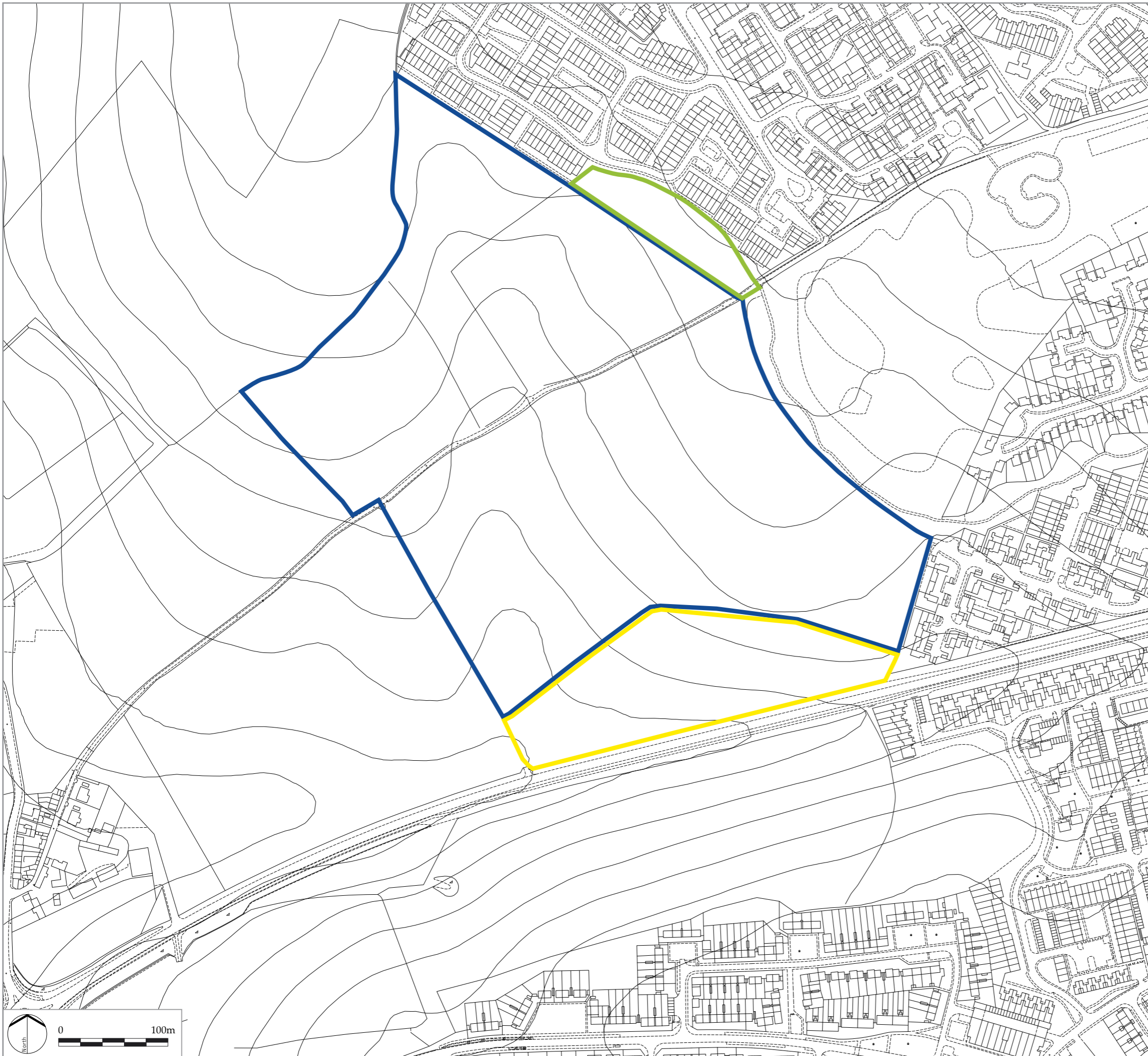


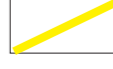


## Appendix 1 : Ownership Plan



LEGEND

-  Homes and Communities Agency Land
-  Dacorum Borough Council Land
-  Gleeson Land

# LDĀDESIGN

PROJECT TITLE  
**MARCHMONT FARM**

DRAWING TITLE  
**Land Ownership**

ISSUED BY	Oxford	T: 01865 887050
DATE	Nov 2011	DRAWN SG
SCALE@A3	NTS	CHECKED AK
STATUS	Final	APPROVED AK

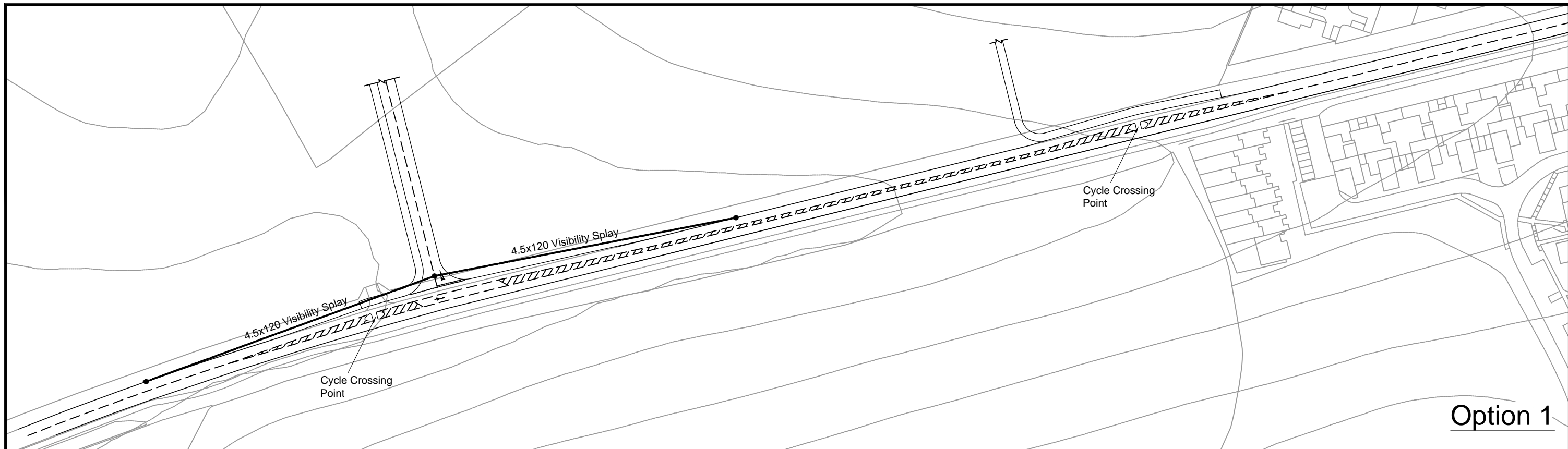
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No dimensions are to be scaled from this drawing.  
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Area measurements for indicative purposes only.

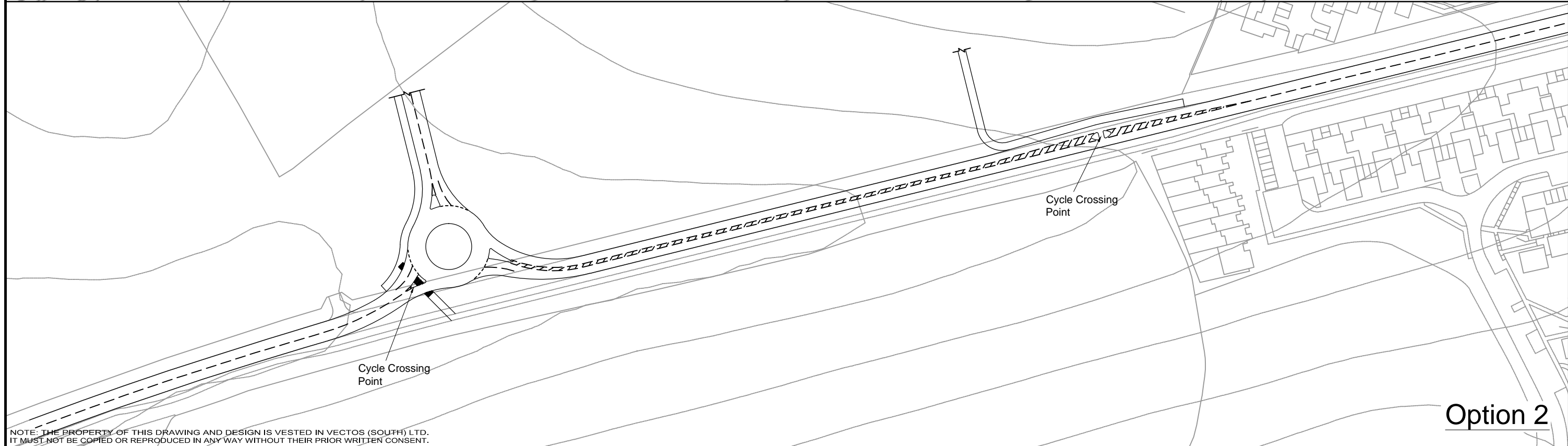
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Sources: Ordnance Survey

## Appendix 2 : Vectos Plan



Option 1



Option 2

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN VECTOS (SOUTH) LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

REV.	DETAILS	DRAWN	CHECKED	DATE

Notes:  
 1. This is not a construction drawing and is intended for illustrative purposes only.  
 2. White lining is indicative only.

**Marchmont Farm**

Potential Access Options

DRAWN: JM	CHECKED: ID	DATE: 24/11/2011	SCALES: 1:1250 @ A3
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**Gleeson Homes**



85 Tottenham Court Road, London W1T 4TQ  
 t: 020 7268 3020 e: enquiries@vectos.co.uk

DRAWING NUMBER: 110085-PD-01	REVISION: .
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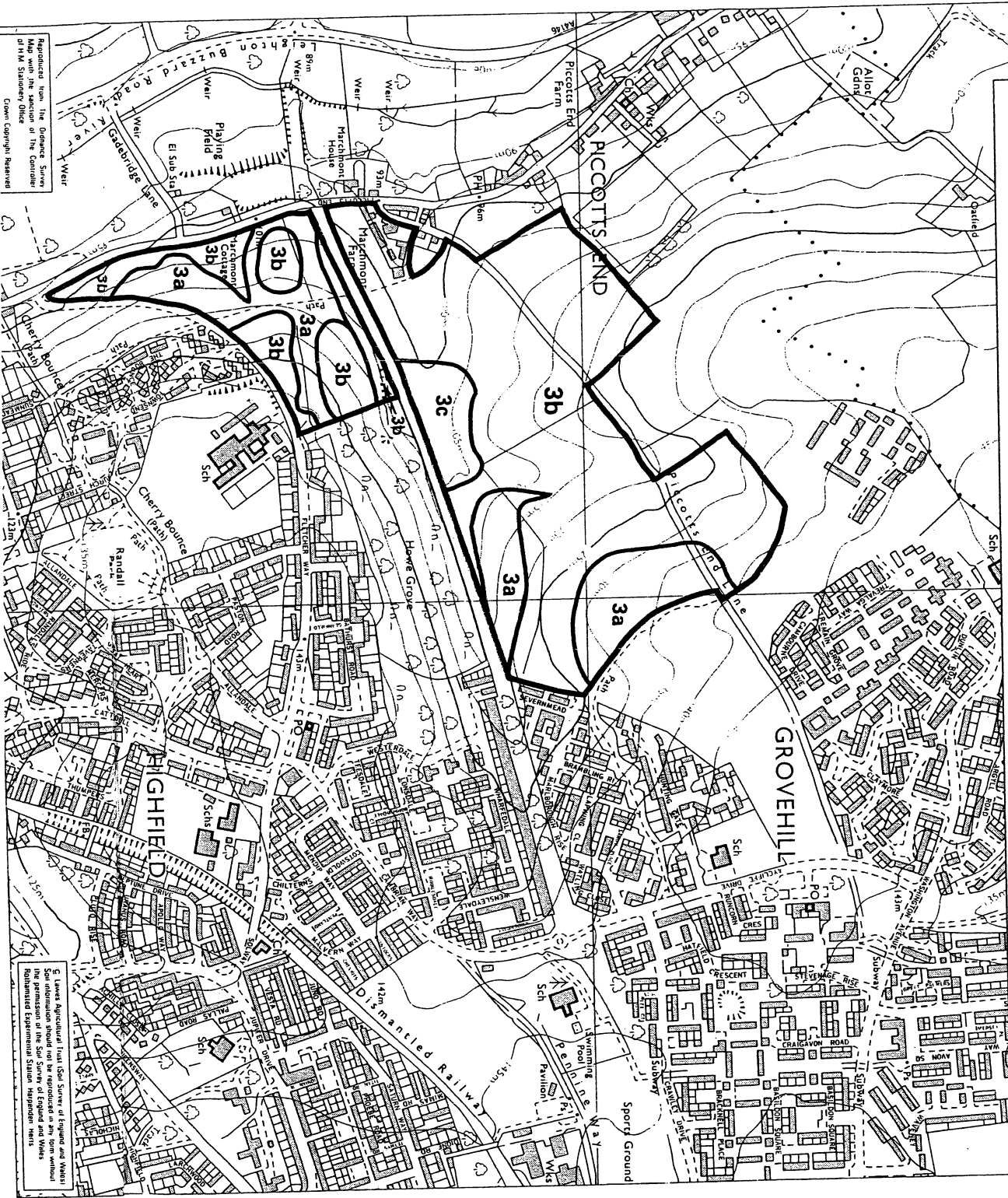
## Appendix 3 : Agricultural Land Quality Plan



# Agricultural Land Classification

## Marchmont Farm, Piccotts End, Hemel Hempstead

Soil map and accompanying report by Soil Survey of England and Wales



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## Appendix 4 : Historic Buildings Advisor letter



Richard Blackburn  
Planning Department  
Dacorum Borough Council

County Hall  
Hertford SG13 8DN

Fax: 01992 555251  
Tel: 01992 555288  
Contact: Mrs KS Batt  
My ref: KSB/12/LA1  
Your ref: Marchmont Farm –  
Joint Statement

15<sup>th</sup> August, 2012

Dear Richard,

**Re: PLANNING STATEMENT (JULY 2012)**  
**MARCHMONT FARM, HEMEL HEMPSTEAD (LA1)**  
**Archaeological Implications**

Thank you for consulting me on the above document.

Please note that the following comments and advice are based on the policies contained in the National Planning Policy Framework and the PPS 5 Practice Guide which DCLG have formally confirmed is still active.

Having read the Archaeological Desk-Based Assessment (DBA) which informs section 6 – Archaeology, in the Joint Planning Statement (JPS), I believe that for the following reasons, the evidence of the DBA alone is insufficient to properly assess the archaeological interest of the proposed allocation site. However, I believe there is no overriding archaeological constraint to development of this area, and therefore, the allocation of the site for development in the Core Strategy.

The DBA was undertaken in 2004. The terminology of the DBA is not consistent with NPPF definitions, especially where the pre-PPS 5 terms 'archaeological remains' and 'archaeological impacts' are used by themselves. The important NPPF concept of archaeological interest is not properly addressed by the report and is of direct relevance to the proposed development on the site and its impact on heritage assets:

*Archaeological Interest: an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early human and continues to be created and destroyed.*





The PPS 5 Practice Guide explains how archaeological interest can apply to situations such as the Marchmont Farm site:

*105. However, if the asset is, for example, a bare field that has never been investigated, but which is suspected to contain important remains, or an apparently ordinary building, that is believed to contain a hidden medieval frame, the task of managing it is different. In these circumstances it is the interests of a future expert archaeological investigation that need protecting. The prospects for that investigation may be harmed even by a minor disturbance of the soil or the modern brick skin. The context in which any archaeological evidence is found is crucial to furthering understanding*

The proposed allocation site occupies an area of gently sloping land, currently managed predominantly as pasture, overlooking the River Gade on the northern edge of Hemel Hempstead.

The proposed development will occupy a site of approximately 18.5ha. The proposal includes housing to provide up to 300 units. The scale and type of development represents a significant threat to the significance of the archaeological interest of the site, which comprises the potential survival of buried archaeological structures, features and sediments.

The site is within the Gade valley which is one of the most archaeological important river valleys in the county and which has a very high known density of heritage assets with archaeological and historical interest. Many known heritage assets occupy similar topographic positions to that of the Marchmont Farm site, for example, later Bronze-Age settlement at Gadebridge (HER7981), and have shown such positions to be preferred locations for later prehistoric/Roman settlement.

A number of Scheduled Monuments of Roman date are known from Hemel Hempstead. A villa at Boxmoor (SM27916), temple complex at Wood Lane End (SM27921), large barrow at High Street Green (SM27901), and villa at Gadebridge (SM27881), which is sited on the opposing slope of the river valley, approximately 730 west of the Marchmont Farm site. This, and evidence for several important Roman roads apparently converging, and a number of relatively recent archaeological discoveries, notably, Roman occupation (probably another villa site) at Spencer's Park (HER15191), suggest that this area was an important high status 'hinterland' to Verulamium.

Given the above, I believe that the site possesses moderate potential for the presence of heritage assets of archaeological interest, some of which may be a constraint on the design/layout of development.

In my opinion there is no overriding archaeological constraint to development of the Marchmont Farm site, and therefore, the allocation of the site for development in the Core Strategy. However, further archaeological assessment needs to be undertaken to determine an accurate level of significance for the site as a heritage asset. This should precede a planning application: it could be an important determinant of layout and is needed for the master plan stage. Assessment should include geophysical survey and archaeological field evaluation of the site to establish whether there are any archaeological constraints on layout and whether any specific mitigation measures would be required to be undertaken before development can commence.

Environment + Commercial Services  
Director: John Wood



I hope that you will be able to accommodate the above recommendations. Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely

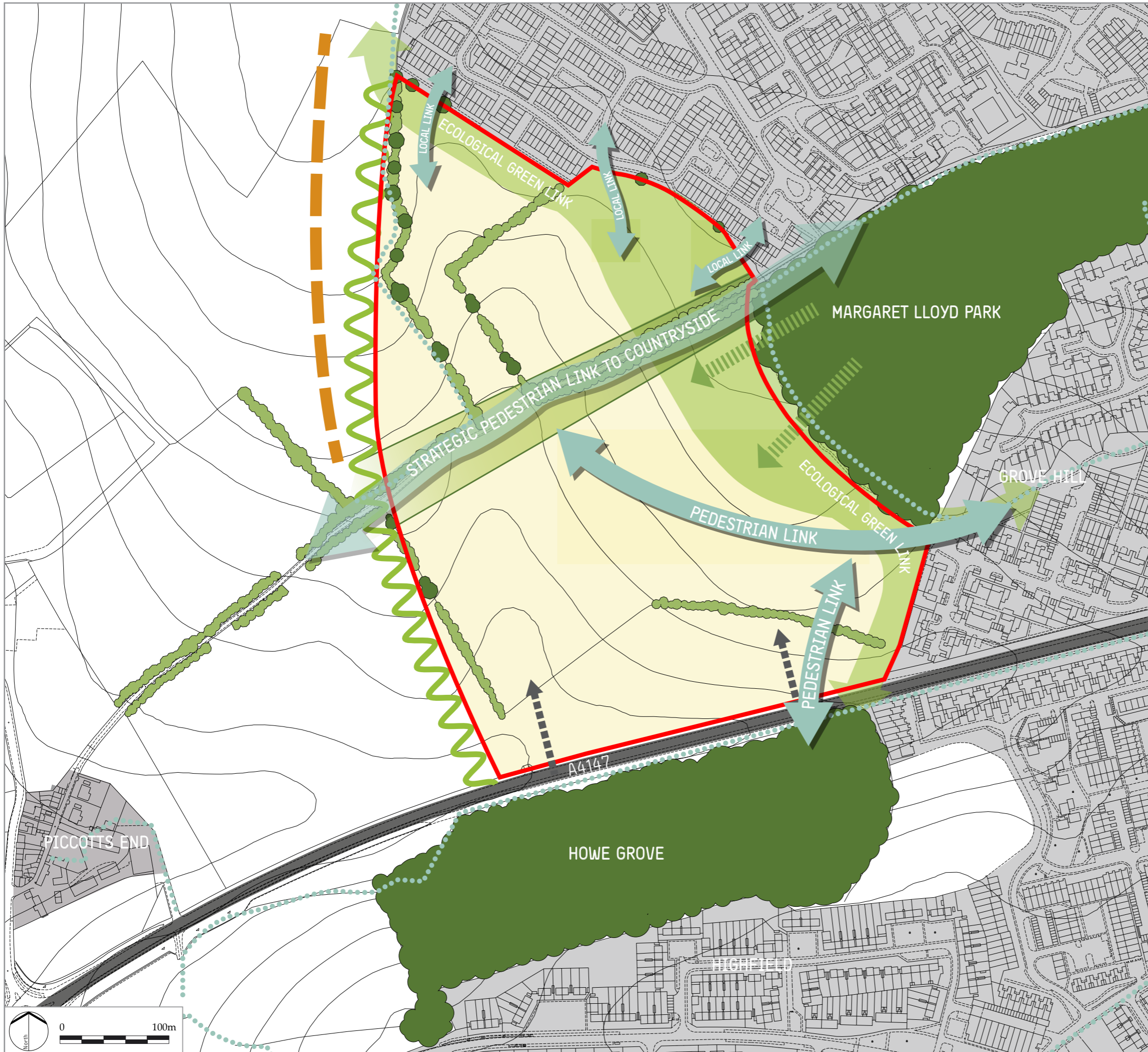
A handwritten signature in black ink, appearing to read "Kate Batt", with a long horizontal line extending to the right.

Kate Batt BSc(Hons)  
**Historic Environment Advisor**

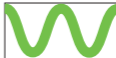




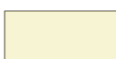



cc. Fiona Bogle, Nigel Gibbs (DBC Planning)

## Appendix 6 : Key Landscape and Development Principles Plan

X:\JOBS\A3.2\_All\_Submissions\P\_11\_509\_Marchmont Farm Hemel Hempstead\5graphics\Plans\_Images\P\_11\_509 Concept.indd



LEGEND

-  Green infrastructure screen to future Green Belt boundary and Gade Valley and screen to built edge of Grovehill
-  Existing nature conservation and recreational resources
-  Existing ridgeline
-  Settlement
-  Possible highway junctions to development area
-  Extent of potential site area
-  Green ecological link along the edge of Grovehill, linking the countryside and Howe Grove
-  Open space extension to Margaret Lloyd Park as part of the ecological link
-  Green edge along Piccotts End Lane with offset to strengthen its rural character

# LDĀ DESIGN

PROJECT TITLE  
MARCHMONT FARM

DRAWING TITLE  
Key Landscape and Development Principles

ISSUED BY	Oxford	T: 01865 887050
DATE	July 2012	DRAWN SG
SCALE@A3	NTS	CHECKED AK
STATUS	Final	APPROVED AK

**DWG. NO. P\_11\_509\_001\_A**

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Sources: Ordnance Survey