

HERITAGE STATEMENT

**LAND NORTH OF REED HOUSE
REED
ROYSTON
HERTFORDSHIRE**

**PREPARED FOR
DAVID TAIT VIA STRUTT AND PARKER**

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Non-Technical Summary

GHC Archaeology & Heritage was commissioned by David Tait via Strutt and Parker to produce a Heritage Statement to inform a planning application for a proposed residential development of land north of Reed House, Reed, Royston, Hertfordshire. This Heritage Statement draws together the available historic, topographic and land-use information in order to clarify the heritage significance of the study site. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.

Available data on the historical and archaeological context of the study site indicates that it was not likely to have been utilised until the medieval period, following which it was used for agricultural purposes. Subsequent to the construction of Reed House in the 20th century, the study site became a residential garden. There is very limited archaeological interest in the study site and it does not hold any remaining agricultural character to suggest its historic function.

The assessment has established that there is a single designated heritage asset potentially sensitive to development on the study site: Reed Conservation Area. There is also one non-designated heritage asset, Thatchers Cottage, located immediately adjacent to the study site.

The proposals are for a small-scale and low-density development located external to the Conservation Area boundary. The form of the development would not be prominent or in any way conspicuous within the setting of the Conservation Area; and there will be no disruption to any key views illustrating the Conservation Area's significance. There will be no impact on the vast open farmland that provides a major element of the Conservation Area's setting and aesthetic quality. The indicative layout of the development is reflective of several key aspects of the historic settlement pattern of the village and is not dissimilar in character to other examples present within the settlement.

The design, detailing and palette of the development will need to be carefully considered to ensure that the development compliments the character and appearance of the Conservation Area, but it is reasoned that the study site can be developed in principle without causing harm to the significance or ability to appreciate said significance of the Conservation Area.

1 INTRODUCTION

- 1.1 This Heritage Statement for Land North of Reed House, Reed, Royston, Hertfordshire (centred at NGR TL 36371 36489; hereafter the 'study site') has been prepared by GHC Archaeology & Heritage Limited for David Tait (via Strutt and Parker). The assessment has been undertaken to inform a forthcoming planning application for proposed residential development.
- 1.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform decision making on the proposals. The document provides an assessment of the heritage interest in the study site and assesses the potential impacts that the proposed development could have on designated assets in the surrounding area.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised December 2023) and provides an assessment of the significance of heritage assets on the site and in its vicinity. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development.

Planning History

- 1.4 The planning history for the site is summarised in the table below:

Reference	Description	Outcome
83/01311/1	Formation of additional vehicular access	Conditional Permission Granted
93/00961/1	Change of use of agricultural land to garden within the curtilage of existing dwellinghouse	Conditional Permission Granted
02/01213/1HH	Formation of new vehicular access onto The Joint, Reed.	Conditional Permission Granted
04/01397/1	Outline Application: Erection of 24 detached and terraced dwellings with garaging, open space, estate road and formation of vehicular accesses onto Jackson's Lane and The Joint.	Refused Appeal Dismissed
11/02254/1	Erection of 13 dwellings (outline application - appearance, landscaping and scale reserved)	Refused Appeal Dismissed
13/01999/1	Erection of 13 dwellings and a business/I.T building (outline application - appearance, landscaping and scale reserved)	Refused Appeal Dismissed
15/02724/1	Outline application: Erection of 12 dwellings (all matters except access reserved)	Refused Appeal Dismissed

- 1.5 A summary is provided below of the three most recent applications made in 2011, 2013 and 2015 and the essential points listed in the decision notices and appeal decisions, as relevant to this assessment.

11/02254/1 – Refused 25th November 2011; Appeal Dismissed 2012

- 1.6 The decision notice for this application included the following reason for refusal:

3. The proposed residential development would by reason of its location, number of dwellings, layout, built form and means of access be seriously detrimental to the setting of the adjoining Reed Conservation Area contrary to the provisions of PPS5.

- 1.7 In the subsequent Appeal Decision, the Inspector disagreed with the reason for refusal detailed above, concluding that:

The proposed development would be screened from the Conservation Area by the existing houses and vegetation along Jacksons Lane. Consequently, any impact upon its appearance would be limited. Also, since the access to the development would be from The Joint, which effectively skirts the edge of the village, any increase in traffic and associated activity would have very little impact upon the setting of the Conversation Area.

- 1.8 The appeal was dismissed in 2012 but this was not on the basis of any heritage grounds.

13/01999/1 – Refused 28th March 2014; Appeal Dismissed 4th March 2015

- 1.9 The Planning Authority Conservation Officer's consultation comments were included in the Officer's Report for this application, and specified the following:

With regard to this development, I would refer back to my comments on the scheme dismissed at Appeal in 2005. Though the current scheme is for a lower density of development, the site remains the same. As a matter of principle, it entails the unacceptable loss of an important open space which contributes positively to the character and setting of Reed village and its conservation area. In conservation terms, the change since the determination of the last application is the replacement of PPG 15 with PPS 5. The DAS submitted with the application refers specifically to Policy HE.6.1. Here, an applicant (is required) to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. Though the planning statement refers to the proposal doing no harm to the conservation area, it does not contain any assessment of the character and significance of Reed Conservation Area and its setting or any reasoning for its assertion of lack of harm.

My earlier comments and the Inspector's Appeal decision define the character of Reed and the importance of open spaces including the application site. In terms of PPS 5 and its reference specifically to significance, the character of Reed can be identified with its significance in terms of its unusual loose knit development pattern with small building groups lining the village streets and being divided by large open spaces. There would be substantially harmed (with reference to PPS 5 considerations) by the loss of these spaces, including the

application site, in and around the village. Aside from reference to Policy HE6.1, the Planning Statement only refers to Policy HE7.5 and only in relationship to the design of buildings. However, no consideration is given to the wider significance of the conservation area and other relevant policies. Policy HE 7.2 addresses this wider significance and therefore supports the considerations set out in the previous paragraph. On the same basis, Policy HE9.1 is also material - the presumption in favour of the conservation of designated heritage assets (a conservation area being a statutory designation) with identification of the fact that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and Policy 10.1. All these policies support the conservation grounds for refusal which were material in 2004/5. Specifically, policy HE10.1 refers to the consideration of applications which do not preserve the setting of an asset in terms of any wider public benefit. It does propose additional housing. However, I note from the previous Appeal decision, the Inspector's consideration of the development having no specific identified benefit and hence not outweighing other harmful environmental impacts. In terms of this Policy, I would see the same considerations applying to the current application.

As the Planning Statement refers to the emerging NPPF, it is material here to address the theme running through it of sustainable development needed to protect the historic environment. On this basis, as well the current application fails.

1.10 The decision notice for this application reiterated the 2011 reason for refusal, stating:

3. The proposed residential development would, by reason of its location, number of dwellings, layout, built form and means of access, be materially detrimental to the setting of the adjacent Reed Conservation Area. The proposal is therefore considered to be contrary to the provisions of the National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment.

1.11 The Inspector again disagreed with this reason for refusal in the subsequent appeal decision, stating that:

The appeal site adjoins the Reed Conservation Area. This was described by an Inspector in an earlier (2005) appeal (noted in the 2012 appeal decision), as having an informal street layout with dispersed dwellings built amongst open fields and farm buildings. I find no reason to disagree with that assessment. In addition, I accept the view of my colleague in the 2012 appeal that openness is a key attribute of the Conservation Area, particularly in respect of the presence of a meadow in the centre of the village and the generally wide spacing between buildings or groups of buildings. I also agree with the later Inspector that the appeal site is screened from the Conservation Area by the existing houses and vegetation along Jacksons Lane. As such, views of the appeal scheme – the appearance and scale of which have yet to be finalised, would be limited. Furthermore, the intended site access would be well separated from the Conservation Area. For these reasons, I consider that the scheme would not adversely affect the Conservation Area's setting.

- 1.12 The appeal was again dismissed however on grounds that were not concerning the historic environment.

15/02724/1 – Refused 22nd February 2016; Appeal Dismissed 3rd August 2016

- 1.13 Unlike the two previous applications, proximity and potential impact on the Reed Conservation Area was not listed as a reason for refusal in the 2016 decision notice, and therefore was not discussed in the subsequent appeal decision. The application was refused and appeal dismissed on grounds not related to the historic environment.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:
- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
 - Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990
 - Levelling-up and Regeneration Act (LuRA) 2023
- 2.3 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing, what can and cannot be undertaken on archaeological grounds.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.5 Section 66 of the 1990 Act states that *‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’*.
- 2.6 Section 72 then adds that *‘...with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’*.
- 2.7 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation

Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

- 2.8 The Levelling-up and Regeneration Act 2023 has introduced changes to the Town and Country Planning Act 1990 to provide a statutory duty for the determining authority to have *special regard to the desirability of preserving or enhancing the asset or its setting*. The relevant assets are defined as Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wrecks and World Heritage Sites. It also updates the P(LBCA) Act add *or enhancing* after *preserving* in section 66. However, at the time of writing neither the TCPA or the P(LBCA) have been updated.

National Planning Policy Framework

- 2.9 Section 16 of the NPPF (revised December 2023), entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.10 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.11 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.12 A Heritage Asset is defined in Annex 2 of the NPPF as: '*A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*'
- 2.13 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.14 Significance is defined as: '*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also*

from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

2.15 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.

Planning Practice Guidance

2.16 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled '*Historic Environment*'. The guidance given in this section sets out the best practice to applying government policy in the NPPF.

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 and 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.

Local Planning Guidance

2.18 The North Hertfordshire District Local Plan 2011-2031 was adopted in November 2022 and contains the overarching planning policies used to guide development. There are four policies relevant to this assessment comprising:

Policy SP13: Historic environment *The Council will balance the need for growth with the proper protection 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 the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through: a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance; b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register; c) Periodic reviews of Conservation Areas and other locally designated assets; and d) Publication of detailed guidance.*

Policy HE1: Designated heritage assets *Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that: i. Assesses the significance of heritage assets, including their setting; ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and iii. Informs any necessary measures to minimise or mitigate against*

any identified harms. Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable): a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use. Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

Policy HE3: Non-designated heritage assets *Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset: a) The replacement building contributes to preserving the local character and distinctiveness of the area; and b) Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.*

Policy HE4: Archaeology *Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that: a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation. b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost. Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance. Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.*

Professional Guidance

- 2.19 This document has been prepared in accordance with a series of documents all of which are considered current best practice guidance. The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly

and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.20 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.

2.21 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 HERITAGE STATEMENT

General Introduction

3.1 The purpose of a heritage statement is to meet the relevant guidance given in the NPPF and adopted development plans. This outlines the need to inform planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

3.2 The degree of impact a development could have on such heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss

of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

- 3.3 Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's Conservation Principles and Informed Conservation, and Historic England's Good Practice Advice in Planning Notes (GPAs), the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

- 3.4 This is undertaken in line with the basic structure provided in the Historic England guidance Statements of Heritage Significance (2019).

Assessment Criteria

Significance

- 3.5 Paragraph 200 of the NPPF (2023) states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 3.6 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 201, NPPF 2023) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.7 Assessment of significance has been undertaken in accordance with Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Definition of Harm

- 3.8 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 207 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

3.9 Paragraph 208 of the NPPF states that:

‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...’

3.10 In determining the effects of the Proposed Scheme this Heritage Statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

3.11 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

3.12 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’

3.13 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.

4 SITE LOCATION AND DESCRIPTION

4.1 Reed is a village and civil parish located approximately three miles south of the market town of Royston in the district of North Hertfordshire. The study site is located towards the northern extent of the village, between The Joint to the north and residential properties (including Reed House) fronting Jackson’s Lane to the south (Figure 1).

4.2 The study site comprises a c.1.3ha residential garden of Reed House (Plates 1-4), with farmland positioned to the east (beyond a footpath) and west. The garden is separated from a terraced area to the rear of the property by a low wall. Topographically, the study site is broadly flat with an artificially raised section in the north-eastern corner. It is currently laid to lawn with dense planting along the northern, eastern and western boundaries.

- 4.3 The study site is situated on a bedrock geology of Lewes Nodular Chalk Formation and Seaford Chalk Formation, overlain by superficial diamicton deposits of Lowestoft Formation.

5 HISTORIC ENVIRONMENT APPRAISAL

Archaeological and Historical Context of the Study Site

- 5.1 A search of the Hertfordshire Historic Environment Record (HER) was commissioned as part of this assessment (search reference 144.23) and identified a total of 77 records within the 1km search area comprising 47 monuments and 30 events (Figure 2). Records of relevance to this assessment have been detailed below alongside their HER preferred reference code.
- 5.2 There is very little evidence of recorded prehistoric activity in the environs of the study site, with only six entries included in the HER of cropmarks purported to be Neolithic to Bronze Age in date. These comprise one ploughed out ring barrow at Rokey Wood (MHT17747; c.900m south-east of the study site); and five possible ring ditches (MHT2517, c.780 north-east; MHT4467, c.770m west; MHT7784, c.240m north; MHT7785, c.240m north; and MHT7786, c.445m north).
- 5.3 Evidence of Roman activity is similarly sparse, with only a single entry included in the HER. This relates to Ermine Street Roman Road (MHT9271), a route that originally extended from London to York. The North Hertfordshire stretch of this road is thought to broadly be followed by the route of the current A10, c.600m west of the study site.
- 5.4 There was an established settlement at Reed (MHT2702) by at least the Late Saxon period and it is thought that the parish church of St. Mary dates to this period (MHT4035, c.700m south of the study site). At the time of the conquest in 1066, the manors of Reed were formed of several holdings held under the overlords of Archbishop Stigand, Edeva the Fair, Earl Harold and the Abbey of Chatteris (St Mary) with lords including Leofing the Priest, Thorbiorn of Orwell, Alward the Noble, Sinoth (the Abbey of Chatteris's man) and Sired (Earl Harold's man). By the time of Domesday survey (1086), these lands were held by Osborn under Bishop Odo of Bayeux, Hardwin of Scales and Alward the Noble under Count Alan of Brittany, Robert son of Roscelin under Count Eustace of Boulogne, Eudo the Steward and Hardwin of Scales.
- 5.5 Medieval remains are widespread throughout the search area, with the number of medieval homestead moats being one of the most distinctive features in and around the village. Several of these moats are designated as Scheduled Monuments (NHLE 1010752 (MHT1919), c.550m south of the study site; NHLE 1013343 (MHT4026), c.850m south-west; NHLE 1010907, c.950m south; NHLE 1017608, c.950m south-east) although there are several other examples in the search area that are not designated (MHT1918, c.450m south-west; MHT1920, c.790m south; MHT1922, c.600m south-east; MHT1921, c.600m south; MHT9099, c.710m south). Although Reed never established a market, Royston to the north was a

prominent medieval centre of the area from around the 11th century and the nearby village of Barkway was granted a market charter in 1270 for a Tuesday market.

- 5.6 An archaeological trial trench evaluation of the study site in 2012 (EHT7091) identified five ditches and two pits. Although they mostly remain undated by artefactual evidence, the recovery of a single sherd of 12th to 14th century pottery from one of the ditches led to the tentative interpretation of these features being medieval in date. However, as the sherd was very worn and abraded, it may have been residual. Other finds recovered during the works comprised animal bone including red deer antler that may have been worked, and daub. Traces of medieval ridge and furrow were also noted during the works, with further cropmarks of ridge and furrow recorded in the HER c.550m north-west (MHT7783) and c.850m north (MHT7787). The road to the north of the study site is named 'The Joint', a term used in relation to the open field system that marks a line where two sets of strips (usually on the same orientation) meet. The road, therefore, may have formed along a line between different sections of the open field system.
- 5.7 Land at Mill Korner, Jackson's Lane (EHT4980; c.160m west of the study site) was subject to an archaeological watching brief in 1999. Four linear features were identified during the works, two of which contained two pottery of 12th-15th century date.
- 5.8 A programme of archaeological works was carried out at Reed Chapel (EHT8531), c.450m south-west of the study site, between 2018 and 2019. Although the works did not identify any securely dated archaeological features, residual finds of medieval pottery, slag and animal bone was recovered from the subsoil and a made ground layer comprised largely of Victorian brick rubble.
- 5.9 Reed Hall, a Grade II listed building (NHLE 1175670; MHT15908), is located c.830m south-west of the study and is thought to have been built in the mid 15th century for John de Scales. The house was extended with the addition of cross wings in c.1500 and c.1600, and the hall range was raised with the roofs hipped in the late 17th century. Further alterations were made in the 19th and 20th centuries.
- 5.10 The HER contains numerous entries relating to post-medieval and modern buildings within the search area comprising farmsteads (MHT11037, MHT15074, MHT15075, MHT15077, MHT15080, MHT15082), houses (MHT15079, MHT17718), public houses (MHT30369, MHT30370), windmills (MHT15351, MHT5991), a brickfield with kiln (MHT15352), an independent chapel (MHT17719), an animal pound (MHT18255) and a milestone (MHT5046). Reed House, the gardens of which form the study site, is 20th century in date.
- 5.11 The approximate site of a World War II searchlight emplacement is recorded c.45m east of the study site (MHT30392).
- 5.12 There are five entries relating to undated cropmarks included on the HER: rectilinear ditches enclosure, pits and ditches at Reed End (MHT16921, c.900m west of the study site); a linear ditch and rectilinear enclosures east of Ermine Street (MHT16922, c.900m south-west); a

possible boundary or enclosure and ring ditch at the Joint (MHT16938, c.900m east) a possible rectilinear enclosure at the Joint (MHT16997, c.250m north-west) and rectilinear enclosures north of the village (MHT2340, c.170m north).

- 5.13 The words 'Human Remains found here' are printed on later 19th and early 20th century maps across the north end of a field to the west of Reed Hall (MHT30371). It is unclear whether the human remains came from the field itself or from the vicinity of the 11th century parish church.
- 5.14 No features of interest are apparent on LiDAR data of the study site (Figure 3). The majority of open spaces within, and immediately surrounding, the village do contain slight earthworks of ridge and furrow and former boundaries that attest to past land use, and which are markedly absent from the study site.
- 5.15 The Historic Landscape Characterisation labels the study site as 'Post-1950s Boundary Loss'.
- 5.16 The earliest available cartographic representation of the study site is the 1808 Inclosure Map of Barkway & Reed (Figure 4), where it is depicted as two rectangular fields (8 and 9) under 'Lady Wilson', who appears to have been one of the prominent landowners of the village at the time. The first edition OS 25" map of 1878 also depicts the study site as two rectangular fields that extend between the roads now known as The Joint to the north and Jackson's Lane to the south. No changes are apparent on the subsequent edition of 1898. By the time of publication of the next edition in 1921, the two plots had been amalgamated into a single holding, with no changes visible on the 1956 edition. Reed House was constructed subsequent to the publication of the 1956 map and the site presumably formed the gardens of the house throughout this period (Figures 5-8).

Interpretation

- 5.17 Assessment of the available data on the archaeological and historical context of the site combined with the results of an archaeological evaluation and an appraisal of available cartographic evidence has established that although a number of undated features were identified during trial trenching, there is no evidence to suggest that the study site was utilised before the medieval period. Subsequent to this, it is probable that the study site was used for agricultural purposes during the medieval and post-medieval periods considering the noted presence of ridge and furrow; before becoming a residential garden following the construction of Reed House in the 20th century. There is limited archaeological interest in the site and it does not hold any remaining agricultural character to suggest its previous function.

Identification of Heritage Assets

- 5.18 In accordance with Step 1 of the 5-step process that is recommended by Historic England's GPA3 *The Setting of Heritage Assets*, this section identifies the heritage assets and their settings that may potentially be affected by the proposed development.

- 5.19 A search of the National Heritage List for England (NHLE) for World Heritage Sites, Scheduled Monuments, Listed Buildings and the local authority website for Conservation Areas within a 1km radius of the study site identified a total of 18 designated heritage assets comprising five scheduled monuments, one Grade I listed building, 11 Grade II listed buildings and one Conservation Area. The nature of development proposals will not result in any changes to the setting of 17 of the identified heritage assets and, therefore, they are not considered to be sensitive to future development of the study site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The single remaining designated heritage asset is Reed Conservation Area and is considered as potentially sensitive to the development proposals of the study site.
- 5.20 Additionally, there are 16 non-designated heritage assets positioned within Reed Conservation Area that have been listed as non-designated heritage assets within the relevant Character Statement (2019). One non-designated heritage asset, Thatchers, Jackson's Lane, is located immediately adjacent to the south-western corner of the study site and is considered as potentially sensitive to development proposals.

Assessment of Heritage Assets

- 5.21 In accordance with current guidance, this section provides an assessment of the significance of the identified heritage assets. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 201, NPPF 2023) is therefore fundamental to understanding the scope for and acceptability of change.

Reed Conservation Area

Description

- 5.22 A Character Statement for Reed Conservation Area was produced in 2019 by Wood Environment & Infrastructure Solutions UK Limited on behalf of North Herts District Council. The following description has been drawn from the Character Statement, supplemented by observations made by the author during a site visit in December 2023.
- 5.23 Reed Conservation Area was designated in 1974 (boundary amended 1979) and encompasses the majority of the village area. However, the limits of the Conservation Area have been drawn to exclude a linear pattern of post-war housing located at the western side of the village where it is accessed from the A10; and the majority of the open space on the outskirts of the settlement. The historic layout of the village follows an unusual, presumably organically derived pattern but its central section is roughly square, with four principal lanes (Church Lane, High Street, Jackson's Lane and Driftway) containing a large, central green space that is a focal point of Reed. Two historic greens, 'Reed' and 'Fiddlers', are located to the east and west respectively. Built development extends in a sporadic fashion to the south-

west of the central green space along Church Lane, where it continues in a 'zig-zag' alignment beyond the junction with Driftway. The arrangement of buildings, generally groups of cottages, large detached houses and farmsteads, within the Conservation Area follows an informal street layout, with dwellings generally set back from lane frontages within generous plots and dispersed amongst open fields and agricultural buildings. Architectural character varies across the village, with a tendency towards one and a half storey buildings with steep roofs to the north and western sides; with large farmsteads and former manorial sites to the south. However, there is a deal of variance included within these general stylistic trends, with modern housing particularly at the northern and western sides providing a greater range of architectural styles.

- 5.24 The character of the Conservation Area is distinctively rural and informed by the village's siting within the Hertfordshire countryside. Farmland bounds the village on all sides forming the setting of the Conservation Area, with several tracts of agricultural fields scattered amongst the country lanes, houses, cottages and farm buildings that make up the settlement layout.
- 5.25 The southern and eastern parts of the village, along Driftway and High Street, are particularly interesting in terms of their historic character, and it is notable that all of the Scheduled Monuments and Listed Buildings contained within the Conservation Area are focused in these parts of the settlement. This includes the numerous medieval moated sites positioned within the village and a number of c.17th century listed structures, all of which contribute greatly to the general historic character of the Conservation Area. By contrast, the northern and western sections of the Conservation Area encompass a small number of historic buildings, with cartographic regression indicating that both Jackson's Lane and Church Lane were very sparsely developed until the 20th century. The 1808 Inclosure Map shows Jackson's Lane as containing very few properties, with structures all confined to the north of the lane comprising two, now lost buildings at the Junctions with Brickyard lane and High Street respectively and a further building, likely to be Thatchers, shown to the south of the study site, set back from the road. The first edition OS map of 1878 shows only four structures in this location, one of which is situated in a back plot position. Reed House, the gardens of which form the study site, in addition to the majority of neighbouring dwellings and those positioned on the opposite side of Jackson's Lane are mid-late 20th century in date.
- 5.26 In recent years, there have been few developments within and bordering the conservation area but in general, where development has taken place, there appears to have been a preference for incorporating design characteristics more commonly found in agricultural buildings to reflect the rural character of the village. For example, the two residential developments off Brickyard Lane, located c.100m west of the study site and partially within the Conservation Area boundary.

Significance

- 5.27 The Reed Conservation Area Character Statement has detailed the significance of Reed Conservation Area in the 'Statement of Special Interest', which is summarised as follows:
- 5.28 Conservation areas exist to manage and protect the special architectural and historic interest of a place, and as such, the designation of Reed Conservation Area recognises that the encompassed section of the village holds significance informed by these heritage interests. This is largely vested in the historic settlement layout, the number of designated heritage assets including Scheduled Monuments and a Grade I listed church, and the aesthetic quality of the village in its countryside setting.

Setting

- 5.29 Reed lies on a chalk ridge with farmland dominating the wider setting of the central area of the settlement, encapsulated by the boundaries of the Conservation Area. This countryside landscape frames the settlement and forms a defining factor of its setting and aesthetic character. Long views from within and surrounding the Conservation Area are limited by thick hedgerows, mature trees and domestic planted boundaries along the narrow lanes (Plates 5 to 7), creating a sense of enclosure and intimacy within the village. This dense planting, and in turn the gaps within this, act to frame views, allowing for relatively unimpeded outlooks across three historic green spaces (Plate 8) and along the principal straight lanes, with glimpses provided of the surrounding farmland. These views help to enhance and demonstrate the rural setting of the Conservation Area.
- 5.30 Having said this, built form is not absent from Reed Conservation Area's immediate setting and there are several areas of both modern housing and agricultural buildings located on the outskirts of its curtilage. This is particularly visible to the west and north of the village, where 20th and 21st century development is comparatively widespread. Rather than diminishing the aesthetic quality of the Conservation Area, the more recent buildings contribute to the range of architectural styles present within the village and confers a sense of the evolution of the settlement.
- 5.31 The rural setting of Reed Conservation Area provides both historical context and a sense of place to the settlement, while the mix of architectural styles provided by the range of 17th to 21st century-built form within the Conservation Area itself and its immediate setting illustrates the story of how the settlement has developed through the centuries. The rural backdrop emphasises the traditional character of the village and informs its significance and the ability to appreciate said significance to a moderate to high degree.

Contribution of the study site to the significance of Reed Conservation Area

- 5.32 The study site is currently the residential garden of Reed House, situated to the south, and is laid to lawn with densely planted boundaries separating it from The Joint to the north, a public footpath to the east, a field of rough pasture to the west and neighbouring properties to the southwest. The study site shares a c.81m length of boundary with part of Reed

Conservation Area and due to this forms part of its immediate setting. This short stretch of boundary follows the rear gardens of two residential properties, Bramshott (a modern detached house) and Thatchers (a building of some age but with extensive modern extensions to the rear) and is formed by dense, mature planting. As a residential garden, the study site is visually well-enclosed and isolated from the majority of the Conservation Area other than the very small section that includes Reed House.

- 5.33 The key elements of the setting of the Conservation Area relate to the agricultural nature of its countryside location. Although the study site is an open space, it is decidedly domestic in character and does not form part of the farmland that is interspersed within and bordering the Conservation Area. There is a complete lack of earthwork features to suggest the previous agricultural use of the study site, which is particularly notable as ridge and furrow earthworks, former field boundaries etc. are relatively widespread in other parts of the Conservation Area. As a consequence of its visual isolation, the study site is not part of any key views, or any third-point views, that help to illustrate the significance of the Conservation Area. At present, the study site forms a neutral element in the setting of the Conservation Area.

Thatchers Cottage (Non-Designated)

Description

- 5.34 Thatchers Cottage is a detached dwelling located on the northern side of Jackson's Lane, adjacent to the south-western corner of the study site. The building appears to be shown on the 1808 Inclosure Map and may, therefore, be of at least early 19th century date, and quite possibly somewhat earlier. However, it is known that the building was subject to a fire in recent years and has been extensively reconstructed. It has also been considerably altered with a two-storey extension added to the rear in 2002, and a further single storey extension constructed to the side and rear in 2010. It has a traditional appearance being white rendered with a thatched roof.

Significance

- 5.35 Without detailed examination of the fabric of the building it is difficult to fully assess its evidential, historic and architectural interests, and it is not known what proportion of the original 19th century (or early) vernacular cottage survived the fire and reconstruction. The building is, therefore, unlikely to be of sufficient historic interest to be considered as a non-designated heritage asset in its own right. Thatchers Cottage does, however, contribute to the character of the Conservation Area in which it is sited, through both aesthetic appeal and adding a sense of time depth to the village (even if that is largely through reconstruction rather than original fabric). It is set back from the Jackson's Lane frontage with hedges and trees planted at the front boundary. This is one of the characteristics of the village's aesthetic character and in this way, Thatchers Cottage contributes to the visual quality and interest of the Conservation Area.

Setting

- 5.36 The immediate setting of Thatchers Cottage is delineated by the plot in which it is sited. The wider setting of the non-designated heritage asset is that of the Conservation Area and is rural in nature.

Contribution of Study Site to Significance of Thatchers Cottage

- 5.37 The study site is located to the north-east of Thatchers Cottage. As both the study site and the ground of Thatchers Cottage have been designed to afford private garden space, there is very little intervisibility between the two. The study site does not contribute to the significance of Thatchers Cottage in its own right nor does it form a part of or facilitate any views of the cottage.

6 IMPACT ASSESSMENT

Proposed Development

- 6.1 Proposals for residential development of the study site are currently being prepared, with the intention to submit an Outline planning application with all matters reserved other than access. It is envisioned that the scheme will comprise:
- The erection of up to 14 dwellings (including policy compliant affordable housing) with associated car parking and landscaping
 - An amenity area of open space
 - Vehicular access to The Joint
 - Cycle access to Jackson's Lane
- 6.2 The indicative layout of the development has been designed to be in-keeping with the rural nature of Reed, with a large amount of open space incorporated in a central location and between the dwellings. An existing access point to The Joint to the north will be amended to facilitate vehicular access to the site, and all existing screening will be retained.

Pre-Application Advice

- 6.3 In consideration of the concerns raised by planning officers on potential residential development of the site during previous applications, Strutt & Parker on behalf of David Tait submitted a pre-application advice request to North Herts District Council on 22nd March 2023, to seek the planning authority's current views on the proposals. An indicative layout of the development was provided as part of this process.
- 6.4 North Herts District Council responded to the pre-application request on 21st June 2023, and raised the following concerns over the proposed development in relation to the historic environment:

1. The open character of the study site makes a positive contribution to Reed Conservation Area and would be compromised by development of the study site.
 2. Views that are apparent across the study site from The Joint, the public bridleway to the north, and the public footpath to the east, make a positive contribution to Reed Conservation Area.
 3. The proposed 14 unit development would have a suburban character which would not be in keeping with the prevailing character of the Conservation Area
- 6.5 These points effectively summarise the key issues to be addressed by this impact assessment.

Impact upon heritage assets

Existing Impacts

- 6.6 Reed Conservation Area is the single designated heritage asset potentially sensitive to development of the study site. It is not considered that there are any existing impacts on the Conservation Area. As mentioned above, 20th and 21st century built form is not absent from the Conservation Area itself, nor its immediate setting. However, this does not detract from the significance of the area and in fact, helps to illustrate the narrative of the settlement's development over time.

Developmental Impacts

- 6.7 This assessment has confirmed that there is a single designated heritage asset, Reed Conservation Area, that is potentially sensitive to developmental impacts. There will be no direct impact upon this asset and any potential impact will, therefore, be confined to the contribution to the significance of the Conservation Area that is derived from its setting.

Contribution of open nature of the study site to the significance of Reed Conservation Area

- 6.8 Open space provides a great contribution to the significance of Reed Conservation Area and indeed, the Character Statement aptly summarises this by highlighting that '*The key character of Reed Conservation Area is its openness*'. This is also relevant to the setting of the Conservation Area, which is distinctively rural in nature and incorporates vast swathes of open farmland.
- 6.9 Due to this importance, North Herts District Council has identified that an analysis must be made of whether the study site constitutes an important open space that contributes positively to the character and setting of the Conservation Area, and if so, whether loss of this would constitute harm to the asset.
- 6.10 When there is a reference to openness being a key element of the setting of the Conservation Area, this is in relation to the decidedly agricultural nature of its countryside location, creating a rural backdrop that amplifies the traditional character of the village and partially informs the significance of its Conservation Area. Contributing elements of this open space

comprise the three historic green spaces located at the village core, the vast arable fields that surround the village and tracts of farmland adjoining lanes within the village, creating the impression that the countryside extends right into the settlement. A good example of the latter is the plot to the west of the study site, which is formed of a rough pasture field that extends from Jackson's Lane all the way to The Joint, providing a visual and physical connection to the wider countryside setting beyond the Conservation Area.

- 6.11 Although the study site can be described as an open space, it is made up of a residential garden and is domestic in character, with a large well-kept lawn occupying the majority of the site. There is no agricultural quality to the space and it does not inform the rural character of the village, nor its Conservation Area. Further, by consequence of it being a domestic garden, it has been designed to be private and visually isolated and as such, is not part of any views that convey the character of the Conservation Area and in turn, its significance. Although the study site does form part of the setting of the Conservation Area and does constitute open space, the potential contribution that it makes to the significance of the asset can only be regarded as neutral to the reasons listed above. Therefore, it is not considered that the study site is an important element of the Conservation Area, nor does it inform the significance of it to any appreciable degree.

Disruption of key views of the Conservation Area from The Joint, the public bridleway to the north and the public footpath to the east

- 6.12 The extent and importance of setting and its contribution to the significance of a heritage asset can be expressed through the identification of 'key views'. The Reed Conservation Area Character Statement has identified seven such views that demonstrate the setting and in turn, the contribution of said setting to the significance of the Conservation Area, none of which encompass the study site. Development of the study site would also not have any impact on third-point views listed within the statement.
- 6.13 Having said this, the pre-application response has identified that the planning authority considers that there are three key views not listed within the Conservation Area Character Statement that may include the study site, requiring further analysis to establish whether there is potential for developmental impacts: from footpath 'Reed 013' east of the study site, The Joint to the north, and bridleway 'Reed 001' on the northern side of The Joint. These are considered individually below along with a wider consideration of whether any views demonstrating the significance of the Conservation Area would be potentially sensitive to the proposals. The site visit undertaken for this assessment was made in December, when foliage was at its sparsest, and therefore seasonal variability is not considered as a factor below.
- 6.14 Footpath 'Reed 013' extends on a north-south alignment connecting Jackson's Lane to The Joint. Only the southern part of the path is within Reed Conservation Area, with the remaining section forming part of its setting and acting as an entrance into the village from the surrounding countryside. The footpath is densely lined with mature trees/hedges and is

reflective in character of many of the routeways that form part of the Conservation Area's aesthetic quality (Plate 9). It is not located directly adjacent to the study site, rather there is a buffer of c.5m of mature trees and other vegetation separating the two. Beyond this, the eastern boundary of the study site is marked with a thick, mature hedgerow of sufficient height and density to effectively block the majority of views from the footpath into the site. There are limited glimpses available along the route (Plates 10 and 11), and a narrow strip of the study site is visible towards the base of the hedgerow. These glimpsed views are, however, from the section of footpath that falls beyond the Conservation Area boundary. Based on the indicative positioning, scaling and massing of the proposed development, there is likely to be only an extremely minor change to views along the footpath when looking directly into the study site, but these views will not be from within the Conservation Area and there will be no interruption of views from the footpath towards the Conservation Area.

- 6.15 The Joint, to the north of the study site, is external to the Conservation Area but effectively bounds the northern limit of the village from the agricultural land beyond (Plate 12). There are limited views from The Joint to Reed Conservation Area (or vice versa) and these are largely directed along the thoroughfares of Brickyard Lane and Crow Lane. Dense planting along the boundary (formed of a hedgerow with a row of mature trees behind) between The Joint and the study site allows for only limited views at certain points along the route (Plate 13), with the notable exception to this being the northern entrance into the study site. Currently, whilst it is possible to see the edge of the Conservation Area through this northern entrance, that view is confined to the rear of Reed House (which is not identified as a building or feature that contributes to the character of the Conservation Area) and its domestic garden. The entrance will be remodelled to facilitate vehicular access under the proposals and the development would be visible from The Joint at this point (Plate 14). However, this will not disrupt or significantly alter any views between The Joint and Reed Conservation Area, and will not impact on the significance or ability to appreciate the significance of the latter.
- 6.16 Bridleway 'Reed 001' extends from The Joint northwards along the edge of a large arable field, on a distinct south-facing slope. Whilst there are trees visible in the view from the elevated position provided by the bridleway towards the Conservation Area, there is very limited visibility of any of the buildings incorporated (limited to two roof lines). As such, it is not possible to gain any appreciation of the character and appearance of the Conservation Area from this viewpoint (Plates 15 and 16). There are no views from the bridleway into the study site, or vice versa, and the existing screening of the hedgerow and mature trees is of sufficient height and density that, assuming they are of appropriate scaling, new dwellings should not be particularly conspicuous from this routeway. Development of the study site would not infringe upon any views of the Conservation Area from the bridleway and would not impact upon the significance of the heritage asset.
- 6.17 Elsewhere, the study site is similarly well screened by hedgerows, mature trees and buildings along Jackson's Lane, resulting in considerably few views from or including the Conservation

Area. There is a single viewpoint from Jackson's Lane towards the study site across the agricultural field that borders the latter on the western side (Plate 17); and from the grounds of Thatchers Cottage (Plate 18), a non-designated heritage asset. Development of the study site may be partially visible from these points within the Conservation Area looking north-east but such views would be heavily filtered and it is not considered that the limited view of the development would impact the significance of the Conservation Area or Thatchers Cottage.

Introduction of suburban character

- 6.18 The Reed Conservation Area Character Statement lists one of the key characters of the village as the lack of *"suburban quality...instead, houses and farms are mostly scattered along the various country lanes, often with an abundance of space in between properties"*. The pre-application response quotes this section of the Character Statement, raising the concern that the proposed development would introduce suburban character to the setting of the Conservation Area.
- 6.19 To explore this concern further, it is important to first define what is meant by suburban character in this context. In general, suburbs can be seen as outgrowths or dependencies of cities or towns that have a separate character to the main area. Unhelpfully, despite the many published analyses of settlement typologies, there is not a definitive consensus on the key design characteristics of a suburb but generally, they mimic many aspects found in rural settlements. The National Model Design Code (2021) includes several aspects of commonly found design principles in suburban areas as low-density development with building lines set back from the road, large plot sizes, variation in scaling and appearance, largely detached or semi-detached dwellings with a lower proportion of short terraces and generous provision of open spaces. Many of these qualities are mentioned in the Reed Conservation Area Character Statement as key design characteristics found in the village that contribute to its aesthetic character, although this character cannot be said to be suburban.
- 6.20 Considering this, the Character Statement and Pre-Application Response may be referring to 'suburban character' as a metaphor for a sprawl of development separate from the village core; and further, implying that development of the study site would not be in keeping with the design characteristics found elsewhere within Reed Conservation Area and its setting.
- 6.21 Previous objections to development of the study site have mentioned that it would comprise an outward sprawl of the village to the north and the pre-application advice may be referencing these comments within this point. However, the indicative layout of the proposed development would not extend the line of built form further north than is already existing. Precedent has been set by two relatively recent developments off Brickyard Lane located partially within the bounds of the Conservation Area, at their closest c.100m west of the study site, and the positioning of new dwellings within the study site under the forthcoming application would not extend beyond the line of existing buildings. Development within the study site would not constitute sprawling development separate

from the village core and as such, should not be considered to have a suburban character in this way.

- 6.22 It is recognised that on the basis of cumulative impact, the recent developments off Brickyard Lane are not sufficient to justify further development on the northern side of the Conservation Area, as each proposal must be judged on its own merits based on its individual circumstances. However, it is important to note that the development impacts on the significance of Reed Conservation Area caused by the new dwellings are very minor, and there is an argument to be made that the way in which the buildings have been sited and sensitively designed with a nod to the rural character of the area has had a positive effect on the asset by both improving an underused part of the village and providing a better sense of enclosure at the northern side of the settlement. Through this, it has been demonstrated that new built form to the north of the Conservation Area can be done in a way to have very little impact on its significance, or the ability to appreciate said significance, if the plan form and character of the development is sensitively designed. Further, it has shown that development of similar scale and layout to that proposed on the study site can be completed without introducing suburban form.
- 6.23 The question then remains whether the layout of the development is incongruous to the existing model set within Reed, and furthermore, whether it is potentially harmful to the significance of the Conservation Area. A plan showing the indicative layout of the proposed development includes 14 dwellings situated on three sides of a central open space, set back from the road within plots of varied sizes with open space between dwellings. It is clear that the design has been mindful of the important heritage context of the study site and has emulated several of the essential characteristics found in the historic core of the village and listed in the Reed Conservation Area Character Statement. These include dwellings generally set back from lane frontages, ample space between buildings and generous areas of open space throughout. The provision of a central amenity space acts as a microcosm of the historic village layout situated around the central green, with the arrangement of dwellings around this mirroring the regular courtyard arrangement of the historic farmsteads that provide a great contribution to the rural architectural character of the Conservation Area, albeit on a larger scale. Variation on this type of plan form (buildings set on three or four sides of a central space) have been utilised in developments elsewhere in the Conservation Area and as such, it is not considered that the proposals constitute a departure from the existing character of the village.

Other potential impacts

- 6.24 When considering the potential developmental impacts to the Conservation Area, it is important to consider potential impacts on the Conservation Area in its entirety rather than just one aspect or specific area of it. In its current form the study site has been shown to be a largely neutral element within the setting of the Conservation Area, which is contrasted with the vast bulk of open land bordering the Conservation Area that does positively

contribute to its character and appearance.

- 6.25 The proposals are for a small-scale and low density development located external to the Conservation Area boundary. The form and appearance of the development as shown on the indicative layout will not be prominent or in any way conspicuous within the setting of the Conservation Area; and there will be very minor changes to the already extremely restricted visual permeability of the study site. Wider effects of the development, including changes to built surroundings and the environment (i.e. noise, odour, vibration, dust, light, traffic, parking) are considered to be very minor, particularly as the vehicular access to the study site will be away from the Conservation Area, at The Joint. There will be no impacts on public access, use, amenity or tree cover within the Conservation Area or its setting. There will also be no impacts on any key views illustrating significant characteristics of the Conservation Area or its setting.
- 6.26 At this stage, particulars of the appearance of the development in terms of architectural design, materials, palette and landscaping style have not been established. However, there have been examples set by 21st century residential developments within the Conservation Area itself and its setting for how sensitive design with a view towards highlighting and celebrating the rural aesthetic quality of the village, in which a large portion of its significance is vested, can be achieved in a way as to not impact upon the significance of the Conservation Area.
- 6.27 Overall, the assessment carried out for this Heritage Statement has established that the study site does not constitute important open space and represents a neutral element in the setting of Reed Conservation Area. There will be no impact on the vast open farmland that provides a major element of the Conservation Area's aesthetic quality. There is minimal intervisibility between the study site and the Conservation Area and development of the study site would not impede on any important views from and of the Conservation Area or its setting that illustrate its heritage significance. The indicative layout of the development and positioning of dwellings within individual plots is reflective of several key aspects of the historic settlement pattern of the village (set back from the road frontage, ample space between properties, large central green) and is not dissimilar in character to other examples present within the settlement. The design, detailing and palette of the development will need to be carefully considered to ensure that the development compliments the character and appearance of the Conservation Area, but it is reasoned that the study site can be developed in principle without causing harm to the significance or ability to appreciate said significance of the Conservation Area.

7 CONCLUSIONS

- 7.1 This Heritage Statement draws together the available historic, topographic and land-use information in order to clarify the heritage significance of Land North of Reed House, Reed, Hertfordshire. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 7.2 Assessment of the available data on the archaeological and historical context of the study site has established that although a number of undated features were identified during previous trial trench evaluation of the study site, there is no evidence to suggest that it was utilised before the medieval period. Subsequent to this, it is probable that the study site was used for agricultural purposes during the medieval and post-medieval periods considering the noted presence of ridge and furrow; before becoming a residential garden following the construction of Reed House in the 20th century. There is limited archaeological interest in the site and it does not hold any remaining agricultural character to suggest its historic function.
- 7.3 The assessment has established that out of the 18 designated heritage assets within a 1km radius of the study site, only one has the potential to be sensitive to development impacts. This comprises Reed Conservation Area. There is also one non-designated heritage asset, Thatchers Cottage, located immediately adjacent to the study site.
- 7.4 Openness is considered as a key characteristic of Reed Conservation Area and its setting. This refers to the decidedly agricultural nature of its countryside location, creating a rural backdrop that amplifies the traditional character of the village and partially informs the significance of its Conservation Area. Although the study site can be described as an open space, it forms a residential garden and is domestic in character. There is no agricultural quality to the space and it does not inform the rural nature of the Conservation Area. On this basis, it is not considered that the study site constitutes important open space that contributes to the significance of the Conservation Area.
- 7.5 As a private garden, the study site has been designed to be visually isolated with extensive screening along all boundaries and as such, is not part of any views that convey the character of the Conservation Area or its setting, that in turn illustrate its significance. Development of the study site would not impede on any important views that allow for an appreciation of its character and appearance.
- 7.6 The indicative layout of the development and positioning of dwellings within individual plots is reflective of several key aspects of the historic settlement pattern of the village (set back from the road frontage, ample space between properties, large central green) and is similar in character to other examples present within the settlement. The design, detailing and palette of the development will need to be carefully considered to ensure that it complements the character and appearance of the Conservation Area, but it is reasoned that the study site can be developed in principle without causing harm to the significance or ability to appreciate said significance of the Conservation Area.

8 REFERENCES

ClfA 2020, *Standard and guidance for historic environment desk-based assessment*

DCLG 2023, *National Planning Policy Framework*

DCMS 2010, *Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979*. March 2010

Historic England 2017, *Historic Environment Good Practice Advice in Planning: Note 3 (second edition) – The Setting of Heritage Assets*

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Historic England 2015, *Managing Significance in Decision-Taking in the Historic Environment*.

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Figures

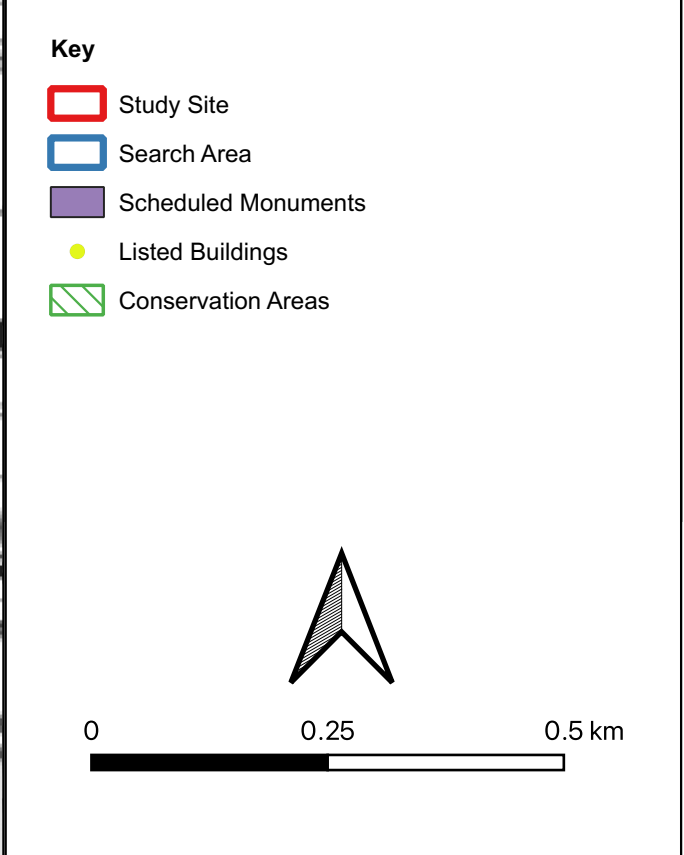
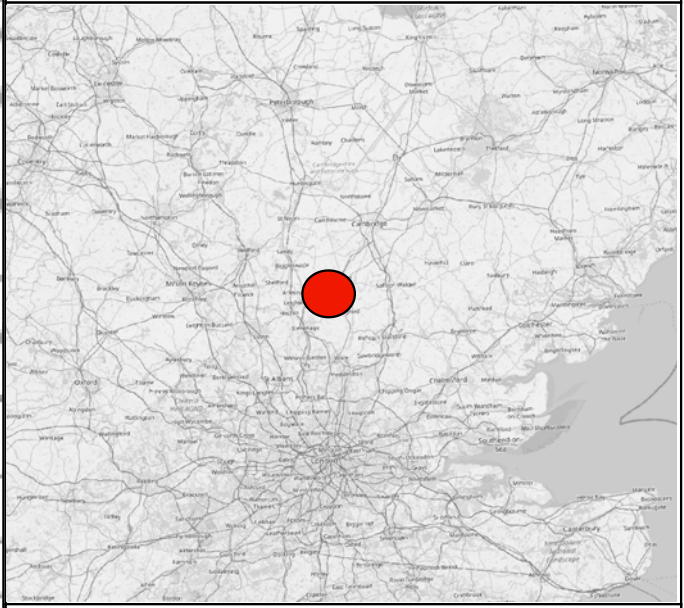
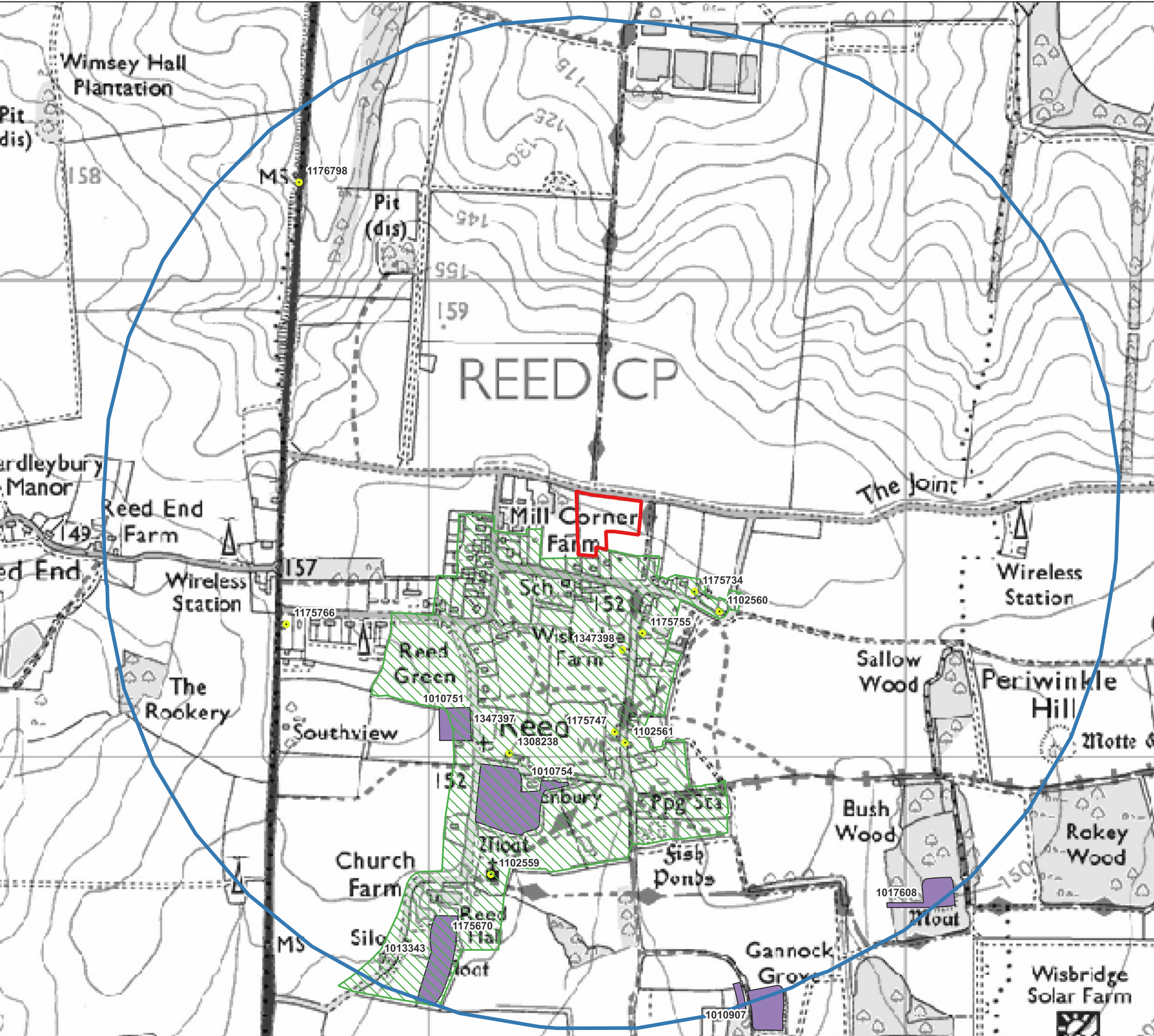


Figure 1. Study Site and Search Area showing Designated Heritage Assets

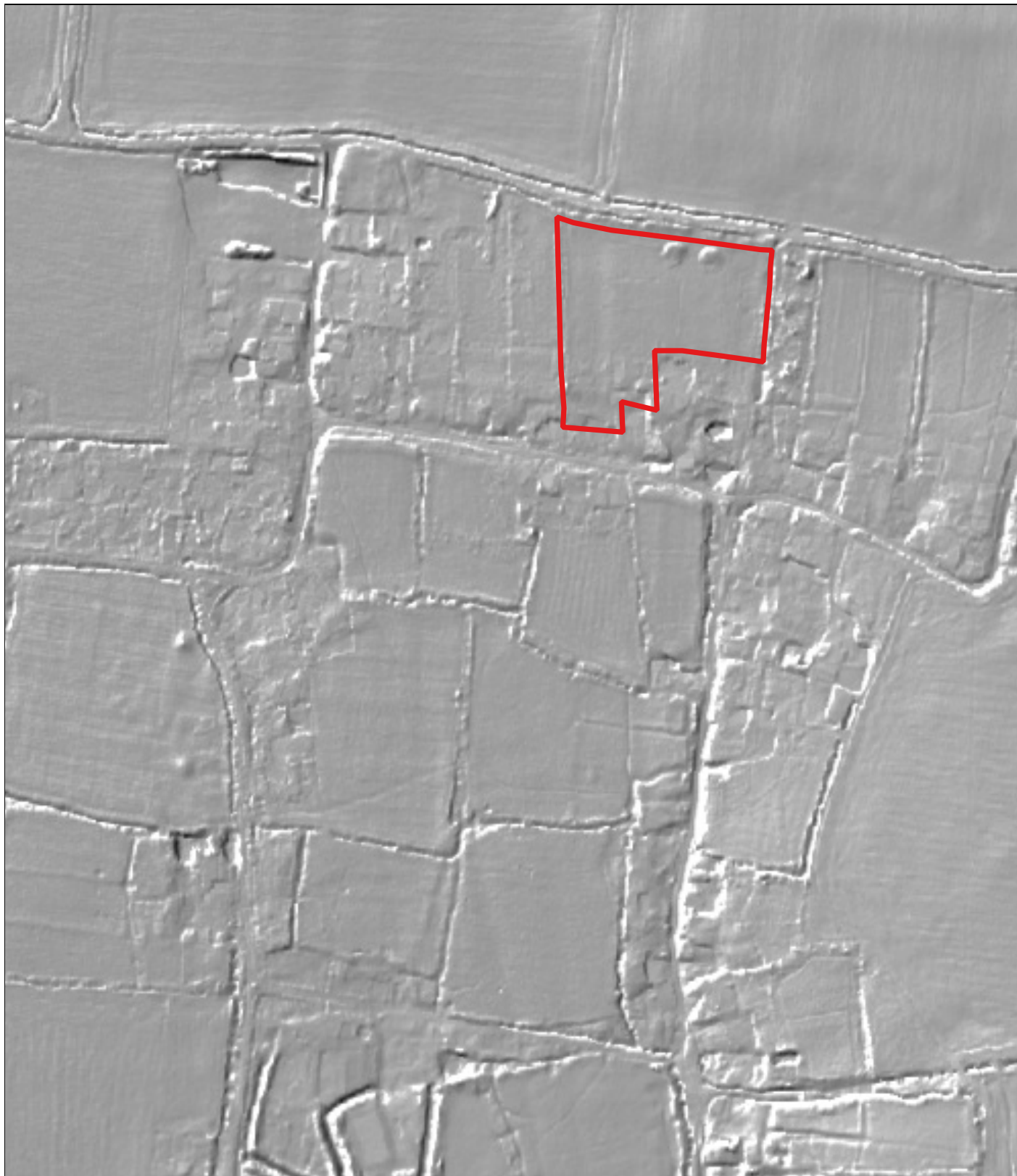


Figure 3. Lidar hillshade DSM 1m

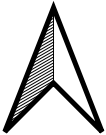
	Key  Study Site		
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Figure 4. Extract from the 1808 Barkway and Reed Inclosure Map



Key



Study Site

GHC ARCHAEOLOGY
& HERITAGE

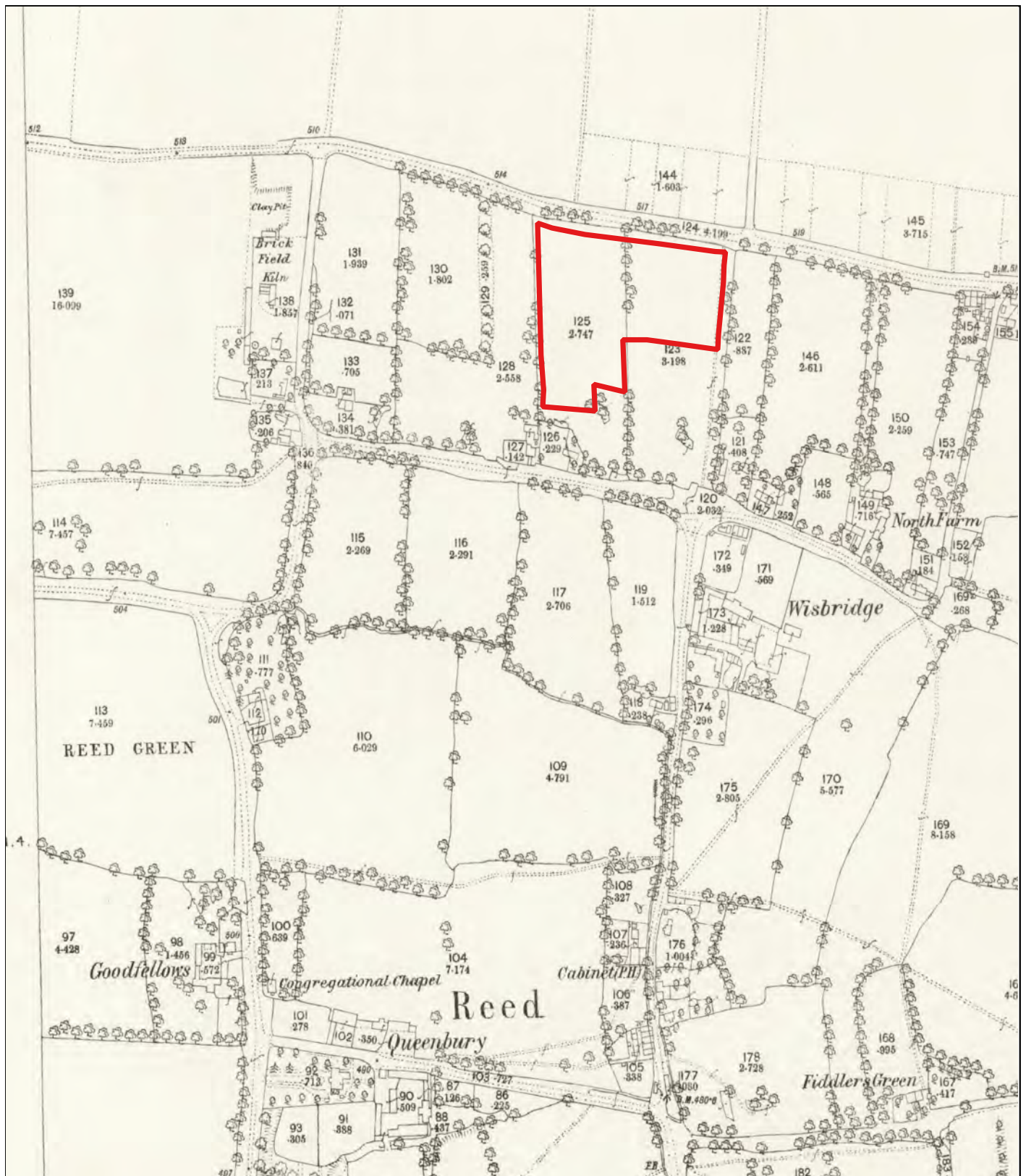
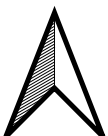


Figure 5. Extract from the OS 25" Map of 1878 Hertfordshire IX.1



Key



Study Site

GHC ARCHAEOLOGY
& HERITAGE

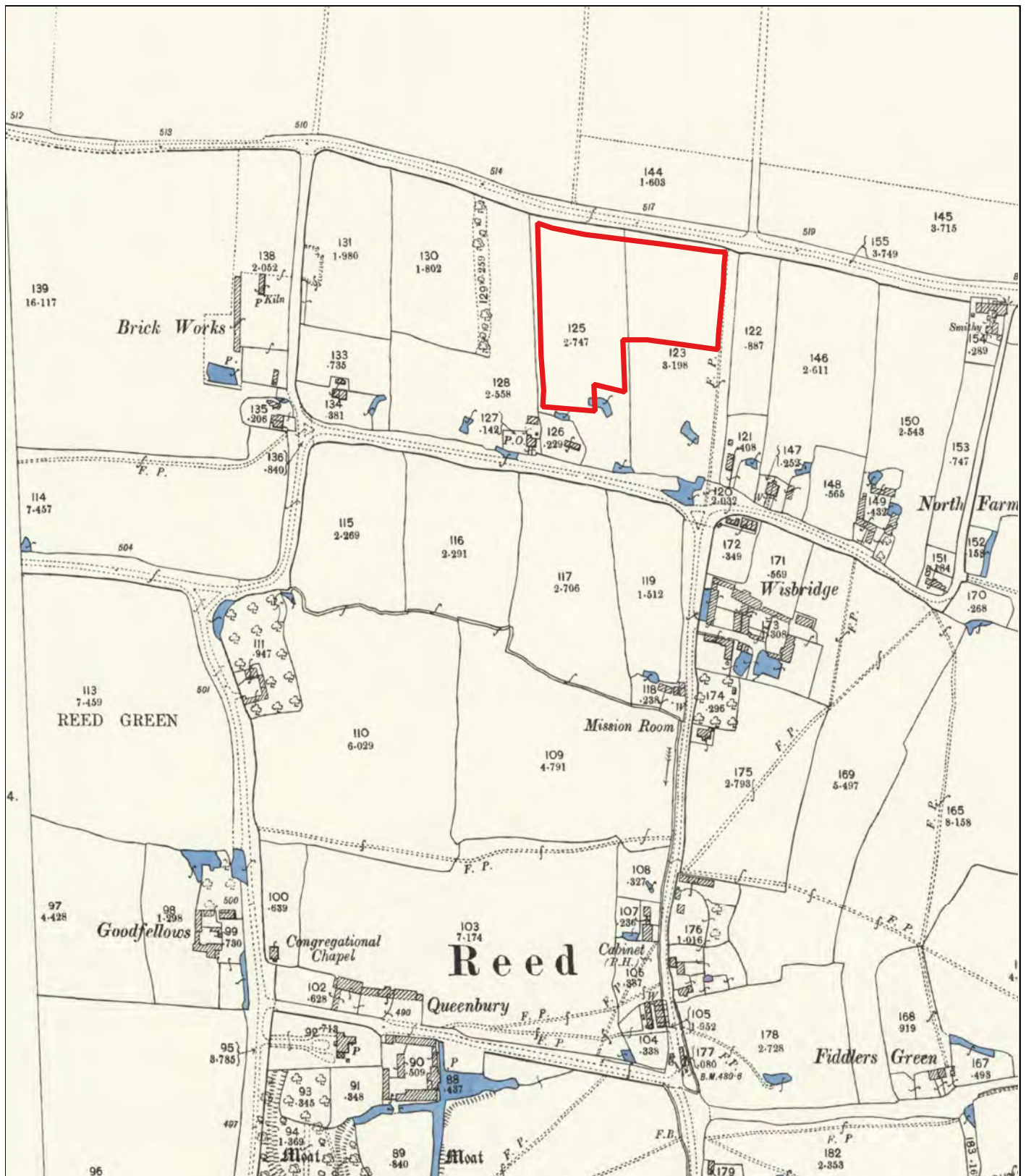
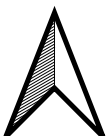


Figure 6. Extract from the OS 25" Map of 1898 Hertfordshire IX.1



Key

Study Site

GHC ARCHAEOLOGY
& HERITAGE

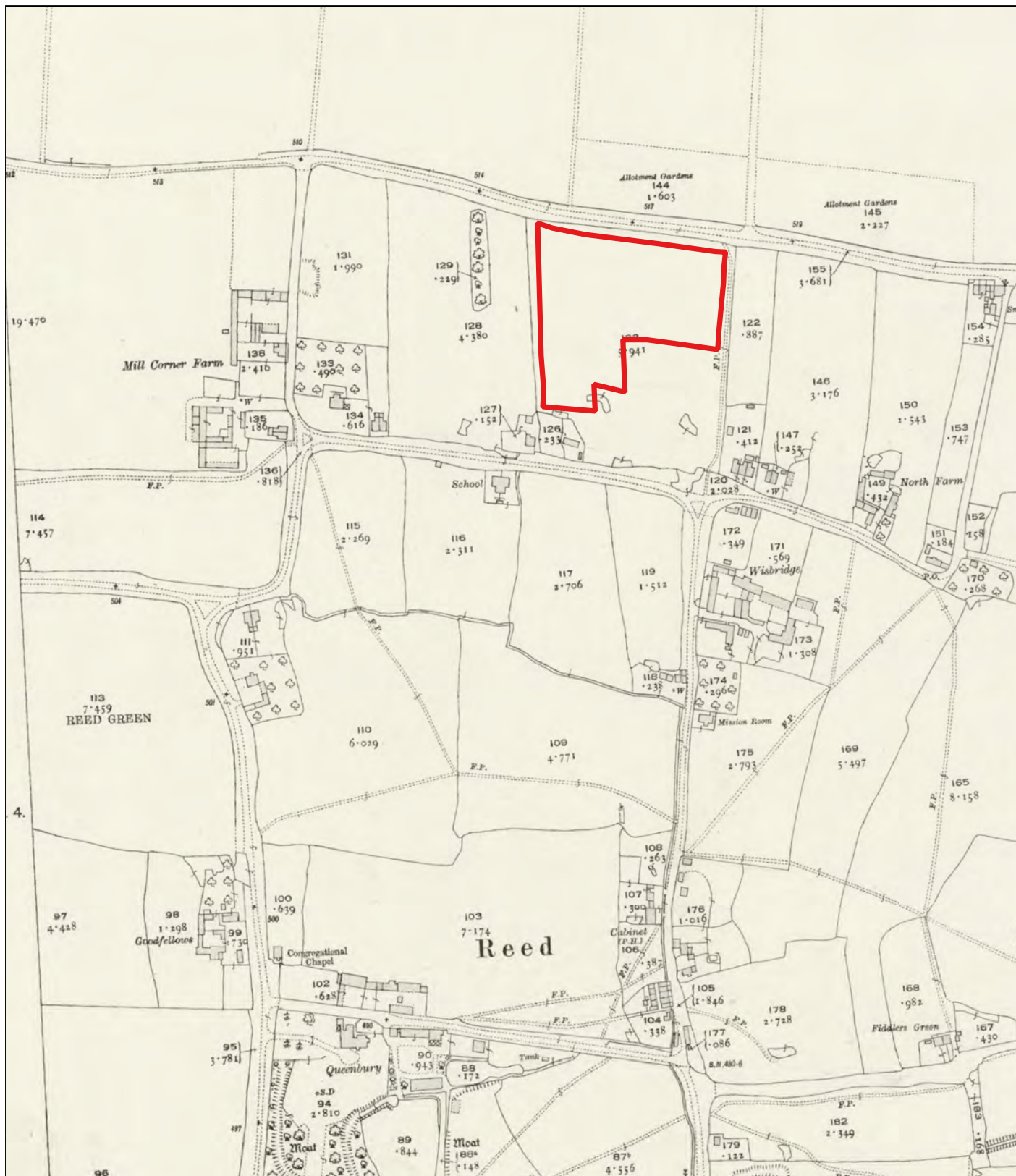


Figure 7. Extract from the OS 25" Map 1921 Hertfordshire IX.1



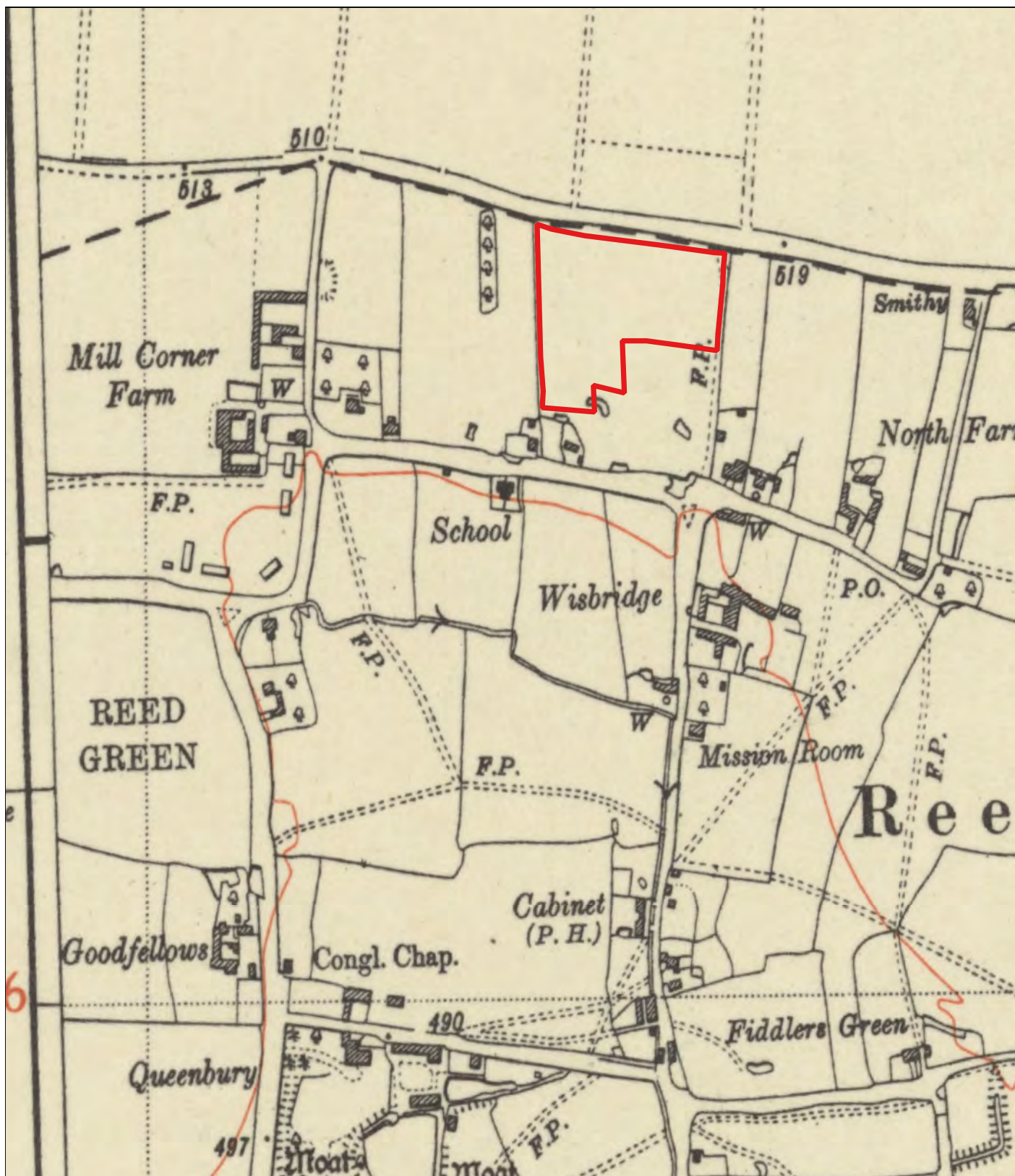
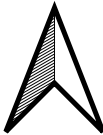


Figure 8. Extract from the OS 6" Map 1956 Hertfordshire IX

	Key  Study Site		
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Plates



Plate 1. The study site from Reed House, looking north



Plate 2. The study site, looking north-west



Plate 3. The study site, looking east



Plate 4. The study site, looking south towards Reed Conservation Area



Plate 5. View of Jackson's Lane, looking east



Plate 6. View of Jackson's Lane, looking north-west towards study site (not visible)



Plate 7. View of High Street, looking north



Plate 8. Historic green space at centre of Reed Conservation Area



Plate 9. Public Footpath to east of study site, looking north-west from Conservation Area boundary towards study site (not visible)



Plate 10: Glimpse views of study site from adjacent footpath (outside of CA boundary), looking north-west



Plate 11: Glimpse view through study site from adjacent footpath (not in CA boundary), looking west



Plate 12: The Joint, looking west



Plate 13: View from The Joint looking directly into the study site from its north-western corner, looking south-east



Plate 14: Existing entrance into the study site from The Joint, looking south-south-east



Plate 15: View from the bridleway off The Joint looking south-east towards the study site (right)



Plate 16: View from high point of bridleway looking south towards the study site and Reed Conservation Area



Plate 17: View from Jackson's Lane looking north-west towards the study site across the adjacent farmland



Plate 18: View of Thatchers Cottage looking north towards the study site (not visible)

Appendix 1: Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the Hertfordshire HER and on the Historic England National Heritage List for England within 1km of the study site. These have been listed in order of their HER references, and their locations are marked on Figures 1 and 2.

Ref.	Name	Description	NGR	Designation	Period
Designated Heritage Assets Including Listed Buildings:					
1010751	Moated site, Goodfellows.	Goodfellows moated site is the most northerly of the Reed group of 6 moats, lying on the west side of Church Lane. The sub-rectangular moat covers an area of approximately 52m north-south by 80m east-west. Three of the four arms are identifiable and enclose an island area on which is located Goodfellows Farm; the farm buildings are believed to cover the eastern arm of the moat. The southern and western arms of the moat are heavily silted and are represented by elongate depressions about 3m wide and 0.5m deep. The northern arm survives in the form of two adjacent fishponds measuring 27m by 20m and 10m by 22m respectively. The larger of the two lies next to the main road. Excluded from the scheduling are the house and the farm buildings. The ground beneath these buildings is, however, included.	TL 36057 36065	Scheduled Monument	Medieval
1010754	Double moat and fishpond, Queenbury	The Queenbury moat is a double island moated site situated on the eastern side of Reed village. The site consists of a large moated enclosure, in the south-east quadrant of which is a smaller moated enclosure, and an associated fishpond. The north-east corner of the larger moat is built over and believed to be heavily disturbed and is not included in the scheduling. The small enclosure measures c.85m north-south by c.80m east-west. The moat arms are approximately 10m wide and 3m deep and there is evidence of spoil mounds on either side of the western arm of the inner moat. The northern arm, the only part of the double enclosure which remains waterlogged,	TL 36198 35877	Scheduled Monument	Medieval

		is partly infilled. The outer moated enclosure is approximately 120m square. The remains of the southern and most of the eastern arm are visible, the rest has been infilled and there is a house and outbuildings now lying across the projected line of the northern arm. The outer enclosure has both inner and outer banks up to a height of 0.5m on the south and east sides. To the north-east of the moat is an irregular shaped fishpond which connects with the moat. It measures c.60m maximum east-west by c.17m maximum north-south. Excluded from the scheduling are the driveway, the house, the tennis courts and the outbuildings on the southern arm of the inner moat but the ground beneath these features is included.			
1010907	Gannock Grove moated site and hollow-way	The monument includes the well-preserved remains of a medieval moated enclosure and its associated ponds and adjacent hollow-way. The moat is partially water filled and has external dimensions of circa 90m north- south by 70m east-west. A break in the north-west corner of the interior bank may be the location of the original entrance. Inside the enclosure are a number of shallow earthworks likely to be the remains of contemporary medieval buildings and associated features. A number of ponds may also be part of the original complex or perhaps later additions to the monument. Adjacent to the moat on the west side is a length of hollow-way, surviving as a distinct linear bank and ditch, which is considered to be directly associated with the medieval moat. The Gannock Grove moat is one of a pair of moats with the other example being in Bush Wood which is located less than 400m to the north-east. The modern trackway is excluded from the scheduling, dividing the monument into two separate areas.	TL 36712 35464, TL 36657 35490	Scheduled Monument	Medieval
1013343	Reed Hall moated site, Reed	The monument includes the remains of a medieval moated enclosure and an associated	TL 36019 35571	Scheduled Monument	Medieval

		outer enclosure. The moated enclosure is defined by a water- filled moat along its south arm and southern parts of the east and west arms, with the remaining northern arm infilled in the past. The enclosure was originally rectangular in shape measuring some 40m east-west by approx. 75m north-south inclusive of the 12m wide moat. The interior of the moated enclosure contains the upstanding remains of Reed Hall, a grade II listed building (the upstanding remains are excluded from the scheduling although the ground beneath is included). The west wing dates back to the 1430's and is thought to be the original medieval manor house. The remaining internal area is flat apart from a sloped area to the north of the house, thought to mark the edge of the backfilled moat. Wall lines are visible beneath the turf on the southern part of the island indicating the survival of further buildings and features. The south arm of the moat is flanked by a 1.5m high outer bank. Immediately to the south of the bank is an associated outer enclosure. The outer enclosure is rectangular in shape measuring approx. 100m by 45m in maximum external dimensions. It is defined by a 3m wide 0.50m deep ditch on the north and east sides, by a scarp slope to the south and a 6m wide section of ditch to the west. The interior is flat. A further scarp slope to the south is thought to be part of the moated site.			
1017608	Bush Wood moated site and hollow-way	The monument includes the remains of a medieval moat and an associated hollow-way. The moated site measures about 50m. square, with the central island surrounded by a ditch some 12m. wide. The ditch is water filled for its entire circuit, and there is no evidence of an original entrance causeway. On the north and west sides the ditch has a slight outer bank. The interior may have contained various buildings and features, evidenced by uneven ground on the eastern side.	TL 37040 35683	Scheduled Monument	Medieval

		A further feature of the site is a linear earthwork, made up of two low parallel banks, running west from the south-west corner of the moat. The earthwork is visible up to the edge of the wood, and disappears into the ploughed field beyond. It may once have been linked to the hollow-way which communicates with St Mary's Church 800m. west of the moat. Bush Wood moat is located less than 400m. to the north-east of the contemporary Gannock Grove moated enclosure which also has an associated hollow-way.			
1102559	CHURCH OF ST MARY	Parish church. Early C11. Chancel rebuilt mid C14. Tower of C13 or C14 raised with other alterations in C15. Restored with S porch added 1863-4 by Slater. Coursed flint rubble with Barnack stone and clunch dressings. Red brick repair. Some cement rendering. Tiled roofs. Small rectangular nave with narrower, shorter and lower chancel, W tower, S porch. Nave has original long and short quoins flush with walling at all 4 angles, splayed at base but not continued as a base-course except from W angles where a second higher splay also continues as a plinth onto tower. To N on nave a blocked doorway of C11 or early C12: crudely executed round arched surround, broadly roll moulded outer face to inner archivolt, clunch tympanum, continuous splayed abaci, inner shafted jambs with incised voluted capitals, square cut outer order. Flanking restored C15 2 light windows, rectilinear tracery in square heads with hollow moulded surrounds. C19 stone course projects to close eaves. Nave to S has 2 C19 windows copying those to N, C19 S porch has a pointed arch with shafted jambs, 2 stage diagonal buttresses, coped gable parapet, 2 light windows with square heads in returns. Inner entrance is a C14 pointed arch, double wave moulded, hood mould with foliate stops, to right a semi-octagonal stoup, an early plank door with iron strap hinges and lock plate. Chancel: cement rendered E end	TL 36132 35748	I	Post-medieval

		with a restored 5 light pointed arched window with reticulated tracery. 2 stage diagonal buttresses. Chancel N and S C14 2 light windows towards nave with foiled and cusped pointed heads, restored to N and remade to S in C19. Brick courses to sprocket eaves. Ridge crosses on E gables of chancel and nave. Gable end parapet on nave to W. Tower of 3 stages is unbuttressed and quoined. Raised plinth, string courses separate stages. To W are traces of a blocked doorway with a pointed arched head, above in lower stage is a restored 2 light window as in chancel N and S walls. Louvred lancets in second stage to S and to all sides in belfry, chamfered brick and stone surrounds. Parapet is embattled to all sides but E with much red brick repair. Weathervane finial. Interior: C15 pointed tower arch, 2 chamfered orders dying into jambs. C19 chancel arch of 2 wave moulded orders, shafted responds. C19 roofs: 4 bays in nave with arched braces from short colonnettes on corbels, chancel has a ceiled 7 sided vault. At NE angle of nave are steps formerly to rood loft. In N jamb of tower arch a C14 recess with an outer ogee arch. Font has a C15 octagonal bowl with carved rosettes and shields on splayed lower faces, C20 square panelled stem. Early C17 communion table with bulbous turned legs. On SW wall of nave a lead memorial with a low relief allegorical figure, to T. Cherry, Church Warden, and W. Mowbray, Plumber, 1807. (East Herts Archaeological Society Transactions, vol.2, part 3, 1904, p.261: RCHM 1910: VCH 1914: H.M. Taylor, Anglo-Saxon Architecture, 1965: Pevsner 1977).			
1102560	CRABTREE COTTAGE	House. Early C17, altered and extended C20. Timber frame, rendered and weatherboarded. Steeply pitched thatched roof. 2 cell lobby entry plan. 1 storey and attic. Central entrance with flanking C20 3 light small pane casements, all with hoodboards. A small dormer with eyebrow	TL 36615 36303	II	Post-medieval

		thatching to right. Central ridge stack. Gable end exposed plates and attic 2 light casements. Left end lean-to outshut addition. Right end weatherboarded with a flat roofed addition. Interior: exposed framing with tension braces, cambered tie beams, stop chamfered re-used fireplace lintels. C20 additions to rear are not of special interest.			
1102561	DRAGES FARM HOUSE	House. Early to mid C17, extended mid C19. Earlier building has exposed timber frame with some weatherboarding and red brick facing. Steeply pitched thatched roof. Later building is timber frame or brick, roughcast with a slate roof. Originally a small single cell with a lean-to outshut, 2 storeys and attic. C19 2 bay lobby entry 2 storey addition on one side, now front. Early house to rear has a gable end facing road. Ground floor two 2 light small pane flush frame casements with exposed framing over a brick and flint base, pentice boards to weatherboarded upper levels with 3 and 1 light small pane casements, bargeboards with finial. 2 bay right return, close studding with middle rail, 1 and 2 light small pane flush frame casements. Towards rear a brick, tile coped rounded oven projection. Rear gable end casements, exposed framing and an internal stack with rebuilt capping. Lean-to outshut from original rear has a catslide roof, entrance in short end with an open thatched porch, red brick on return or original rear face. To front and set to left is C19 addition with a central entrance, plank door with bracketed hood, 20:20 pane iron glazing bar horizontal sliding sashes in flush moulded frames. Boxed eaves. Central ridge stack. Interior not inspected.	TL 36416 36026	II	Post-medieval
1175670	REED HALL	House. Origins are mid C15, probably built for John de Scales. Extended by addition of cross wings c.1500 and c.1600. Hall range raised and roofs hipped in late C17. Further altered and extended in C19 and C20. Timber frame.	TL 36030 35639	II	Post-medieval

		Rendered with some brick facing. Clunch and brick stacks. Machine tiled roof. An H on plan, originally an open hall with 2 bay 2 storey cross wings added, 2 bay hall raised to 2 storeys and attic. c.1500 parlour cross wing to right is jettied to front and right return with a curved bracket to dragon beam. Ground floor 6 light mullion and transom casement in a flush moulded frame, on first floor a similar 4 light casement. Boxed eaves. Steeply pitched hipped roof. Right return has an external stack of clunch rubble and ashlar with offsets, rebuilt brick cap. Behind stack a glazed door and a 2 light leaded casement with another curved bracket to jetty, first floor 2 light casement and a flush frame glazing bar sash. A first floor 2 light casement on inner return of early wing to hall range. Entrance to right, possibly in original screens passage position, 3 panelled door, recessed with architrave and fanlight, tiled pentice porch. 3 light small pane flush frame casements. Some panelled comb pargetting on first floor. A 2 light box dormer. Lower ridge than on parlour wing. To left is cross wing of c.1600, originally jettied to front, underbuilt in late C17. 2 and 3 3 light flush frame casements. Hipped roof with a yet lower ridge. A cross axial stack where this wing meets hall range and another stack to rear slope of hall range, both rebuilt. Left end has 1 storey slate roofed lean-to outshuts with C20 brick and tiled additions. To rear hall range has an extruded stack, scattered casements, 2 hipped dormers and a C20 flat roofed addition. Cross wings have red brick facing to rear on ground floor. Interior: stop chamfered bearers, jowled posts. Early cross wing has moulded wall plates with ashlar pieces to crown post roof with 2 way longitudinal curved braces, straight braces from collars to rafters. Elsewhere clasped purlin roofs. Small open well staircase with late C17 turned balusters, moulded handrails and newel posts			
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		with vase finials. Part of a moat remains to S of this manor house. (East Herts Archaeological Society Transactions, vol.2, pt.3, 1904, p.265: VCH 1914: RCHM Typescript).			
1175734	NORTH FARM HOUSE	House. C17 or earlier. Extended C18, altered C20. Timber frame on renewed brick base. Bead moulded weatherboarding. Steeply pitched half hipped thatched roof. Originally 3 bays with a through passage, small additions. 1 storey and attic with 1 storey addition. Entrance to right in a recess with a small hood. 3 and 1 light small pane flush frame casements, a 2 light dormer with eyebrow thatching. Rebuilt ridge stack to left of centre. From right bay a kitchen wing extends forwards, further extended in C20, 2 light casements, half hipped roof, ridge stack with red brick extruded oven on right return where kitchen meets lean-to dairy outshut with a catslide roof from right end of main range. Left gable end 2 light casements, exposed plates. A C19 1 storey outbuilding extends to rear left, weatherboarded, corrugated roofing. Interior not inspected.	TL 36562 36345	II	Post-medieval
1175747	THE CABINET PUBLIC HOUSE	Public house. Late C17 or early C18, extended C19 and C20. Timber frame on brick base. Weatherboarded. Steeply pitched tiled roof. Originally 2 bays, extended by 1 bay to left with further additions at both ends. 2 storeys. Ground floor: entrance to left of original centre, recessed plank door in architrave with dentilled and bracketed hood, to left two 3 light small pane flush frame casements, to right one of 2 panes, all with hoodboards. First floor three 2 light small pane casements. Coved eaves. Cross axial ridge stack at original left end, part rebuilt. To rear a C19 continuous lean-to outshut behind main range and first added bay, weatherboarded and rendered. Rendered upper part of rear wall on main block with some comb pargetting. Short C20 gabled addition to left end, set back slightly. 1 storey mid C20 addition to right end with an	TL 36394 36049	II	Post-medieval

		entrance. Beyond this to right a C19 weatherboarded and slate roofed outbuilding with 2 doors to front. Interior: chamfered axial bearer, stop chamfered fireplace lintel.			
1175755	WISBRIDGE FARM HOUSE	House. Late C16 or early C17, extended later C17 and early C19. Further extended and altered C20. Timber frame on brick base. Roughcast with some weatherboarding. Steeply pitched tiled roof. Two 3 bay lobby houses in series, that to left somewhat later, additions to rear. 1 storey and attic. Entrances central on each section are both in C20 closed pentice porches, 6 panelled door to right. Flanking right entrance are 16 and 4:8 pane flush frame sashes, flanking left entrance are 3 light small pane flush frame casements, all with hoodboards. An additional casement in early C19 bay to far left. Higher brick plinth to left of left entrance. 3 box dormers of 3:2:3 lights. Ridge stacks behind entrances, that to right axial and rebuilt, that to left smaller. Right gable end is rendered with a ground floor 16 pane sash, attic 2 and 3 light casements. Left gable end is weatherboarded with 1, 2 and 3 light casements. Short early C19 service wing to rear left, weatherboarded, brick to rear with an external stack with tumbled-in offsets, attic casements, further lean-to additions. To rear of main range a short C19 brick lean-to with a hipped roof, an entrance with a bracketed hood, a 16 pane sash and a 3 light box dormer. To rear left a C20 gabled wing. Interior: exposed framing with jowled posts, stop chamfered bearers, fireplaces have stop chamfered and chamfered lintels. Small C17 staircase with an original knob on newel post.	TL 36452 36257	II	Post-medieval
1175766	THE WOOLPACK	House. Mid C17, altered and extended C20. Timber frame. Rendered. Steeply pitched half hipped thatched roof. 3 bays. 2 storeys. Entrance in C20 gabled porch with a tiled head to left of centre. To centre and right are 3 light flush frame small pane casements. To left a C20 casement on	TL 35700 36276	II	Post-medieval

		ground floor, a 2 light casement on first floor. Ridge stack to right of centre. Left end has an early I storey thatched lean-to outshut, set back slightly with 2 light casements. Large C20 1 and 2 storey additions to rear. Interior: chamfered brick fireplace surround, stop chamfered bearer and fireplace lintel, exposed framing with tension braces, cambered tie beams, clasped purlin roof. Formerly a public house. London Road is the Roman Ermine Street.			
1176798	MILESTONE	THERFIELD LONDON ROAD (A 10) TL3573 3721 (West side) 5/115 II Milestone. c.1742 Wadesmill Turnpike Trust. Iron plate affixed c.1804, possibly to design of McAdam. White freestone with cast iron front plate. A low square pillar about 400mm square and 1/2m high, partly buried. Segmental head to iron plate with raised edge bead. Raised lettering with first word of inscription in an arc; 'LONDON 36/ BUNTINGFORD 5/ROYSTON 2'. London Road is the Roman Ermine Street. (W. Branch Johnson, Industrial Archaeology of Hertfordshire, 1970, pp,109-110, 187). -- -	TL 35727 37209	II	Post-medieval
1308238	BARN AND SHED ABOUT 30 METRES NORTH OF QUEENBURY (NOT LISTED)	Barn and shed. C17. Timber frame on brick base. Weatherboarded. Steeply pitched half hipped thatched roof, corrugated sheeting to rear. 5 bays with a single aisle to rear. Central double doors. Interior: large scantling to frame, jowled posts with arched braces to tie beams and arcade plates. Collars clasp purlins, curved windbraces. Tension braces in walling. Extending from left end towards road and house is a low C18 or C19 5 bay open fronted and thatched cow shed with flint and brick to end.	TL 36171 36004	II	Post-medieval
1347397	GOODFELLOWS FARM HOUSE	House. C18, extended C19, altered C20. Clunch on brick base. Rendered. Tiled roof. An L on plan, 3 bays with a 1 bay wing to rear right. 2 storeys. Entrance to right of centre in C20 gabled porch, panelled door with reeded architrave. High brick plinth. 2 light small pane flush frame casements, ground floor hoodboards. Boxed eaves. Hip to	TL 36079 36053	II	Post-medieval

		right return, 2 bays with similar casements, ridge stack. Left gable end external stack, red brick with offsets, rebuilt. In angle of L to rear is a C19 2 storey slate roofed lean-to addition with 1 and 2 light casements and a horizontal sliding sash on left end. A C20 gabled porch added to rear. Interior not inspected.			
1347398	COSYKOT	House. Early C17, altered C20. Timber frame on brick base. Pebbledashed and weatherboarded. Steeply pitched thatched roof. 3 bays. 1 storey and attic. Gable end towards road has a door, pentice board to weatherboarded attic with a 2 light casement, exposed plates and purlins. Left return has a small C20 bay window, an entrance and a 2 light small pane dormer with eyebrow thatching. Axial ridge stack between front and centre bays. Half hip to rear over a weatherboarded attic with a 2 light casement. Right return from front has scattered casements. Interior: chamfered bearers, cambered tie beams.	TL 36410 36222	II	Post-medieval
N/A	Reed Conservation Area	N/A	N/A	Conservation Area	N/A
HER Monuments					
MHT11037	CHURCH FARM, REED	Post-medieval farmstead at Reed Hall, (re)built as a planned farm in the 19th century			Post Medieval to Twentieth Century
MHT11427	MEDIEVAL DITCHES, MILL KORNER, JACKSONS LANE, REED	Four ditches, two containing medieval pottery			Medieval to Post Medieval
MHT15074	POST-MEDIEVAL FARMSTEAD, QUEENBURY, DRIFTWAY, REED	Substantial farmstead with medieval origins, partly altered into a country house amenity in the early 20th century			Post Medieval
MHT15075	WISBRIDGE FARM, HIGH STREET, REED	Post-medieval farmstead with surviving farmhouse and barn			Post Medieval
MHT15077	NORTH FARM, CROWN LANE, REED	Post-medieval farmstead with 17th century or earlier farmhouse			Post Medieval
MHT15079	DRAGES FARM, HIGH STREET, REED	Small 17th century house, doubled in size in the mid 19th century, with outbuilding			Post Medieval

MHT15080	GOODFELLOWS FARM, CHURCH LANE, REED	Post-medieval farmstead with 18th century farmhouse			Post Medieval
MHT15082	MILL CORNER FARM, BRICKYARD LANE, REED	20th century farmstead with origins in the 19th century brickyard; the farmhouse now on a different site			Twentieth Century
MHT15351	APPROXIMATE SITE OF WINDMILL, MILL CORNER, REED				Post Medieval
MHT15352	SITE OF BRICKFIELD, BRICKYARD LANE, MILL CORNER, REED	19th century brickfield with kiln, at Mill Corner Farm			Post Medieval
MHT15908	REED HALL, REED	Mid 15th century hall house			Medieval to Post Medieval
MHT16921	CROPMARKS OF RECTILINEAR DITCHED ENCLOSURE, PITS AND DITCHES, REED END, THERFIELD	Possible settlement			Unknown
MHT16922	CROPMARKS OF LINEAR DITCH AND RECTILINEAR ENCLOSURES, EAST OF ERMINE STREET, REED				Unknown
MHT16938	CROPMARKS OF POSSIBLE BOUNDARY OR ENCLOSURE AND RING DITCH, THE JOINT, BARKWAY				Unknown
MHT16997	CROPMARK OF POSSIBLE RECTILINEAR ENCLOSURE, THE JOINT, REED				Unknown
MHT17363	SITE OF DRAINAGE DITCH, FIDDLERS GREEN, REED	Substantial but undated ditch alongside the bridleway, just north of the site of probable fishponds			Historic: period uncertain
MHT17718	THE CABINET PH, HIGH STREET, REED	Timber-framed house built c.1700, used as a public house since at least the mid 19th century			Post Medieval
MHT17719	REED CHAPEL, CHURCH FARM, REED	19th century Independent chapel, built in 1842			Post Medieval
MHT17747	BRONZE AGE DITCH, PROBABLE ROUND BARROW, NW OF ROKEY WOOD, REED	Ploughed-out round barrow, the ditch containing sherds of Bronze Age pottery			Late Neolithic to Later Bronze Age
MHT18178	POSSIBLY MEDIEVAL PITS AND DITCHES, REED HOUSE, JACKSONS LANE, REED	A possibly medieval ditch; undated ditches containing animal bone, deer antler, and daub; and two undated pits			Medieval

MHT18255	SITE OF VILLAGE POUND, CHURCH LANE, REED	Post-medieval animal pound beside the parish church			Post Medieval
MHT1918	MOATED SITE, GOODFELLOWS, REED	Fragments of a possible moat enclosing a large area			Medieval to Post Medieval
MHT1919	DOUBLE MOAT AND FISHPOND, QUEENBURY, REED	Large moated site at the 'queen's manor', sold to Queen Eleanor by Henry III			Medieval
MHT1920	CARR'S PIGHTLE MOATED SITE, NEAR REED HALL, REED				Medieval
MHT1921	PROBABLE FISHPONDS, FIDDLERS GREEN, REED	Ponds shown on 1808 map, and once thought to be a moat; no longer visible			Medieval
MHT1922	POSSIBLE MOATED SITE, FIDDLERS GREEN, REED	Earthwork enclosure which is probably post-medieval			Medieval
MHT2340	CROPMARKS OF RECTILINEAR ENCLOSURES, NORTH OF REED				Unknown
MHT2517	CROPMARK OF A RING DITCH, REED				Late Neolithic to Earlier Bronze Age
MHT2702	VILLAGE AND PARISH OF REED	Village on the Chiltern ridge, with unusual morphology			Medieval to Post Medieval
MHT30369	THE WOOLPACK, LONDON ROAD, REED	17th century beer house on the main highway			Post Medieval
MHT30370	THE RED LION, LONDON ROAD, THERFIELD	Post-medieval public house on the main highway, closed in the later 20th century			Post Medieval
MHT30371	'HUMAN REMAINS', REED HALL, REED	Supposed discovery of human remains marked on historic mapping			Unknown
MHT30392	APPROXIMATE SITE OF WORLD WAR II SEARCHLIGHT EMPLACEMENT, THE JOINT, REED	One of 17 in Area DN01			World War II
MHT31605	MEDIEVAL/POST MEDIEVAL MATERIAL, REED CHAPEL, CHURCH LANE, REED	Made ground and subsoil revealed various material including slag, pottery, animal bone, and rubble.			Medieval
MHT4026	MOAT, REED HALL, REED				Medieval

MHT4035	ST MARY'S CHURCH, REED	Late Saxon parish church			Late Saxon
MHT4467	CROPMARK OF RING DITCH, REED END, THERFIELD	Possible barrow, or a post-medieval windmill			Late Neolithic to Earlier Bronze Age
MHT5046	MILESTONE, REED	Wadesmill turnpike milestone, erected in 1742; 36 miles from London			Post Medieval
MHT5685	WELL HEAD GEAR, THE CABINET PH, HIGH STREET, REED	Probably a 20th century construction on the site of a pond			Post Medieval to Twentieth Century
MHT5991	APPROXIMATE SITE OF WINDMILL, REED END, THERFIELD	Reed Common or Reed Mill			Post Medieval
MHT7783	CROPMARKS OF RIDGE AND FURROW, REED				Medieval
MHT7784	CROPMARK OF RING DITCH, REED				Late Neolithic to Earlier Bronze Age
MHT7785	CROPMARK OF RING DITCH, REED				Late Neolithic to Earlier Bronze Age
MHT7786	CROPMARK OF A RING DITCH, REED				Late Neolithic to Earlier Bronze Age
MHT7787	CROPMARKS OF RIDGE AND FURROW, REED				Medieval
MHT9099	CROPMARKS OF A POSSIBLE MOATED SITE, EAST OF REED CHURCH, REED	Post-medieval pond which may have been part of a medieval moat			Medieval to Post Medieval
MHT9271	ERMINE STREET ROMAN ROAD	The Hertfordshire section of the Roman highway from London to York, parts of which are still in use			Roman
HER Events					
EHT1358	Watching brief at Queenbury, Reed, 2008				
EHT1367	Watching brief at St Mary's church, Reed, 2009				

EHT1673	AIR PHOTO OF CROPMARKS OF RECTILINEAR DITCHES, REED				
EHT2157	AIR PHOTO OF THERFIELD				
EHT2246	AIR PHOTO OF CROPMARKS OF ENCLOSURES AND LINEAR DITCHES, BUCKLAND/REED				
EHT3149	AIR PHOTO				
EHT3439	AIR PHOTO, REED				
EHT3440	AIR PHOTO, REED				
EHT3597	PHOTO OF HISTORIC FARM BUILDINGS AT WISBRIDGE FARM, REED				
EHT3598	PHOTO OF HISTORIC FARM BUILDINGS AT WISBRIDGE FARM, REED				
EHT3599	PHOTO OF HISTORIC FARM BUILDINGS AT WISBRIDGE FARM, REED				
EHT3600	PHOTO OF HISTORIC FARM BUILDINGS AT WISBRIDGE FARM, REED				
EHT3601	PHOTO OF HISTORIC FARM BUILDINGS AT WISBRIDGE FARM, REED				
EHT3602	PHOTO OF HISTORIC FARM BUILDINGS AT QUEENBURY FARM, REED				
EHT3603	PHOTO OF HISTORIC FARM BUILDINGS AT QUEENBURY FARM, REED				
EHT4688	Watching brief at Reed First School, Reed, 2002				

EHT4855	Evaluation at Reed Hall, Reed, 1999				
EHT4980	Observation at Mill Korner, Jacksons Lane, Reed, 1998				
EHT6840	Watching brief at Reed pumping station, Reed, 2007				
EHT7091	Evaluation on land at Reed House, Jacksons Lane, Reed, 2012				
EHT7780	Assessment of buildings at The Farmyard, Brickyard Lane, Reed, 2014				
EHT7941	Evaluation at The Farmyard, Brickyard Lane, Reed, 2016				
EHT8225	Strip, map and record at The Farmyard, Brickyard Lane, Reed, 2016				
EHT8530	Historic building recording at Reed Chapel, Church Lane, Reed 2017				
EHT8531	Evaluation at Reed Chapel, Church Lane, Reed				
EHT8783	Monitoring at The Chapel, Church Lane, Reed 2019				
EHT8784	Test pitting at The Chapel, Church Lane, Reed 2019				
EHT8823	Monitoring at 1 Church Close, Reed				
EHT8997	Evaluation at Land At Hatchpen Farm, The Joint, Reed, 2022				

Appendix 2: Proposed Drawings



