

Response to Heritage Objections Received within Third Party Statements.

Project name: Land to North of Little Green Lane, Croxley Green
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Response to Speaker 7 (G. Parks) on Sarratt Neighbourhood Plan Policy 3.

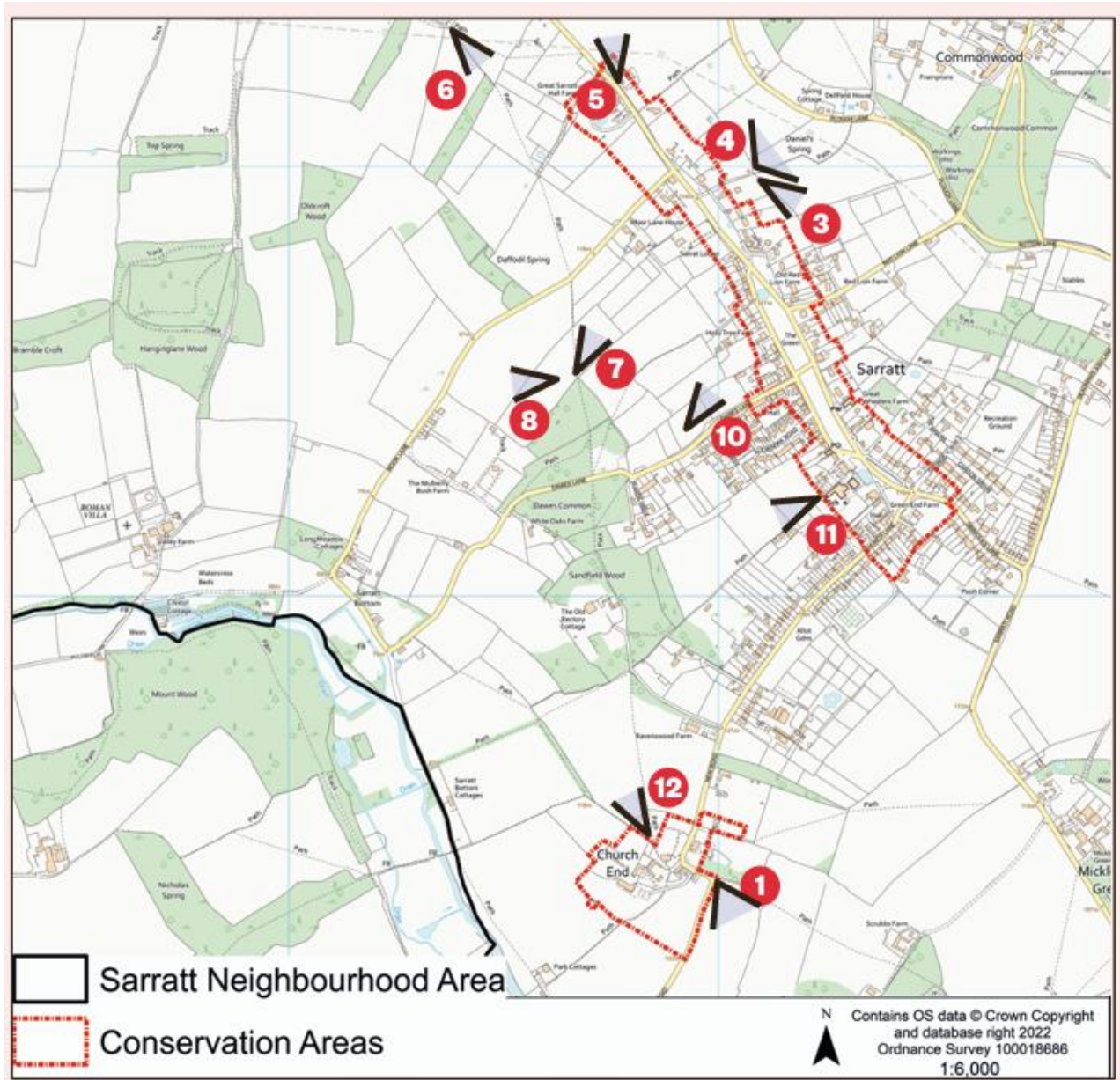
The objector has erroneously suggested that Policy 3: Historic Character, of the Sarratt Neighbourhood Plan (adopted December 2025) is applicable in the context of the Appeal site. The policy states:

‘Development proposals within the Green Conservation Area and the Church End Conservation Area, or which affect the settings of either Conservation Area, should conserve or enhance their distinctive character or appearance.

All proposals should take into account the Green, Sarratt Conservation Area Appraisal 1994 and the Church End, Sarratt Conservation Area Appraisal 1994 or any successor documents. In particular, proposals should ensure that the relationship between built structures and open spaces and amount of open space in the Green Conservation Area is conserved as this is a particularly important feature characteristic of this Conservation Area.

Development that adversely affects the key features of the important views in and out of the Conservation Areas identified on Map 3 and described in the Important Views and Local Green Spaces Assessment will not be supported.’

The Appeal Site is not located within either of the Conservation Areas nor is it within their settings. None of the important views identified on Map 3 within the Neighbourhood Plan include the Appeal Site.



Map 3 from Sarratt Neighbourhood Plan showing important views

In accordance with NPPF (August 2026) paragraph 1.b of policy HE4: Securing the conservation of heritage assets and paragraph 2.c of policy HE5: Assessing effects on heritage assets, the heritage assessment provided for the proposed development has identified a low degree of not substantial harm to Durrants House (Listed Building Grade II) and has sought to minimise this adverse effect.

The key views and historic land associated with Durrants House lie to the south of the asset. This land has been developed in several phases from the 1930s onwards. The retention of the view across the site, from the rear elevation of Durrants House towards the designated Cassiobury Park (Registered Park and Garden Grade II) was developed as a specific response to this visible interrelationship. Beyond proximity, the land within the Appeal Site and Durrants House have never had a direct functional relationship.

The points raised regarding the setting effects of the proposed development upon Durrants House have been addressed in the heritage assessment¹ submitted as part of the application at paragraphs 7.6-7.24.

¹ Pegasus Group (2024) *Heritage Assessment: Land to the North of Little Green Lane, Croxley Green* (Report version 4; 17th December 2024)