, from the National Heritage List for England (NHLE), Local Authority databases and the Hertfordshire Historic Environment Record (HER) has also been consulted (Figures 2 - 4).
- 1.9 A site visit and walkover of the surrounding area was undertaken on 22nd January 2025. The weather conditions and levels of visibility were fair – views to heritage assets were sufficient for assessment purposes - and there were no issues with access.

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD

- 1.10 The conclusions reached in this report are the result of historical research, the walkover, map studies and the application of professional judgement. The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only. The report has been prepared, and fieldwork undertaken, with full regard to the ethical standards of the Institute for Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA).

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where development subject to planning control may affect the significance of listed buildings and conservation areas, there is a legislative framework to ensure proposed works are developed and considered with due regard to the impact upon their significance. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular Sections 16, 66, and 72). The Act requires that special regard, or special attention, be given to the preservation of listed buildings and their setting, or to preserving or enhancing the character and appearance of conservation areas. Section 72, relating to conservation areas, is only engaged in relation to development *within* such an area, it affords no statutory weighting to change within their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.4 Importantly, preservation does not mean that change is not possible; it specifically means no harm, as confirmed by the case of *South Lakeland DC v SSE & Carlisle Diocesan Parsonages Board*, [1992] 2 WLR 204, [1992] 2 AC 141. This is echoed in Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015), which states that '*change to heritage assets is inevitable but it is only harmful when significance is damaged*'.
- 2.5 Assessment of heritage impact is not limited to identifying harm, and it is incumbent that impacts which enable preservation, and those which enhance are also given great weight by the decision maker. The case of *Kenneth Kay v SSGCLF and Ribble Valley Borough Council*, [2020] EWHC2292 (Admin), 21 August 2020, makes clear that any heritage benefits should be expressly included and referred to as public benefits.

National Planning Policy

National Planning Policy Framework (Department for Levelling up Housing and Communities, December 2024)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.

- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under '*Considering potential impacts*' paragraph 212 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.11 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.12 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.13 Paragraph 219 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.14 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.15 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. The recent High Court decision ('Mead') iterated that the PPG and the NPPF are to be read and applied as a whole, being mindful that one may modify the other (*Mead Realisations Ltd v Secretary of State for Housing Communities and Local Government and another* [2025] EWCA Civ 32). Both are statements of national policy issued by the Secretary of State, and there should be no legal distinction between them. In relation to heritage, PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.16 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has

evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.17 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed. Paragraph 18 of the PPG states that within each category of harm (which category applies should be explicitly identified – substantial or less than substantial harm), the extent of the harm may vary and should be clearly articulated.

Overview: Historic Environment Good Practice Advice in Planning

- 2.18 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.19 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

- 2.20 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 2017) and 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.

- 2.21 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.
- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 Historic England recommends 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.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.26 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.27 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.28 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

St Albans City and District Local Plan (1994)

- 2.29 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)*.
- 2.30 For the most part, the policies relating to built heritage matters (e.g., policies 85 – 90) of the local plan are inconsistent with those of the NPPF 2024 and are of little relevance to this assessment. Policy 86, however, notes that:
- (i) In considering any application for listed building consent for the demolition, alteration or extension of a listed building (and also any application for planning permission for development which affects a listed building or its setting), the Council will have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses...*

Emerging St Albans City and District Local Plan

- 2.31 A new local plan is currently being developed by St Albans City and District Council. It is at examination stage, with an aim for adoption by March 2026. The site is proposed for allocation under Policy LG4 of the emerging plan as one of the 'North and East Hemel Hempstead Growth Areas' within the Hemel Garden Communities (HGC) Delivery Statement (site reference H1). The site allocation is for up to 1,500 residential units in total, with 1,250 to be delivered within the Plan period (to 2041).
- 2.32 A Heritage Impact Assessment was carried out in support of the allocation (Place Services 2024). The report conclusions regarding H1 are summarised within this report below.
- 2.33 Policy LG4 of the emerging local plan stipulates that:
- o) For sites listed in Appendix 5, development proposals must be informed by a detailed Heritage Impact Assessment and where applicable Archaeological Desk-Based Assessment which address the recommendations of the Council's Heritage Impact Assessment 2024*
- 2.34 Relevant heritage Strategic Policies of the emerging local plan include:
- Policy SP11**
- The Council will balance the need for growth with the proper conservation and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and its setting. The Council will have a positive strategy for the conservation and enjoyment of the historic environment through:*
- a) Maintaining a strong presumption in favour of the retention, conservation and enhancement of heritage assets and their setting according to their significance;*
- b) Ensuring new development makes a positive contribution to local distinctiveness and character;*
- c) Ensuring appropriate consideration is given to the archaeological impact of new development and management of the archaeological resource of the District;*
- d) Identifying and monitoring sites on the national register of Heritage at Risk or on the Council's 'At Risk' register and work towards removing them positively from the register;*
- e) Periodic reviews of Conservation Areas and locally identified non-designated assets; and*

f) Publication of detailed guidance as needed.

Policy HE1 – Designated Heritage Assets

The Council will pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas and will have special regard to the desirability of preserving listed buildings and Registered Parks and Gardens or their settings or any features of architectural or historic interest which they possess.

a) Proposals which would affect designated heritage assets or their setting shall be accompanied by a heritage statement, proportionate to the scale of the proposal, which should include:

- i. An assessment of the significance of the heritage asset, including any contribution made by their setting;*
- ii. Reference to the appropriate historic environment record including Conservation Area character statements; and*
- iii. An impact assessment of the proposed development including the measures taken to avoid or, if not possible, to minimise any identified harm and any mitigation measures.*

Listed Buildings

b) The Council will support works to listed buildings which:

- i. Preserve their special architectural and / or historic interest;*
- ii. Relate sensitively to the period and architectural detail of the building; and*
- iii. Protect or, where appropriate restore, features, detail and fabric of significance.*

c) Development proposals which affect the setting or views of listed buildings will be supported where they take opportunities to enhance or better reveal their significance.

Conservation Areas

d) Development which is within Conservation Areas, or affects a Conservation Area setting, or views, should preserve features and characteristics which contribute to its special character and appearance, including any identified in an adopted Conservation Area Character Statement, and take opportunities to enhance the significance of the Conservation Area and its setting, wherever possible. Proposals should:

- i. Retain the existing urban grain, street patterns and hierarchy, historic building lines and groups of buildings which contribute to the special character and appearance of the area;*
- ii. Retain and reinforce local distinctiveness and character, appropriately responding to the local height, massing, scale, form, proportions, and architectural detailing, including wall to window ratios;*
- iii. Appropriately respond to the local area's roofscape, reflecting the local roof forms. Dormers may be supported where they are appropriately sized, avoid terracing effects, and are appropriate to the local roofscape. Flat roof dormers and other flat roof forms (such as crown roofs) will only be supported where they are characteristic of the local area;*
- iv. Use good quality, natural materials which have good long-term weathering characteristics and are compatible with the local distinctiveness of the area;*

v. Retain the public realm characteristics which contribute to the special character and appearance of the area including surface materials, street furniture, boundary treatments and the balance of soft and hard landscaping; and

vi. Where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area.

Registered Parks and Gardens

e) Development will only be supported where it respects and appropriately responds to the design, character, appearance and setting of registered parks and gardens and safeguards those features which contribute to their significance and are important to their character and appearance.

Scheduled Monuments

f) Scheduled Monuments and their settings will be preserved, and opportunities taken to enhance and communicate their significance, where appropriate.

Policy HE2 – Non-designated Heritage Assets

a) Proposals affecting non-designated heritage assets should ensure they respond appropriately to their significance. Any special features which contribute to a non-designated heritage asset's significance should be retained and, where possible and well evidenced, reinstated. This includes appropriate consideration of the contribution made by its setting and impacts on the local character.

b) Demolition of buildings identified on the local list of buildings shall only be supported where there are acceptable and detailed proposals for any redevelopment which show what is proposed and how it will affect the street scene and local character, and either:

i. Sufficient evidence is provided which demonstrates that the viability of alternative uses for the building has been fully explored (including the possibility of sale to an alternative user) and that the building cannot at reasonable expense be retained; or

ii. Public benefits will decisively outweigh the loss resulting from demolition.

Redbourn Neighbourhood Plan 2020-38 (2023)

- 2.35 The Site falls within the Neighbourhood Plan area for Redbourn, the plan for which was formally adopted in January 2023, and takes precedence over the St Albans Local Plan (1994) policies for the area. Relevant heritage policies within the Neighbourhood Plan include:

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.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Site Overview

- 3.1 The Site comprises twelve agricultural fields, divided north – south by the course of the east-west aligned Little Revel End Lane (a narrow hedgerow-lined country lane) (Plates 1 – 11; **Figure 15**). Nine fields are located north and east of Little Revel End Lane, whilst the remaining three are located to its south. The fields are partitioned within the Site by mixed mature and immature hedgerows, in places interposed with mature trees, and modern post-and-wire fencing. Many of the hedgerows within and bounding the Site have grown out into treelines, no longer retaining a shrubby profile. For the most part, the fields represent late 20th- and 21st-century amalgamations (large fields resulting from the merger of smaller fields, for example, through the removal of hedgerows or fencing), 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 (adjacent to Little Revel End Farm), albeit still subjected to amalgamation or modern reconfiguration of field boundaries. Earlier field boundaries can be traced as cropmarks on LiDAR data (see the DBA), though are not readily visible in person. In addition to those fields, a single farmstead (house and agricultural sheds – Great Revel End Farm), is sited to the centre north of the Site. The farmhouse is designated at Grade II. The farm is associated with a yard, lawned garden, and a long driveway debouching to the northeast.
- 3.2 The Site is bounded by Holtsmere End Lane to the southwest and northwest, which comprises a narrow country lane, hemmed in by mature hedgerows and, to the west of the Site, mature trees. Also to the northwest of the Site, to its western end, are two small rectangular fields, situated between the Site and two late-20th-century properties at Holtsmere End. Within Holtsmere End are two historical properties known as Holtsmere Manor and Holtsmere End Farm, beyond which lie further modern field amalgamations. Past the lane to the southwest of the Site, and heavily screened by the woodland which lines the roadway, is the Hemel Hempstead suburb of Woodhall Farm: an area primarily characterised by late 20th-century housing, commercial properties, and schools.
- 3.3 To the southeast of the Site is the Hemel Hempstead Road (B487) and the properties known as Betts Cottages, North Barn. To the east is further modern build form, a further agricultural field, and a small copse known as Pancake Woods, beyond which is the Aubrey Camp scheduled monument and the Aubrey Park Hotel complex. To the northeast, the Site is bounded by Gaddeson Lane.
- 3.4 The Site is largely enclosed, owing to variations in topography and 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 are limited and typically short-ranged, though with a degree of seasonal permeability.

Topography

- 3.5 The Site is gently undulating, though with a southeasterly trending slope, descending from 135m above Ordnance Datum (AOD) to its northwest to 104mAOD at its eastern end, alongside the Hemel Hempstead Road. The road follows a shallow southwest-northeast aligned valley floor, descending from Hemel Hempstead to the west towards Redbourn to the east.

Historical Development

- 3.6 This Section of the Statement provides an overview of the historical development of the Site and the surrounding area through a map regression exercise and a review of online, archival, and in-house resources.
- 3.7 The Site appears to have formed part of the agricultural hinterland to the settlements of Redbourn and Hemel Hempstead from at least the Medieval period (RPS 2025: 12). Cropmark and earthwork evidence for former ridge and furrow features associated with a Medieval or early post-Medieval open-field system of agriculture have been identified within the Site area (Ibid.).
- 3.8 The earliest map to show the Site in any detail comprises the 1768 Survey of the Estate of Grimston (later the Gorhambury Estate; Figure 5), which included two fields within the southernmost part of the Site, alongside the Hemel Hempstead Road. The fields are recorded as Upper Crouch Field and Lower Crouch Field. South of the road (outside the Site area), a pair of buildings are shown at the site of the present-day property known as Wood End Cottages (a Grade II Listed Building: NHLE 1102907), including the extant cottage buildings and assumed associated outbuildings. The property is labelled as Cross Lanes, Orchard etc. Further to the south was Wood End Farm (also a Grade II Listed Building: NHLE 1347230), which presumably worked the two fields within the Site at the time.
- 3.9 A further 18th-century map, dating to 1771, and recorded as 'Plan of Land in Redbourn' (Figure 6), shows part of the central area of the Site, including Little Revel End Farm and fields then associated with it, all in the ownership of a William Peacock. The land holding included fields to the immediate south, north and east of Little Revel End. The farm layout shown differs to the later depictions of it. The farmhouse on the mapping is collocated with the existing dwelling, albeit with a shorter footprint. Away from the Site, the same mapping records areas of unenclosed common land still remained within the locality at the time.
- 3.10 Both 18th-century maps indicate that the Site had been enclosed by at least the late 18th century. Certainly, the 1806 Ordnance Survey mapping (Figure 7), though drawn at a large scale and largely illustrative in its depiction of details such as fields, indicates a degree of enclosure across the Site area. The mapping demonstrates that the existing road network at the Site had been established, with Hemel Hempstead Road to the south, Holtsmere End Lane to the west and north, Little Revel End Lane crossing the Site, and Gaddesden Lane to the northeast. An additional road or track, no longer extant, is shown running south from Great Revel End Farm to join Little Revel End Lane.
- 3.11 The 1841 Redbourn Parish Tithe Map shows the Site comprising all or part of some 43 regular field enclosures (excluding residential plots, yards, and orchards) (**Figure 8**; National Archives ref. IR 29/15/77). The land to the immediate north of the Site is covered by the Flamstead Tithe Map, which was also consulted (not reproduced, National Archives ref. IR 29/15/40).
- 3.12 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 ridges (or lands). This is further demonstrated by the names of the fields, such as 'Great Field' (plot 455) and 'Great Burrows Field' (459), which may pertain to the earlier open-field system, where furlongs were arranged into areas known as great fields (i.e., Historic England 2018: 7). Conversely, the greater part of the fields featured regular, straight field boundaries, forming rectangular enclosures more typical of later post-medieval planned enclosure. Enclosure, particularly the later post-medieval planned fields, drastically transformed the nature, accessibility, and management of the country's agricultural landscape, with the imposition of hedging and other means of partitioning the land, with resultant changes in population dynamic between the countryside and urban conurbations.

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD

3.13 The associated Tithe Award records a number of owners within the Site, as set out within Table 1 below. Extant properties associated with each landholding at the time are highlighted within the table.

Table 1: Tabulation of 1841 Redbourn and Flamstead Tithe Awards

Owner	Occupier	Plot	Name	Use
Lady Glamis	John Beaumont	444	Clap Gate	Arable
		483	Four Acres	" "
		485	Sixteen Acres	" "
		486	Pancake Wood	Wood
John Groome	James Fenn	445	Green Field	Arable
		447	Long Field	" "
		448	Six Acres	" "
		449	Home Meadow	Grass
		450	Under Acre	" "
		451	Long Meadow	" "
		452	Eight Acres	Arable
		453	Dell	Wood
		455	Great Field	Arable
		456	Dell Field	" "
		457	Dell	Wood
		458	Almonds	Arable
		474	Burrow Field	" "
		475	[Little] Revel End	Homestead
		476	Orchard	Grass
		477	Dell Croft	Arable
		478	Three Corners	" "
		479	Four Acres	" "
		480	Rick Yard	" "
		481	Grove Field	" "
		482	Lower Agnells	" "
Earl Verulam	George Webb	446	Lower Church Field	Arable
		454	Ten Acres	" "
		Associated with (outside of Site)		
		206	Wood End Farm Cottages	Cottages and Gardens
		197	Wood End Farmhouse	Homestead
Reverend Craig	John Lavender	459	Great Burrows Field	Arable
		460	Lower Tarvice Down	" "
		461	Tarvice Dell	Wood
		462	Upper Tarvice Down	Arable
		463	Great Hill Field	" "
		464	Little Hill Field	" "
		465	Hill Field	" "
		466	Warren Orchard	Grass
		467	Revel End	Homestead
		468	Dark Orchard	Grass
		469	Little Grove Field	" "
		470	Great Grove Field	Arable
		473	Slipe	Grass
		487	Lower Grove	Arable

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD

		488	Upper Grove	" "
		489	Crab Tree Field	" "
		490	Wending Shot	Grass
		491	Rick Yard	Yard
		492	Rick Yard Meadow	Grass
		493	Great Orchard	" "
		494	Orchard	" "
		495	[Great] Revel End	Homestead
		496	Lawn	Grass
		497	Long Croft	Arable
		498	Middle Field	" "
		499	Further Field	" "
		505	Home Common	" "
		506	Armans Field	" "
		507	Armans Orchard	Grass
		508	Wood	Wood
		510	Stocking	Arable
		511	Dell	Wood
		512	Swallow Field	Arable
		513	Saint Mary's Butts	" "
		514	Dell Field	" "
John Hotchkiss	John Catlin	503	Six Acres	Arable
		504	Revel End Field	" "
Associated with (outside of Site)				
		501	'Holimer' [Holtsmere] End	Cottages and Farm
Trustees of the late Richard Pearce	John Catlin	253 (Flamstead Tithe)	Holtsmere Manor	House Yard & Buildings

- 3.14 The award entries demonstrate that the majority of the Site was within the landholdings of two farms, owned by a John Andrew Groome and Reverend Edward Craig and occupied in turn by a James Fenn and John Lavender, being functionally associated with the properties now known as **Great Revel End Farm** and **Little Revel End Farm**. Small parts of the northern and southern parts of the Site were associated with the farms known as **Holtsmere End Farm** and **Wood End Farm** in turn. The economy expressed by the tithe mapping was primarily agrarian, dominated by arable fields, though supplemented by animal husbandry.
- 3.15 By 1893, a sales document held by the Hertfordshire Archives lists two farms at Holtsmere End: Holtsmere End Farm and Little Holtsmere End Farm. The latter is now known as Holtsmere Manor (a Grade II Listed Building: NHLE1348462). By this time no land within the Site appears to have been associated with either farm.
- 3.16 The 1884 Ordnance Survey mapping (Figure 9) shows a degree of field amalgamation within the Site, with several fields being combined and 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'). Significantly, a former farmhouse and outbuildings recorded to the immediately south, and formerly associated with, Great Revel End Farm on the Tithe mapping had been demolished, and are no longer shown (e.g., Plot 467 on the Tithe). 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. The Site's environs otherwise remained little changed by this time.

- 3.17 The subsequent Ordnance Survey mapping, through the late 19th and early 20th centuries, show only minor changes within the Site; between 1899 and 1925 several field boundaries were removed from within the north of the Site (Figure 10), and a small copse to the western edge of the Site was removed. The neighbouring farms remained, with mapping showing only minor additions or demolitions (typically of outbuildings) in relation to each.
- 3.18 A brief review of newspaper articles relating to the properties within and peripheral to the Site reveals that the Site's use during the first half of the 20th century appears to have shifted to the production of feed stocks and animal husbandry. For example, there are several accounts of the sale of livestock (primarily cattle) and associated feed stock at Great Revel End Farm in 1898 (by 'Robert Hornby Esq., who is giving up farming...': Leighton Buzzard Observer, 27th September 1898), and again in 1953 ('sale of 37 store cattle...': Luton News, 9th April 1953). Similarly, in 1953, a sales notice for poultry is advertised for Little Revel End Farm 'Poultry Farm'.
- 3.19 By 1946 / 1947, aerial photographs curated by Historic England show the Site, in whole or in part. The photographs include detailed obliques, taken of the former Brok's Firework Factory, which lay to the west of Holtsmere End Lane, with the Site visible at the periphery of the photos (e.g., **Historic England Aerial Photo EAW002172**). The photos show the character of the Site at the time, being characterised by sparse hedgerows (on the whole) interposed with mature trees. Holtsmere End Lane was far less wooded than as existing, retaining hedgerows to its margins. To the immediate north of the Site, new development can be seen constructed within the fields immediately south of (and formerly associated with) Holtsmere Manor.
- 3.20 By 1964, the Site was little changed (Figure 11), though to its east the M1 was under construction, prominently constructed atop a high embankment. Between the Site and Aubreys Camp a series of orchards are shown, along with new buildings / dwellings.
- 3.21 Between 1964 and 1982, the Site was greatly changed, with extensive field amalgamation being undertaken throughout the Site area, resulting in the loss of historical field boundaries and hedgerows, and a shift to what is a predominantly late 20th-century, albeit agricultural, character and land management tenure (Figure 12). The Site had reverted to a primarily (solely) agricultural use, with no grazing or livestock being raised within the Site (though a chicken farm had been created to the rear of Betts Cottages). Outside of the Site area, the former fireworks factory had been demolished, with mapping showing the neighbourhood of Woodhall Farm largely constructed and extending up to the west side of Holtsmere End Lane. West of Little Revel End Farm, a shed building had been constructed. South of Holtsmere Manor, the buildings shown by the mid-20th century had been demolished and replaced with two new dwellings. To the south, and outside, of the Site, new cottages had been constructed east of the Wood End Farm Cottages. East of the Site, between it and Aubreys Camp, new development had proliferated, albeit constructed at low density, while a hotel had been constructed within the camp itself.
- 3.22 By 1999 there was little meaningful change within the Site. A review of 21st-century Ordnance Survey mapping and Google Earth imagery shows a continued process of field boundary loss within the Site. By 2006 (Figure 13), a new field boundary had been created to the rear of Little Revel End Farm, representing the creation of a private field for the property (which had seemingly ceased to operate as a farm by this time). Similarly, Holtsmere Manor no longer appears to have a functional association with its surrounding farmland by this time. South of Great Revel End Farm two small outbuildings were demolished and replaced with new agricultural sheds. Also at Great Revel End Farm, Google Earth imagery shows that a small barn building (the Grade II listed **Barn at Great Revel End Farm**; NHLE 1295569), south of the farmhouse appears to have fallen into disrepair between 2000 and 2006, worsening over the following years prior to its clearance c.2020 (Figure 14). Discussions with the farm owner indicate that it was damaged in a storm and cleared following

discussions with St Albans Council owing to concerns regarding its proximity to the public footpath which crosses the farm (it nevertheless remains on the National Heritage List for England).

Summary

- 3.23 The above cartographic regression provides a brief overview of the Site's historical development, landscape character, and relationship to nearby properties. Evidence indicates that the Site underwent a gradual process of change and field amalgamation through the 19th and early 20th centuries, before an acceleration in the rate of change following the 1960s, in common with much of the country. Such change is emblematic of the post-war intensification of agriculture, driven by national policy, technology, and economic incentives such as the Common Agricultural Policy, which saw extensive landscape change, and extensive loss of hedgerows and historical landscape features (e.g., McCrone 1998: 57). Though the landscape remained essentially agricultural, the way in which it was managed, the scale of the agricultural operation and field sizes shifted considerable during this period; the Site was reduced from comprising, in whole or in part, some 53 fields in 1841, to only 10 today. The many small farmsteads relating the Site underwent a similar shift, with only Great Revel End Farm retaining an active, agricultural, functional association with the Site by the end of the century; the farm was extended and modernised, with the addition of large modern shed buildings and loss of a former barn building. Properties such as Little Revel End Farm, Wood End Farm, and Holtsmere Manor ceased to operate as farmsteads in turn.

4 IDENTIFICATION OF HERITAGE ASSETS

Previous Assessments

- 4.1 The Site has been subject to two previous assessments which incorporated built heritage assets. The most relevant of these was conducted by Place Services in 2024 on behalf of St Albans City & District Council and Dacorum Borough Council to inform the proposed allocation of the Site for residential development as part of the emerging local plan (op. cit.). The second assessment was by Oxford Archaeology Ltd in 2019, on behalf of Pigeon (Hemel Hempstead) Ltd, to inform a scheme of residential development in accordance with the proposed allocation of the Site as part of the withdrawn St Albans City & District Local Plan 2020-2036 (op. cit.).

Place Services Report

- 4.2 The Place Services report established the scope for any future assessments of the Site and suggested that the Site makes a positive contribution to the significance of four Grade II listed buildings (**Holtsmere Manor**, NHLE 1348462; **Great Revel End Farmhouse** and **Barn**, NHLE 1102957 and 1295569; and **Wood End Farm Cottages**, NHLE 1102907) (Place Services 2024: 44). The report included an assessment of the demolished barn at Great Revel End Farm.
- 4.3 Place Services went on to conclude that development of the Site would likely result in less than substantial harm to their significance, '*due to the loss of part of this agrarian context*' (Ibid.). Nevertheless, it added that careful design and the incorporation of appropriate setbacks of development and creation of open spaces could minimise this harm, and thus reduce it (Ibid.).
- 4.4 In addition, the report found that development of the Site was unlikely to impact upon the significance of any other heritage assets outside of the Site area, inclusive of the Grade II listed Barn at Holtsmere End Farm (NHLE 1172813) and the Restaurant at Aubrey Park Hotel (NHLE 1295539) (Ibid.).
- 4.5 The report did not identify any non-designated built heritage assets with potential to be affected by the proposed development.

Oxford Archaeology Report

- 4.6 The Oxford Archaeology report arrived at a similar conclusion to the 2024 Place Services assessment, though also identified a non-designated heritage asset adjacent to the Site known as **Little Revel End Farm** (Oxford Archaeology 2019: 23) (HER ref. 18758). It went on to conclude that the proposed development would not adversely affect the farm's significance owing to the retention of open fields within its immediate setting (Ibid.: 27).

Scoping

- 4.7 Data obtained from Historic England and the Local Authority confirms that there are no designated heritage or non-designated built-heritage assets located within the allocation site. However, Great Revel End Farm lies within the centre-north of the wider Site (SANG) area. Designated heritage assets are presented on Figure 2, with HER data on Figure 3, and Historic Landscape Character data on Figure 4.
- 4.8 A review of the Site's historical development, the previous assessments of the Site, and the Site visit confirm that the proposed development is unlikely to affect the significance of any designated or non-designated built heritage assets save for:

- **Holtsmere Manor**, Grade II listed building (NHLE 1348462), located 140m north of the allocation site;
- **Great Revel End Farmhouse** Grade II listed building (NHLE 1102957), located within 25m east of the allocation site;
- **Wood End Farm Cottages**, Grade II listed building (NHLE 1102907), located within 70m south of the allocation site
- **Little Revel End Farm**, non-designated heritage asset (HER ref. 18758), enveloped by the Site (though excluded from the development are) toward its centre

- 4.9 These assets are therefore taken forward for further assessment within **Chapter 5** of this report.
- 4.10 It should be noted that the Grade II listed **Barn at Great Revel End Farm** (NHLE 1295569) no longer exists and is not taken forward for assessment; at the time of the Site visit it had been cleared. Nevertheless, it remains on the National Heritage List. Any effect the proposed development might have had upon its significance had it remained would be comparable to any impact to the Great Revel End Farmhouse with which it was associated.
- 4.11 The Grade II **Wood End Farmhouse** and the **Barn at Wood End Farm** are not taken forward for assessment, although research indicates that they form part of a single historical entity and landholding with Wood End Farm Cottages (e.g., on the 1841 Tithe mapping they are recorded within the same ownership and occupancy). The Site does not form an immediate or significant aspect of their setting, sited over 300m to their north, with the farmhouse facing away from the Site, and well-screened from it by mature plantings which enclose its garden. Though the barn is visible as an incidental element of long views from within the western part of the Site, the Site's development is not anticipated to affect its significance. Rather, their significance is tied to each other, their associated farmyard, and the agricultural fields which surround the former farm and formed a part of its historical landholding.
- 4.12 The potential impact of the proposed development to the significance of the **Aubrey Camp Scheduled Monument** is assessed as part of the Archaeological Desk-Based Assessment (RPS 2025).
- 4.13 No further heritage assets are assessed as part of this report. No other heritage assets within or beyond the 1km study area were identified which have any meaningful historical functional, visual, spatial, or thematic associations with the Site which might contribute to their significance, or which might otherwise be affected by the proposed development.

Historic Landscape Character

- 4.14 The Site's Historic Landscape Character (HLC) merits assessment before proceeding with assessing the above heritage asset. The historical map review and walkover survey revealed that the Site forms a predominantly late 20th-century landscape characterised by large-scale field amalgamations and modern enclosure. Some limited time-depth remains within the Site area, relating to areas of remnant field boundaries (primarily to the edges of the Site), the two historical laneways (Holtsmere End Lane and Little Revel End Lane), which, in conjunction with surviving historical farms proximal to the Site, evidence its evolution. However, the overall significance of the Site as a historical landscape is considered to be limited and insufficient to qualify as a non-designated heritage asset in its own right.
- 4.15 It should be noted that the HLC data contained within the HER (typically based on high-level assessment over a wide area) suggests a possible surviving coaxial field system within the southeast and northern parts of the Site; however, this is not borne out by the research conducted for this report.

5 ASSESSMENT OF SIGNIFICANCE

- 5.1 Paragraph 207 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states 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.
- 5.2 This Chapter describes the significance of the designated and non-designated built heritage assets identified in Chapter 4. The nature of any impact to that significance resulting from the proposed development is assessed in Chapter 6.
- 5.3 It should be noted that this report specifically assesses the impact of the proposed development of the Site. The cumulative impact of proposed schemes relating to the Dacorum District Council North Hemel Hempstead allocation, which lies to the north of the Site, and that of the St Albans District Council East Hemel Hempstead North Broad Location (H2) allocation to the immediate south of the Site, are only given a brief consideration as part of the impact assessment (Chapter 6).

Holtsmere Manor, Grade II listed building (NHLE 1348462)

Description

- 5.4 **Holtsmere Manor**, formerly known as Little Holtsmere End Farm, is located 130m north of the Site, beyond a field and pair of late 20th-century dwellings (a bungalow and two-storey dwelling) with their associated gardens (Plates 12 and 13). It is situated within the southwestern corner of a large garden plot, which extends to incorporate part of a former field to its east. Views to and from the property from the Site are heavily screened or filtered by intervening mature vegetation, including hedgerows and trees, and the form of the intervening dwellings; such screening will be increased at times of leaf cover.
- 5.5 To the north of the manor house are two further residential properties, including the 19th-century former Holtsmere End Farmhouse, which incorporates the Grade II Listed 17th-century Holtsmere End barn (since converted to residential use; NHLE **1172813**), and further 20th-century outbuildings, a swimming pool, and tennis court.
- 5.6 Holtsmere Manor comprises a rectangular two-storey, three-bay, 17th- (or late 16th-) century timber box-framed building orientated north-south, with a clay tile roof, its principal elevation to its east, and contemporary (or perhaps slightly earlier) single-storey outbuilding attached, via a 20th-century link building, to its south (Plates 14 – 16). The building features a large early 20th-century brick-built two-storey hipped-roofed extension to its northwest, which fronts south. Late 20th-century extensions infill the junction between the 17th- and early 20th-century ranges and lie to the south end of the outbuildings. Further detached late 20th-century outbuildings are located to the north and east of the house, comprising garages and stores. The gardens encompassing the house incorporate lawns, late 20th-century ornamental plantings, ponds, a swimming pool, maze, and a tennis court.

Significance

- 5.7 Holtsmere Manor was designated as a Grade II listed building on 19th March 1987.
- 5.8 The significance of Holtsmere Manor derives foremost from its early fabric, which remains (at least externally) legible as a former 17th-century dwelling constructed and modified in the local vernacular. Owing to the age of the building, and the reasonable degree of survival (of early timber members and overall built form), the building is relatively rare, and thus of architectural interest. That interest is best appreciated from within its associated gardens, or in glimpses from Holtsmere End Lane

immediately to its south and southeast from where its built form and timber framing can be seen in full. Further afield, the building is well screened by mature plantings, topography, and later built form.

- 5.9 The building has some historic interest, being illustrative of local vernacular traditions and the way in which traditional farmsteads have evolved through the 18th, 19th, and 20th centuries in parallel with changing agricultural, economic, and cultural practices and fashions. The later 20th-century additions and alterations to the farm and its immediate setting diminish the legibility of the property as an historical farmstead and have largely severed the property from the surrounding agricultural landscape (both visually and functionally). No evidence for strong or closely substantiated historical associations with nationally important historical figures or events were identified during the course of researching this report which would otherwise enhance the building's historic interest.

Setting

- 5.10 The building's setting makes only a limited contribution to its significance, for the reasons discussed above in relation to the degree of late 20th-century change within its immediate surroundings. There is a degree of group value between Holtsmere Manor and the historical buildings within Holtsmere End Farm to its north, owing to a long-standing spatial and historical association. Similarly, there is a very broad, thematic association between properties such as Holtsmere Manor, Great Revel End Farmhouse, and Wood End Farmhouse as early components of the wider historical agricultural landscape of the region, there being similarities in their construction, character, and early function. Such broad associations are not predicated on a visual relationship, however.
- 5.11 The manor derives a modicum of significance from its general rural setting, which, though its relationship to the surrounding landscape has changed significantly, allows a sense of its historical function and context to be appreciated. Such contributions are best experienced on the approaches to the farm along Holtsmere End Lane, where glimpses of fields are possible between gaps in the mature hedgerows which line the lane, as a precursor to the listed building (Plates 17 and 18). It should be noted that such contributions relate to a general sense of rurality, rather than explicitly from some aspect of the encompassing agricultural landscape, which in character appears to be primarily late 20th-century. The modern agricultural landscape has more in common with the late 20th-century buildings and features within the vicinity of Holtsmere Manor than it does with the listed building itself.
- 5.12 The northernmost fields within the Site, particularly abutting Holtsmere End Lane on its approach to Gaddesden Lane, at most could be said to make a very minor contribution to the significance of Holtsmere Manor as part of its evolved rural setting. No part of the Site remains functionally associated with the listed building, nor within the same ownership, having been in separate ownership prior to 1893 (when the farm is recorded on a sale document). Intervisibility between the Site and listed building is very limited, filtered by intervening late 20th-century built form and vegetation, such that it does not form an immediate or significant visual component of its setting; the Site is mostly experienced as an aspect of the approach to the manor, glimpsed through breaks in the hedging. Overall (accounting for the parts of the Site well removed from the listed building), the Site makes a very minor, if not neutral, contribution to the significance of Holtsmere Manor as part of its setting.

Great Revel End Farmhouse, Grade II listed building (NHLE 1102957)

Description

- 5.13 **Great Revel End Farmhouse** is located within 25m of the allocation site, and fully within the wider Site area (Plates 17 – 19). It is situated within the northeastern corner of a dispersed late 20th-century

farm complex, including three large agricultural sheds and two further single-storey ancillary outbuildings (Plate 20). The farm complex is largely enclosed by mature treelines and a copse to its north, west, south, and east, limiting views to and from the farm from the surrounding landscape. The principal access to the farm is via a paved track (also a public footpath) (Plate 21), flanked by an informal avenue of trees, leading northeast towards Gaddesden Lane. A secondary dirt track (also a public footpath) leads southwest from the farm, traversing the Site to join Holtsmere End Lane. A spur in the public footpath leads southeast from the farm towards Little Revel End and then on northeast to Aubrey Camp.

- 5.14 Great Revel End Farmhouse comprises, in part, a linear five-bay probable 17th-century timber box-framed structure of one-and-a-half storeys with a steeply pitched tile-clad roof, broken by a central chimney stack (indicating a possible baffle-entry plan). The building's principal elevation is to the east. A secondary single-storey part-timber-framed outbuilding extends to its rear at its north end. Much of the building's presumed early fabric is masked by render, weatherboarding (to its southern end), or, to its rear a lean-to extension / conservatory. Timber framing with brickwork nogging is visible to the northern half of its principal elevation and to its northern gable, though is otherwise masked by later rebuild or weatherboarding.

Significance

- 5.15 Great Revel End Farmhouse was designated as a Grade II listed building on 17th September 1984.
- 5.16 The Farmhouse's significance derives primarily from the architectural interest stemming from its surviving early fabric and aspects of its planform, remaining legible, in part, as a former 17th-century dwelling constructed in the local vernacular. The building's architectural interest is best appreciated from its north and east, within its immediate vicinity, where its earliest fabric (i.e., timber framing) is visible. Further afield, the building is well screened by mature plantings, topography, and the large agricultural sheds to its south and southwest (e.g., Plate 16, Plate 22).
- 5.17 The building has some historic interest, being illustrative of local vernacular traditions and the way in which traditional farmsteads have evolved through the 18th, 19th, and 20th centuries. The later 20th-century additions and alterations to the farm and its immediate setting, and the associated loss of historical agricultural outbuildings (including the barn), though of some interest for what they impart about later 20th-century values and uses of former agricultural buildings, for the most part diminish the legibility of the property as an historical farmstead, resulting in a loss of its early dispersed or loose courtyard plan. No evidence for strong or closely substantiated historical associations with nationally important historical figures or events were identified which would otherwise enhance the building's historic interest.

Setting

- 5.18 Setting makes a generally positive, though limited, contribution to the significance Great Revel End Farm, in so far as it retains a functional association with its associated and encompassing farmland. The character of the surrounding farmland, however, as with the changes to the farm complex, are such that it has a predominantly late 20th-century character. Nonetheless, it enables an understanding of the historical function of the farmhouse and demonstrates how shifting agricultural practices affected the operation of farmsteads in the region, influencing both architecture and the wider landscape. The farmhouse is best appreciated in conjunction with its encompassing agricultural landscape in views from the north and east, where the building is visible through gaps in the vegetation which otherwise largely enclose and screen the building. From the south and west it is wholly screened.
- 5.19 The Site forms the greater part of the late (and extant) landholding and farmed land relating to Great Revel End Farm. It evidences the evolving scale and nature of the farming operation into the 20th and 21st centuries, in parallel with developments in agricultural practice at a national level. It therefore makes a minor contribution to an understanding of the late development of the listed

building and its associated farm complex, and thus the significance of the listed building. Those contributions diminish further from the listed buildings, as the functional association becomes less immediately legible, and as land within the southern and northern-most areas of the Site do not appear to share a long-standing historical association with the farm (e.g., the association appears to date to the 20th century). Much of the Site is screened from the farm, such that the extent of any visual associations are limited to land to the east of the Site.

Wood End Cottages, Grade II listed building (NHLE 1102907)

Description

- 5.20 **Wood End Cottages** are located 70m to the south of the Site, beyond the course of the Hemel Hempstead Road. The farmhouse (Wood End Farmhouse) formerly associated with the cottages is further separated from the Site by the former Harpenden and Hemel Hempstead Railway, now a public footpath known as 'The Nickey Line', lying some 300m south of the Site.
- 5.21 The cottages comprise a former pair of probable 17th-century two-storey buildings, extended to their rear (south) at full breadth during the later 19th century, and adapted to form a single dwelling. Consistent with the local vernacular, the earlier parts of the building are timber framed, with a brick nogging, altered to accommodate windows and the 19th-century extension. As existing, their principal elevation is to the south, with access via the later ranges. The dwelling is enclosed within a square garden plot, bounded by hedging to north and west, including some mature trees, as well as a high timber fence. Access to the property is to its the northeast, via a small lane off Hemel Hempstead Road, which continues south to Wood End Farm.
- 5.22 The cottages have a spatial and visual relationship with the Site, owing to their proximity to and partial intervisibility with its southernmost fields; views between the two are filtered by mature hedgerows and trees which line the Hemel Hempstead Road and to the northern edge of the cottages' garden, meaning views to the building from the Site only allow for glimpses to its roofline and chimneys (Plate 25). The cottages face north, towards the Site, and likely include for a degree of visibility over it from their upper floor, though again mediated by screening.
- 5.23 The cottages have a former historical association with the southern part of the Site as part of the Gorhambury Estate, seat of the Earl of Verulam, from the late 18th century. The cottages formed a part of the Estate from at least the late 18th century, along with much of the land south of the Hemel Hempstead Road and Wood End Farm, and two small fields within the southwest of the Site. Those fields within the Site have since been amalgamated with fields to their north and are no longer legible as a separate entity. As existing, the cottages do not retain a functional association with any of its surrounding farmland, including that within the Site, comprising a private residence.

Significance

- 5.24 The Wood End Cottages were designated as a Grade II listed building on 27th September 1984.
- 5.25 The building is primarily of architectural interest, encompassing fabric and aspects of a planform of likely 17th-century date, representing a reasonable example of the regional vernacular, with evidence for alteration through the 18th, 19th, and 20th centuries. The cottages have group value with the Farmhouse and Barn at Wood End Farm, owing to a known (though not extant) historical functional association between them, collectively presenting a well-preserved evolved farm and workers' cottages. They are illustrative of the planned management and evolution of an estate farm, incorporating changes in land management and agricultural practice which proliferated through the late 18th and 19th centuries, and thus have some historic interest.
- 5.26 The architectural significance of the cottages is best experienced from within their immediate proximity, that is: within the gardens to their north, where their earliest (external) fabric is visible); in

views across the fields to their west, from Cherry Tree Lane via a gap in the hedging (Plate 26); and from the southeast, where the 19th-century range can be seen in full.

- 5.27 Though there are records which demonstrate a link between the property and the Gorhambury Estate, such associations are general and do not afford them any great interest; there is little evidence that the Earl played a direct or meaningful part in their management and evolution, and no evidence for strong or closely substantiated historical associations with other nationally important historical figures or events which would otherwise enhance the building's historic interest.

Setting

- 5.28 As set out above, there is a degree of group value between the Wood End Cottages, Wood End Farmhouse, and Wood End Barn, which retain their spatial associations to one and other, helping to illustrate their historical function and the evolution of the farm; such group value contributes positively to their significance. In turn, the agricultural landscape which encompasses the cottages, though no longer functionally associated with them, and modern in character, contributes to an understanding of their formerly agricultural use. The cessation of agricultural use has, however, diminished the significance of cottages to a degree (albeit, their architectural interest largely remains). The cottage is best experienced in conjunction with its agricultural setting in views from its south, east, and west off Cherry Tree Lane (e.g., Plate 26).
- 5.29 Modern additions within the setting of the cottages, namely the construction of a dwelling to their east, has affected their historical integrity to a degree, though they are being illustrative and typical of the evolving historical landscape peripheral to Hemel Hempstead through the 20th century; the additions preserve the essential character and setting of the listed building.
- 5.30 The Site is somewhat intervisible with, and sited close to, the Wood End Cottages, albeit with a degree of seasonality to such views (views being reduced in times of leaf cover). Shifts in the Site's character and changes in land ownership through the 20th century are such that the Site's contributions to the cottages' significance is best described as neutral.

Little Revel End Farmhouse, non-designated heritage asset (HER ref. 18758)

Description

- 5.31 Little Revel End Farmhouse comprises a one-and-a-half storey, brick-built former 18th-century (or earlier) farmhouse with a linear plan, arranged beneath a tiled gable roof, to the northern edge of what was, historically, a regular-plan courtyard, with residual outbuildings surviving to its southwest (former outbuildings to its south were demolished during the 20th century) (Plates 27 and 28). The building features polychromatic diapered brickwork to its elevations and chimneys, gabled dormers, and canted bays at ground floor level, which appear Arts-and-Crafts in style, suggesting a degree of rebuild and modernisation of the property during the late 19th or early 20th century (the glazing is more recent).
- 5.32 The building is, today, very much domestic in character, sited within a garden, with a front drive, lawns, and ornamental plantings. To its west, the building is associated with a late 20th-century shed and rail tracks (for a model railway), which extend into a rectangular field to its north (Plate 29).
- 5.33 The site of Little Revel End Farmhouse is largely insular, enclosed by mature hedging and mature tree screening (20th-century plantings) to its east, north, west, and south (e.g., Plates 30 - 32). As such, views to and from the property are limited and typically short in range.
- 5.34 Evidence indicates that the property was functionally associated with land to its immediate south, north, and east by 1771, and subsequently with much of the southern part of the Site by the mid-

19th century, though by the later 20th century the farm ceased to operate and had been divorced from its former farmland.

Significance

- 5.35 Little Revel End Farmhouse is recorded in the Hertfordshire HER, though is not inscribed in the St Albans District Council's Local List. St Albans District Council do not provide a framework for identifying non-designated heritage assets, however assessment suggests that the building should have sufficient significance to qualify as a non-designated heritage asset.
- 5.36 The Farmhouse has architectural interest, vested in its polychromatic brickwork and diapering, steeply-pitched tile clad roof, and Arts and Crafts style dormer windows. There is potential for earlier fabric within the building also, which, dependent on its date and state of preservation, may also be of architectural or archaeological interest. The building's attached outbuildings, those which survive to its west and south, evidence its historical function and, though not of great age, contribute to its interest as a former farmstead. Their character and appearance is consistent with the farmhouse.
- 5.37 The building has some historic interest, as a modified 18/19th-century (or earlier) farmhouse. The loss of its original function, alongside some of its original outbuildings (as shown on 18th-, 19th- and early 20th-century mapping) diminish the legibility of the property as an historical farmstead. No evidence for strong or closely substantiated historical associations with important historical figures or events were identified which would otherwise enhance the building's historic interest.

Setting

- 5.38 Little Revel End Farm sits within an agricultural landscape (the Site) which, though changed, enables an understanding of the historical function of the farmhouse (albeit mediated by the existing domestic character of the property). The majority of the southern portion of the Site forms a part of the historical landholding and farmed land relating to Little Revel End Farm, as recorded on the 1841 Tithe mapping. However, there is limited intervisibility between Little Revel End Farm and the surrounding fields, owing to the scale of the farmhouse, mature screening vegetation and hedging which bound both the property, Little Revel End Lane, and the adjacent fields, and the character of those fields has changed significantly since being farmed by Little Revel End. Rather, the relationship between the former farm and its surrounding fields is best appreciated in travelling along Little Revel End Lane (the authentic means of approach to the farm), in glimpses between hedging, or in walking the public right of way which is accessed to the immediate east of the farm, before proceeding to the northeast.
- 5.39 Those areas of agricultural land which contribute most immediately to its significance include the field to its north (within the ownership of the property), those to its immediate south (opposite the property, historically farmed by it, and the least amalgamated of the fields within the Site), and east (crossed by the public footpath). Those plots afford the farm an immediate sense of rurality appropriate to its historical use. Further from the property, the historical association between Little Revel End Farm and the agricultural fields becomes less legible, the form and management of the fields having changed significantly since the time they were farmed by it.

6 PROPOSED DEVELOPMENT AND ASSESSMENT OF IMPACT

Proposed Development

- 6.1 This Section should be read in conjunction with the applicant's accompanying masterplan and other plans, drawings and reports.
- 6.2 The proposed development relates to an outline planning application for residential development. The development of the masterplan has been informed by the proposed site allocation, previous site assessments, and ongoing design team meetings as part of an iterative impact assessment and design process.
- 6.3 To the northern end of the Site, the two fields immediately south of Holtsmere End Lane have been excluded from the proposed development area, thus retaining their existing character. Along the eastern edge of the proposed development a substantial green corridor, incorporating parkland, allotments, natural and semi-natural green spaces, and other open space uses, is proposed. Further east again, an extensive Suitable Alternative Natural Greenspace (SANG) area is proposed, the full extent of which has not yet been confirmed. Thus, a sense of space and rurality is preserved within the immediate setting of Great Revel End Farm and Little Revel End Farm, with land beyond the proposed SANG unchanged (i.e., remaining agricultural). The existing network of public footpaths will also be preserved within the development, retaining the interconnectivity between historical farms, and the way in which they are experienced by members of the public.
- 6.4 The masterplan for the development is ongoing and, therefore, this chapter will provide an assessment of 'development in principle'.
- 6.5 This report will be updated following design freeze, to confirm the nature of any impact identified.

Proposed Impact

Holtsmere Manor, Grade II listed building (NHLE 1348462)

- 6.6 The significance of the listed building is primarily vested in its built form and historical fabric, as described above, and this would be unaffected by the Site's development.
- 6.7 The Site's northernmost field, abutting Holtsmere End Lane, makes a very limited contribution to the significance of Holtsmere Manor as part of its most immediate rural setting and former historical landholding, as experienced in travelling along the lane. In addition, other parts of the Site, though not directly contributing to the listed building's significance, would, nonetheless be visible on the approach to Holtsmere Manor. The proposed development would have an urbanising effect on the approach to the listed building, which would result in a degree of harm to its significance; it would be experienced within a setting which is less rural and less isolated than it is at present, thus affecting the ability to understand its historical use; its agricultural origin would be somewhat less explicit.
- 6.8 However, it must be appreciated that the listed building's legibility as an historical farm has already been largely lost, with the property's character being predominantly domestic and its immediate setting, bounded by late 20th-century dwellings to its south and converted farm buildings to its north, being no longer authentically agricultural. In addition, except for the Site's northernmost field, much of the approach along Holtsmere End Lane from the east would be little changed, and thus any contributions that experience makes to Holtsmere Manor's significance would be preserved.

- 6.9 Overall, any harm arising to its significance from the proposed development would have to fall towards the very lowest end of the spectrum of less than substantial.
- 6.10 Heritage benefits arising from the proposed development in relation to Holtsmere Manor are limited, but include increased opportunities for engagement with and appreciation of its significance from members of the public due to a likely increase in footfall at Holtsmere End.

Mitigation Measures

- 6.11 Mitigation measures which could further minimise any harm would be to reinforce any gaps to the hedgerows bounding the Site to its north and west, thus limiting views over the Site and preserving a sense of isolation and rurality on the approach to Holtsmere Manor (particularly from the east). In addition, a setback to any proposed development within the northern part of the Site could assist the screening and further preserve the character of the lane. The degree of setback will need to be informed by the competing needs and potential public benefits afforded by the development, though from a heritage perspective, the more rural the parcel can remain the better.
- 6.12 Massing within the development could intentionally diminish towards the Site's northern edge, with houses of no more than two storeys, to reduce the visibility of any new built-form from Holtsmere End Lane.
- 6.13 Indicative measures to control lighting within the development, and particularly towards its outer edges, to reduce the visibility of lights in relation to Holtsmere Manor, thus further preserving a sense of rurality, could be explored. Shielding lighting in the direction of the listed building, and low-level bollard lights, for example, could reduce light spills and reduce the perceivability of the development.
- 6.14 Impact should be reassessed following design freeze, and as part of any future full planning application.

Great Revel End Farmhouse, Grade II listed building (NHLE 1102957)

- 6.15 The significance of the listed building is primarily vested in its built form and historical fabric, as described above, and this would be unaffected by the Site's development.
- 6.16 The proposed development would result in the development of its associated farmland, and a resultant change in character, with an urbanising affect which would result in a degree of harm to the significance of Great Revel End Farmhouse; the change would affect how the building's significance is experienced and understood. However, the Site makes only a limited contribution to the significance of Great Revel End Farm, as part of its existing and historical landholding, that contribution being limited by the late 20th-century character of the farmland.
- 6.17 Mitigation measures proposed as part of the masterplan, including a green corridor created to the farm's immediate west (with allotments and natural green space) and retention of agricultural fields to its south, east and north (along with their contributions to the farm's significance), and the proposed SANG area, further limit any harm resulting from the proposed development. Thus, the farm's setting will be largely preserved, with the key views identified in relation to the farm, from fields to its east and north, retained.
- 6.18 Overall, any harm to the significance of Great Revel End Farm arising from the proposed development would be at the lowest end of the spectrum of less than substantial.
- 6.19 Benefits arising from the proposed development in relation to the listed building would include increased potential for public interaction with the farm, owing to an increase in local population using the footpaths through the property, thus presenting an increase in opportunities to engage

with and appreciate its significance. Potential income from selling produce to the new community and opportunities to diversify the farm's economy may be reinvested in the farm, ensuring its long-term viability and preservation.

Mitigation Measures

- 6.20 To minimise harm, sports fields and other urbanising open-space development should be limited to the immediate west and southwest of the farm, to preserve a sense of rurality. The existing screening to its west could be reinforced, to account for thinning during winter months, to limit permeability of views to and from the proposed development from the farm. Inspiration could be drawn from the recorded orchards shown peripheral to the farm on early Ordnance Survey and tithe mapping as part of the emerging landscape design.
- 6.21 Massing within the development could intentionally diminish towards the listed building, with houses of no more than two storeys, to reduce the visibility of any new built-form from Holtsmere End Lane.
- 6.22 Indicative measures to control the perceivability of street lighting from the listed building would be beneficial in preserving a sense of rurality at Great Revel End Lane.
- 6.23 Impact should be reassessed following design freeze, and as part of any future full planning application.

Wood End Cottages, Grade II listed building (NHLE 1102907)

- 6.24 The greater part of the significance of the listed building, as vested in its architectural interest and built form, would be unaffected by the proposed development, and thus preserved.
- 6.25 While the Site forms a more immediate component of the setting of the cottages, intervisibility is very limited (particularly at times of leaf cover) and does not, in and of itself, underpin the significance of the listed building. Key views to the cottages (such as those across the fields within which they are sited) would be preserved. In addition, the spatial and historical association between Wood End Farm and the cottages would be unaffected, as would the intervening and enveloping fields between the two.
- 6.26 The proposed development would result in the urbanisation of the southern part of the Site and the potential reconfiguration (widening) of the Hemel Hempstead Road proximal to the cottages, which would reduce the sense of rurality presently experienced from the cottages (allowing that the landscape has evolved and its contributions to the cottages' significance is limited), and thus affect the way in which their significance is understood and appreciated. Consequently, the proposed development is likely to result in some degree of harm to their significance; this would, subject to detailed design, lie towards the lower end of the spectrum of less than substantial harm.

Mitigation Measures

- 6.27 To minimise harm, road widening, if undertaken, should be designed to preserve the hedging and mature trees on the south side of Hemel Hempstead Road, and, where possible, to its north. Where not possible, new screening should be introduced to preserve aspects of the existing character along the road. Development could be set back to allow for a green buffer along the southern edge of the Site, which could further reduce any harm.
- 6.28 Indicative measures to control the perceivability of street lighting and to control for increases in vehicular noise (resulting from potential changes to Hemel Hempstead road) relating to the listed building would also be beneficial.

- 6.29 Impact should be reassessed following design freeze, and as part of any future full planning application.

Little Revel End Farmhouse, non-designated heritage asset (HER ref. 18758)

- 6.30 The significance of Little Revel End Farmhouse would be largely unaffected by the proposed development. The existing masterplan sees the introduction of natural or semi-natural open space to its south, retention (as part of the property) of the field to its north, retention of the public footpath and fields to its east as part of the SANG, and the introduction of a green corridor to its west. The result is that the immediate setting of the farmhouse would be largely preserved, certainly when accounting for the retention of Little Revel End Lane and the insular nature of the heritage asset's setting.

Mitigation Measures

- 6.31 No additional mitigation measures are necessary at this stage. Impact should be reassessed following design freeze, and as part of any future full planning application.

7 CONCLUSION

- 7.1 The allocation site does not contain and designated or non-designated built heritage assets, though one Grade II Listed Building, Great Revel End Farmhouse (NHLE 1102957), is situated within the north of the wider Site (SANG) area.
- 7.2 Three Grade II Listed Buildings were identified for detailed assessment, including Holtsmere Manor (NHLE 1348462), Great Revel End Farmhouse (NHLE 1102957), and Wood End Farm Cottages (NHLE 1102907). Ultimately, a degree of harm was identified for each listed building, though none exceeding the lower end of less than substantial harm, accounting for the Site's late 20th-century agricultural character, changes to the listed buildings and land ownership, and embedded mitigation measures within the developing masterplan; that harm will need to be weighed against the public benefits of the proposed development as per Paragraph 215 of the NPPF 2024.
- 7.3 In addition, Little Revel End Farm was identified as a non-designated heritage asset and was assessed in turn. It was determined that the building has some architectural and historic interest, though that its significance would most likely be preserved as part of the proposed development, owing to retention of the immediate and most important aspects of its rural setting.
- 7.4 Further mitigation measures are set out to reduce the potential for harm, allowing that the scheme will need to weigh the competing needs of securing and maximising its inherent public benefits, and that detailed design measures relating to the scale and architectural treatment of any proposed development will need to be agreed as part of a full planning application.

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1993 Ordnance Survey 1:2,500	1999 Ordnance Survey 1:10,000
2006 Ordnance Survey 1:10,000	2024 Ordnance Survey 1:10,000

PLATES

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



Plate 1: View northwest across the field west of Great Revel End Farm



Plate 2: View northeast across the northern field

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



Plate 3: View southeast from the northern field, with Great Revel End Farm to the right



Plate 4: View south across site towards Woodhall Farm

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



Plate 5: View northeast across site from its western boundary



Plate 6: View southeast across the southern area of the site

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



Plate 7: View northeast across the Site from its southwestern corner



Plate 8: View northwest across the southern part of the Site



Plate 9: View southwest across the narrow field south of Little Revel End



Plate 10: View east across the eastern field, east of Little Revel End Farm

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



Plate 11: View northwest towards Great Revel End Farm from the northeastern fields.



Plate 12: View northwest towards Holtsmere Manor from the Site's northwestern boundary (late-20th century dwellings in the foreground) (at 50mm)

BUILT HERITAGE STATEMENT:
LAND AT HEMEL HEMPSTEAD ROAD (B487), HEMEL HEMPSTEAD



Plate 13: View west towards Holtsmere Manor from the Site's northern field at its western boundary (late-20th century dwellings in the foreground) (at 50mm)



Plate 14: North elevation of Holtsmere Manor