

Dacorum Borough Council
**Stage 2 Green Belt Review and
Landscape Appraisal**
Annex Report 3 - Non-Absolute
Constraints Pro-Formas

224026-00-4-05-AN3

Issue | January 2016 (Published December 2016)

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 224026-00





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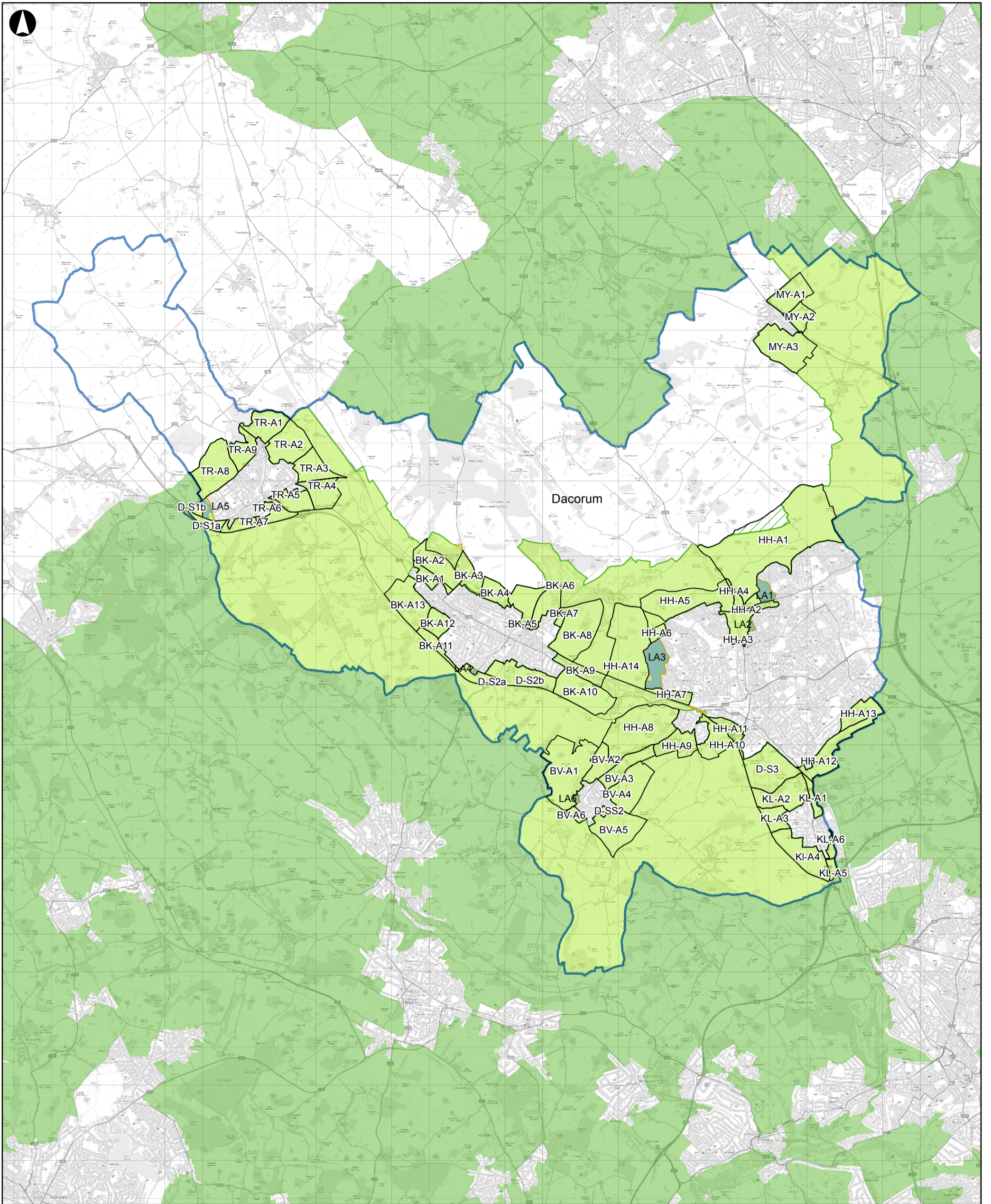
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|  Local Wildlife Sites |  Dacorum Green Belt |
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Legend

- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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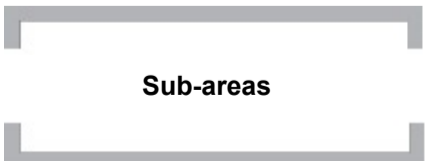
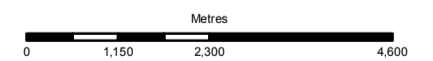
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Issue	Date	By	Chkd	Appd

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Client
Dacorum Borough Council

Job Title
Dacorum Green Belt Review



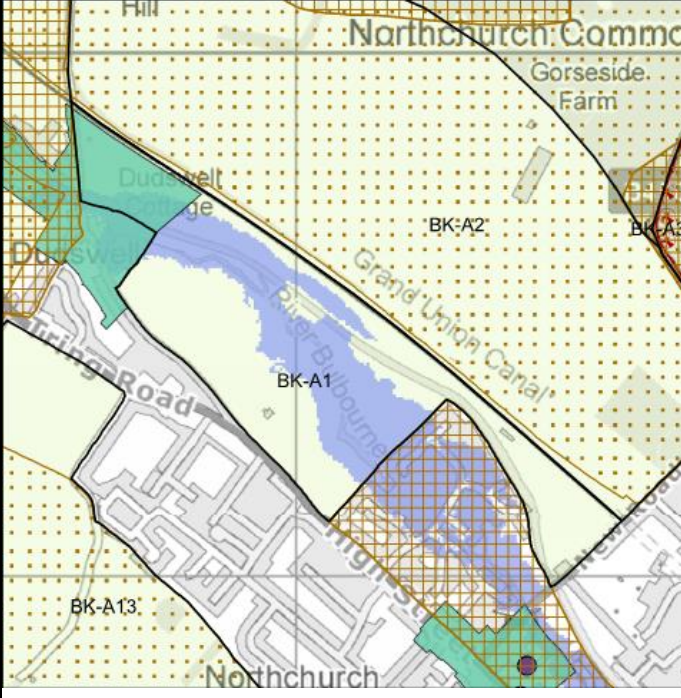
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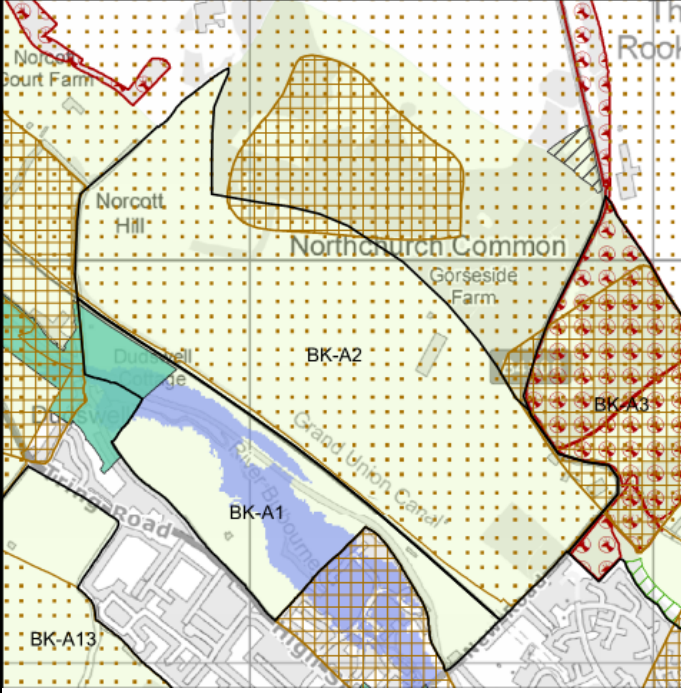
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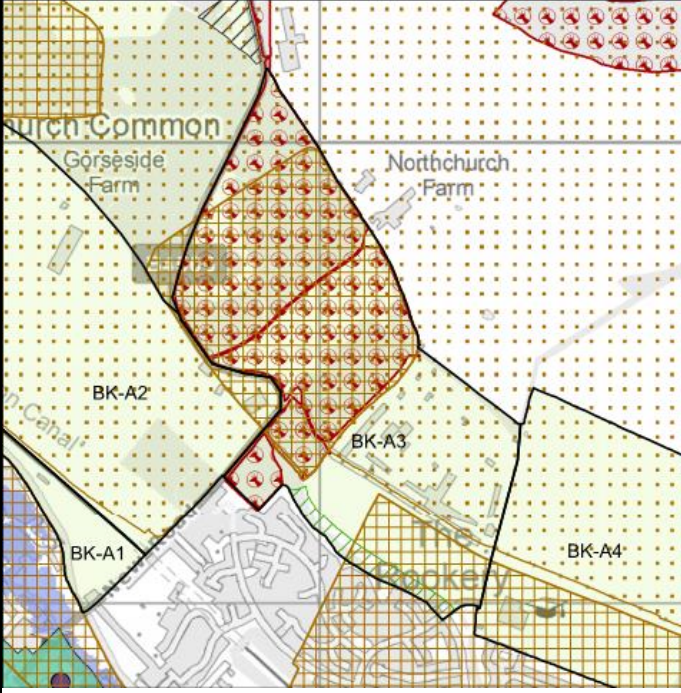
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Draft

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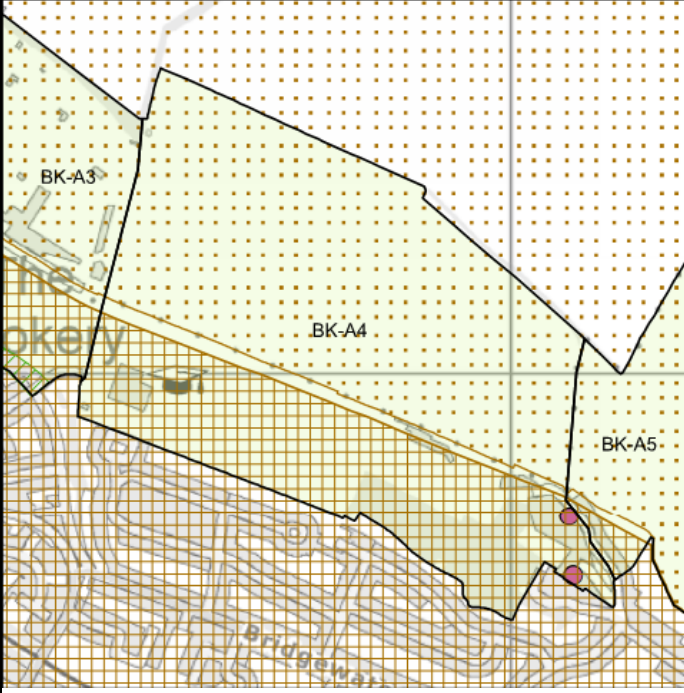
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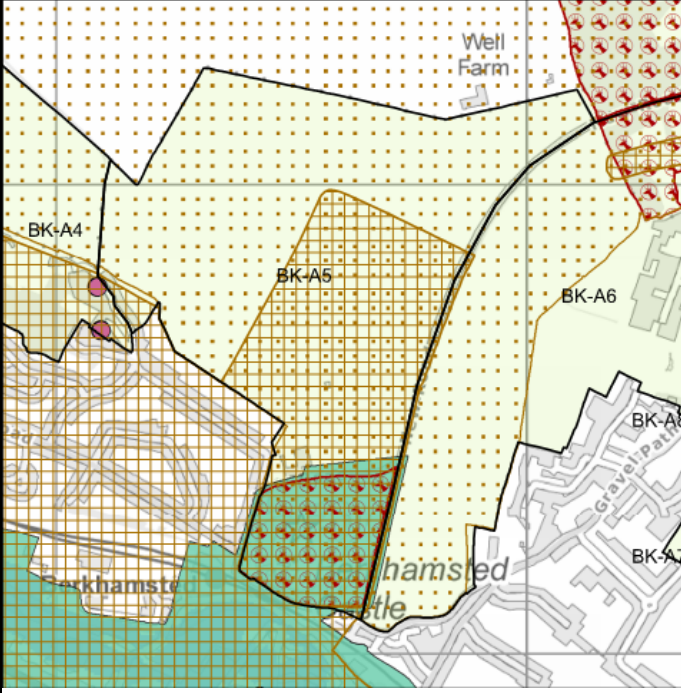
Sub-area	BK-A1
Area (ha)	26.14
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The flood plain (Zone 3a) covers a substantial portion of the sub-area, running north-west to south-east.
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	Part of Dudsford Conservation Area covers the north-west corner of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Areas of Archaeological Significance within the sub-area.
Summary	The sub-area is relatively constrained. The sub-area is largely constrained by Flood Risk (Zones 2 /3a). Part of the sub-area lies within a Conservation Area.

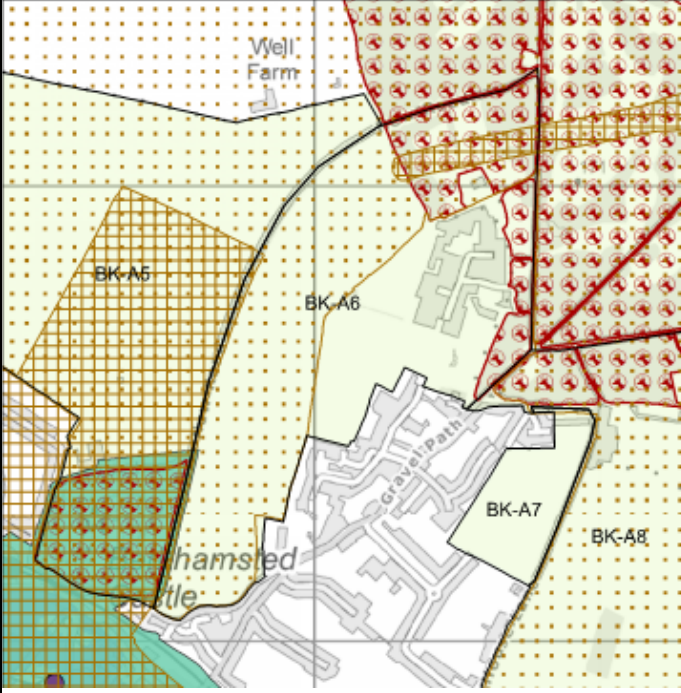
Sub-area	BK-A2
Area (ha)	70.51
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area is designated AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area,
Area of Archaeological Significance	Part of the northern edge of the sub-area is within an Area of Archaeological Significance
Summary	The entire sub-area is constrained by AONB designation.

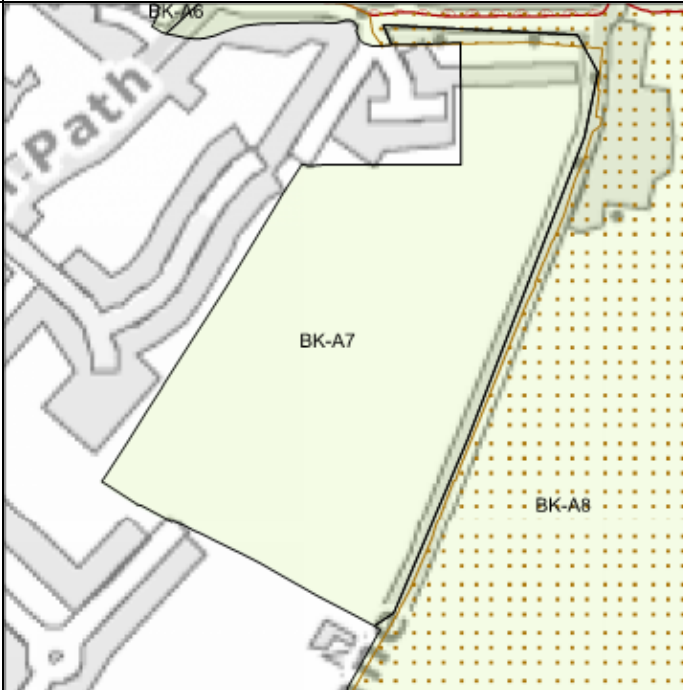
Sub-area	BK-A3
Area (ha)	43.05
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Northchurch Common (Local Wildlife Site) covers over half of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	The majority of the sub-area is designated AONB, with the exception of a small portion to the south east of the sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area,
Area of Archaeological Significance	Northchurch Common and the south east corner of the sub-area area within an Area of Archaeological Significance.

Summary	Almost the entire sub-area is constrained by AONB, Local Wildlife Site and/or Area of Archaeological Significance, with the exception of a small portion on the south eastern edge.
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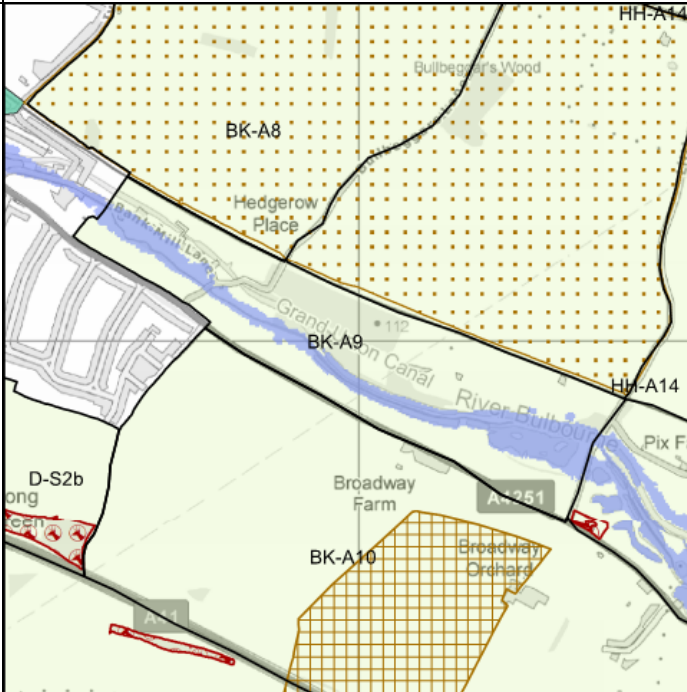
Sub-area	BK-A4
Area (ha)	38.70
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	More than 50% of the sub-area is designated AONB to the north.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	Great Barn at Castle Hill (Grade II*) and Berkhamsted Place (Grade II*) are located in the south-east corner of the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area,
Area of Archaeological Significance	The south portion of the sub-area is within an Area of Archaeological Significance
Summary	The entire sub-area is highly constrained, being designated either AONB or Area of Archaeological Significance. Two Grade II* Listed Buildings are located in the sub-area.

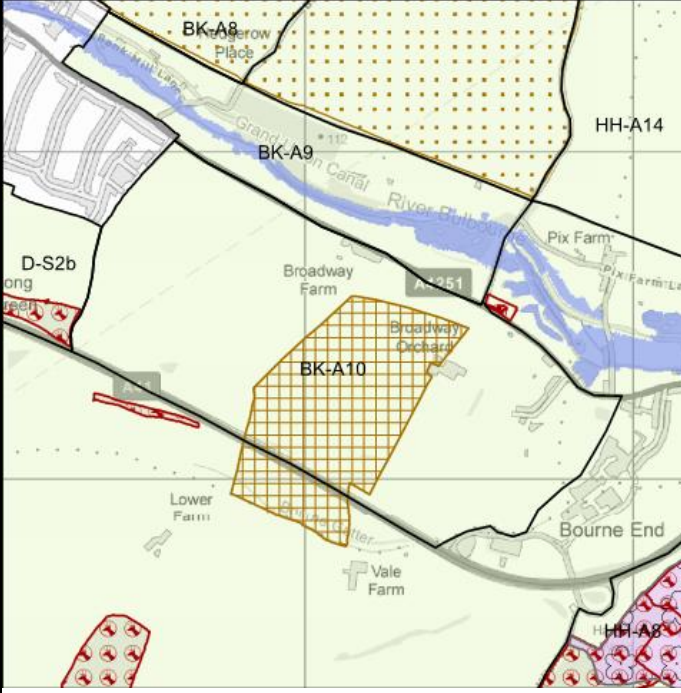
Sub-area	BK-A5
Area (ha)	59.31
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Berkhamsted Castle in the southern part of the sub-area is designated a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area is designated AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	Berkhamsted Castle in the southern part of the sub-area is located within Berkhamsted conservation Area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area,
Area of Archaeological Significance	Approximately 50% of the sub-area, including Berkhamsted Castle is Area of Archaeological Significance.
Summary	The entire sub-area is highly constrained, being designated AONB, part of which is also designated Area of Archaeological Significance. Berkhamsted Castle, in addition to the above, is also designated a Conservation Area and Local Wildlife Site.

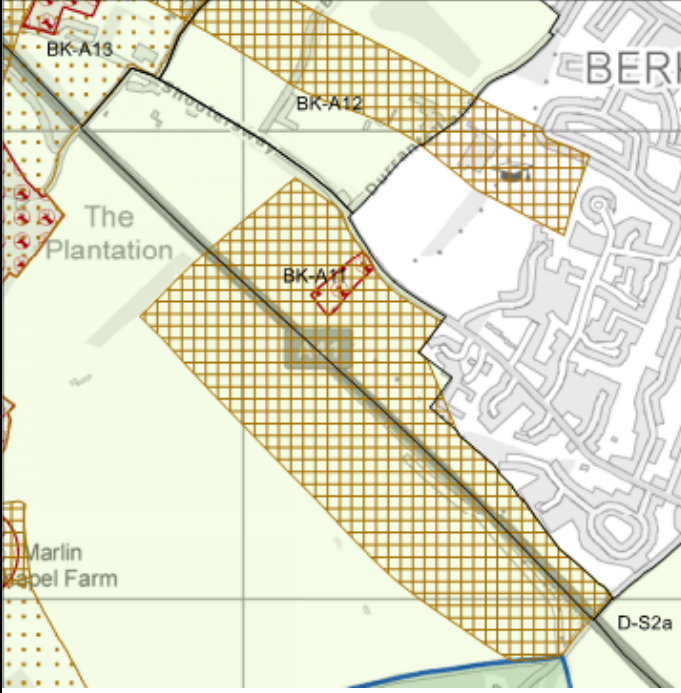
Sub-area	BK-A6
Area (ha)	47.67
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	The north eastern portion of the sub-area lies covers part of Berkhamsted Common South.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	Over 50% of the sub-area (to the east) is AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Area within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	A linear area of Area of Archaeological Significance is located in the north-eastern corner of the sub-area.
Summary	The majority of the sub-area is constrained by AONB and / or Local Wildlife. A small portion of the sub-area to the south is unconstrained.

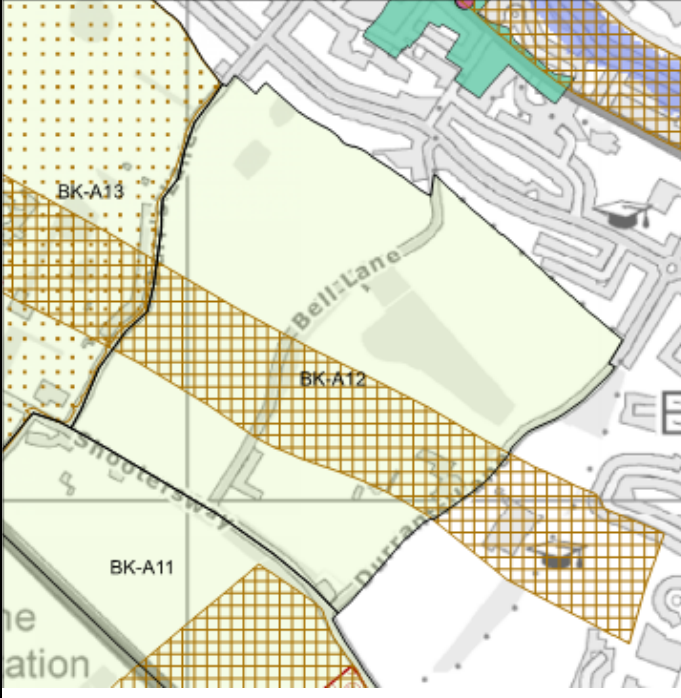
Sub-area	BK-A7
Area (ha)	6.08
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No part of the sub-areas is a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	No part of the sub-area is AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Area within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within sub-area.
Summary	This sub-area is not subject to any non-absolute constraint.

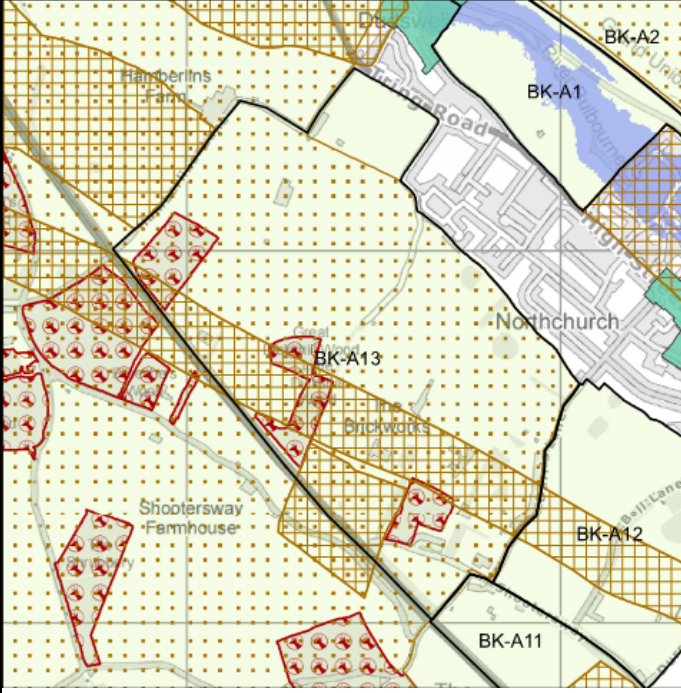
Sub-area	BK-A8
Area (ha)	140.71
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Part of Berkamsted Common South is located along the northern edge of the sub-area. Gutteridge wood is located in the centre-east of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area is AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	Amersfort Grade II* is located within sub-area (centre-north)
Conservation Areas	No Conservation Area within the sub-area.
Locally Designated Parks and Gardens	The grounds of Amersfort is Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Areas of Archaeological Significance within sub-area.
Summary	This entire sub-area is constrained by AONB. Parts of the sub area are also constrained by Local Wildlife Sites, Grade II* Listed building and Locally Designated Parks and Gardens.

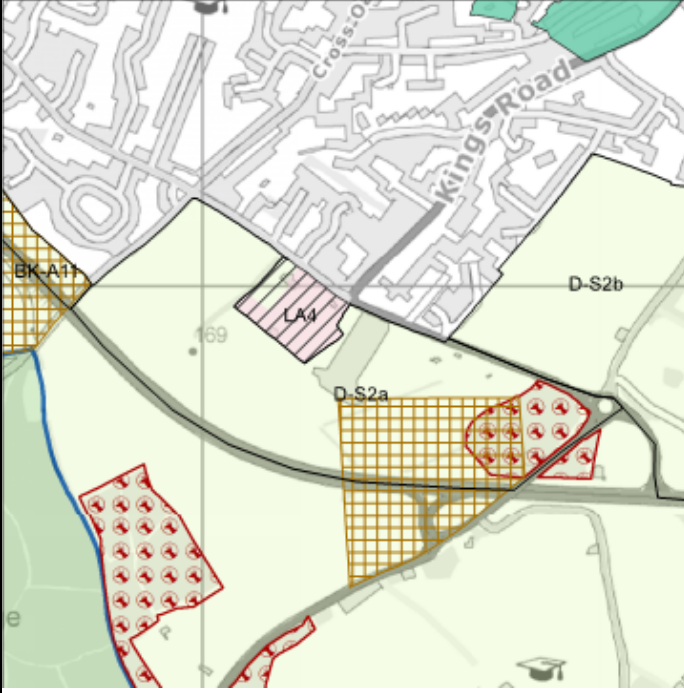
Sub-area	BK-A9
Area (ha)	39.89
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	Functional flood plain (Zone 3a) covers just less than 50% of the sub-area, running through the central portion of the sub-area along its whole length from north-west to south-east.
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed buildings (Grade I and II*)
Conservation Areas	No Conservation Area within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within sub-area.
Area of Archaeological Significance	No Areas of Archaeological Interest within the sub-area.
Summary	The sub-area is highly constrained by flood-risk (Zone 2 / 3a) however areas to the north and south of the river Bulbourne are unconstrained.

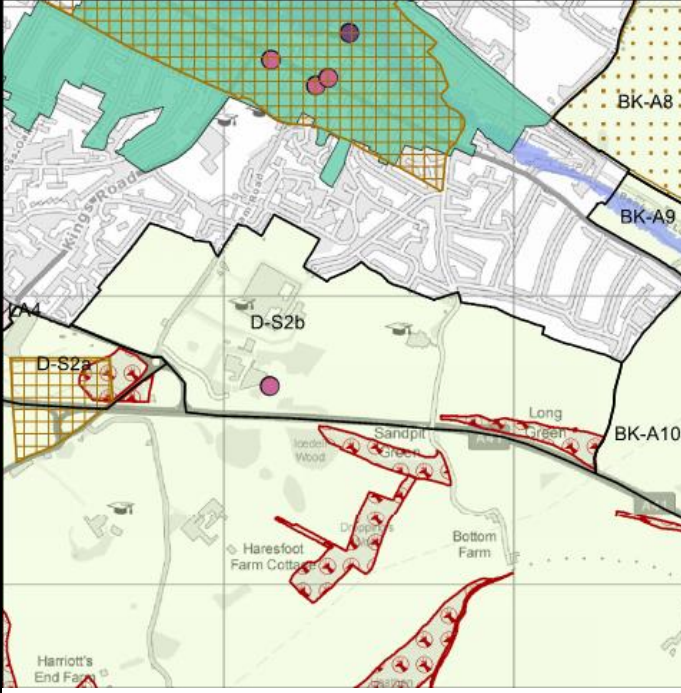
Sub-area	BK-A10
Area (ha)	107.21
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	An Area of Archaeological Significance is located in the central part of the sub-area.
Summary	The sub-area is subject to limited non-absolute constraint, with only an Area of Archaeological Significance located within the sub-area.

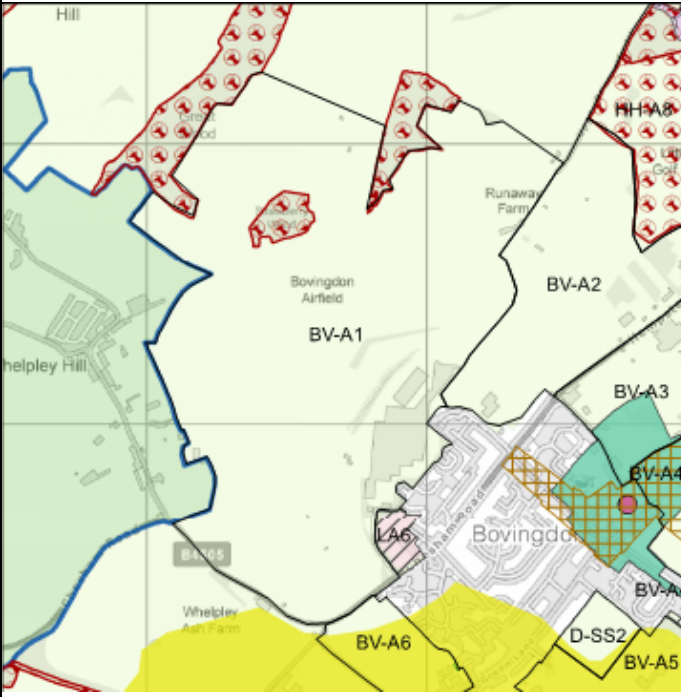
Sub-area	BK-A11
Area (ha)	25.39
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	A small meadow is located in the centre of the sub-area and is designated as a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	The majority of the sub-area is an Area of Archaeological Significance, with the exception of the north-western corner.
Summary	The sub-area is subject to limited non-absolute constraint with the exception of a small portion in the centre which is designated a Local Wildlife Site, and an Area of Archaeological Significance covering the majority of the sub-area.

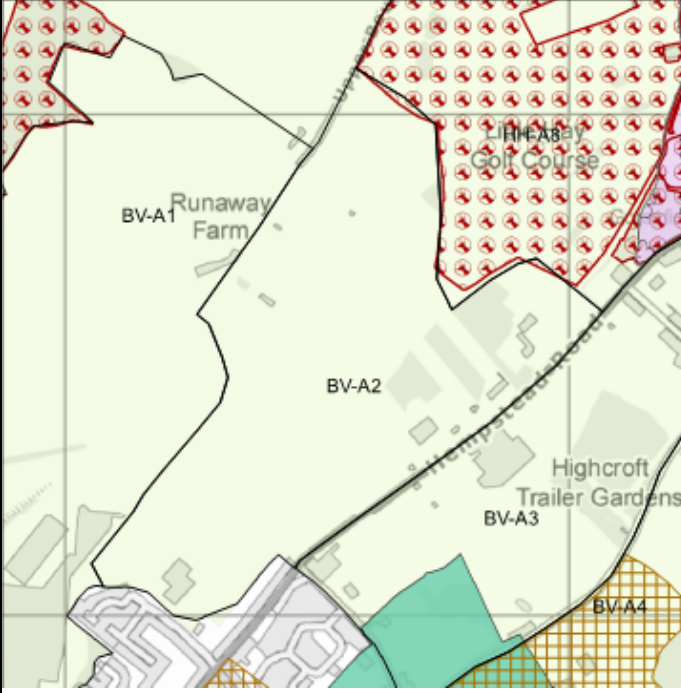
Sub-area	BK-A12
Area (ha)	37.72
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	An Area of Archaeological Significance is located within the centre part of the sub-area, running east-west.
Summary	The central part of the sub-area is constrained by an Area of Archaeological Significance The remaining portions of the sub-area are unconstrained.

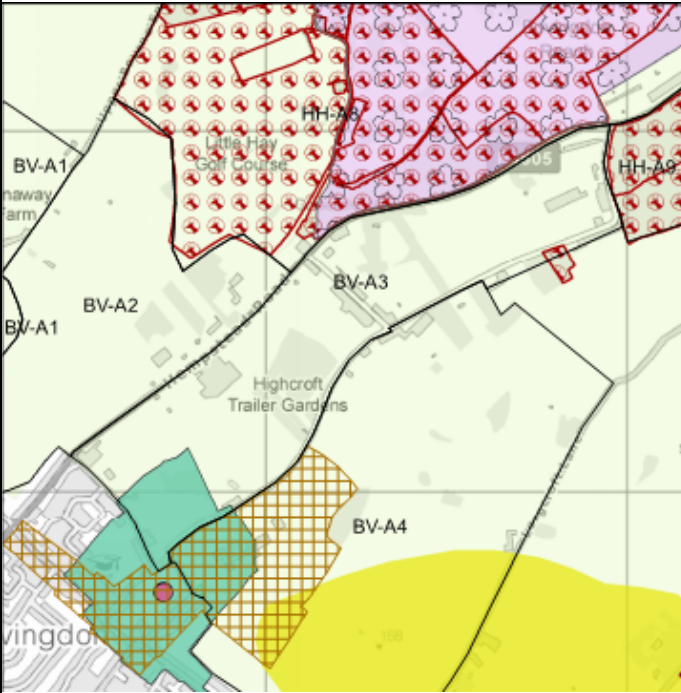
Sub-area	BK-A13
Area (ha)	95.47
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Part of Hamberlins Wood and Dickshill wood is located within the sub-area. A small area of grassland is also designated a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	Approximately 90% of the sub-area is designated an Area of Outstanding Natural Beauty.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	Areas of Archaeological Significance cover a substantial southern portion of the sub-area.
Summary	The sub-area is highly constrained; it is almost entirely designated AONB, and three Local Wildlife Sites are located within the sub-area, and substantial Areas of Archaeological Significance. The north-east corner of the site facing Tring Road is unconstrained.

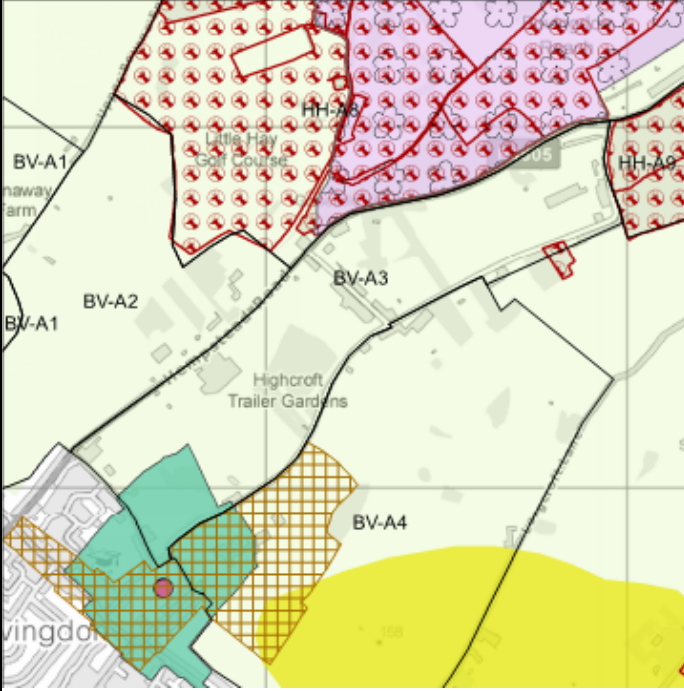
Sub-area	D-S2a
Area (ha)	26.25
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Part of Brickhill Green is located in the eastern corner of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	The south-eastern portion of the sub-area is within an Area of Archaeological Significance.
Summary	The sub-area is relatively unconstrained, with only one Local Wildlife Site and Locally Designated Area of Archaeological Interest located within the sub-area in the eastern corner

Sub-area	D-S2b
Area (ha)	87.06
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Long Green is a small Local Wildlife Site located in the south-eastern corner of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	Ashlyn's Hall Grade II* is located within the sub area, near to the southern boundary (A41 road).
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Areas of Archaeological Significance within the sub-area.
Summary	The sub-area is mostly unconstrained, with the exception of Long Green (Local Wildlife Site) in the south-eastern corner of the sub-area, and a Listed Building.

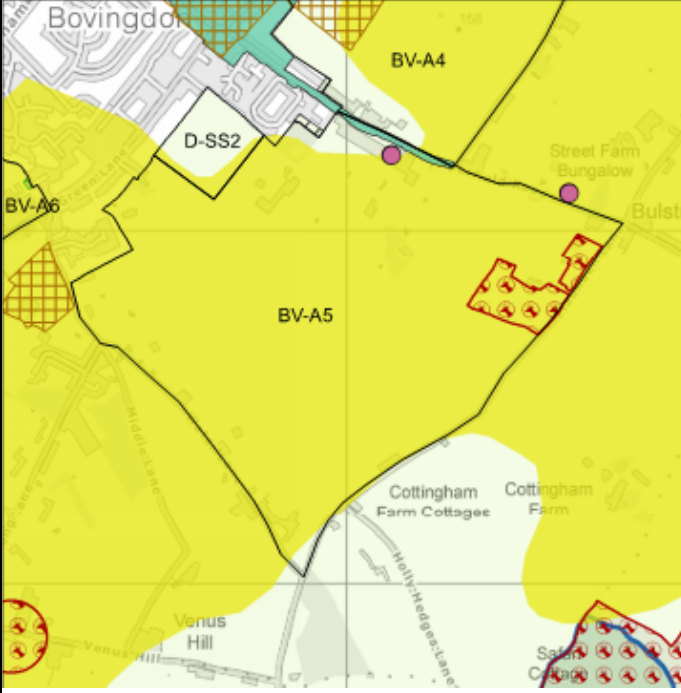
Sub-area	BV-A1
Area (ha)	178.73
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Strawberry Wood (Local Wildlife Site) is located towards the north of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Areas of Archaeological Significance within the sub-area.
Summary	The sub-area is almost entirely unconstrained, with the exception of Strawberry Wood, a Local Wildlife Site, located towards the north of the sub-area. This Local Wildlife Site comprises only a very minor proportion of the total sub-area.

Sub-area	BV-A2
Area (ha)	47.02
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Areas of Archaeological Significance within the sub-area.
Summary	The sub-area is not subject to any non-absolute constraint.

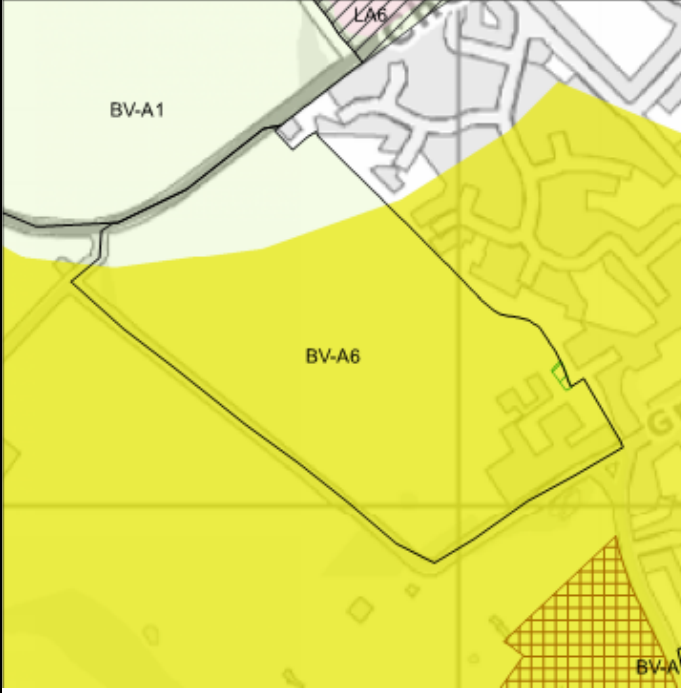
Sub-area	BV-A3
Area (ha)	54.46
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	A small part of Shothanger Way Grassland Local Wildlife Site lies within the north-eastern corner of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	Part of Bovindgon Conservation Area falls within the southern corner of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is subject to very few non-absolute constraints. Part of the sub-area adjoining the settlement is within Bovindgon Conservation Area.

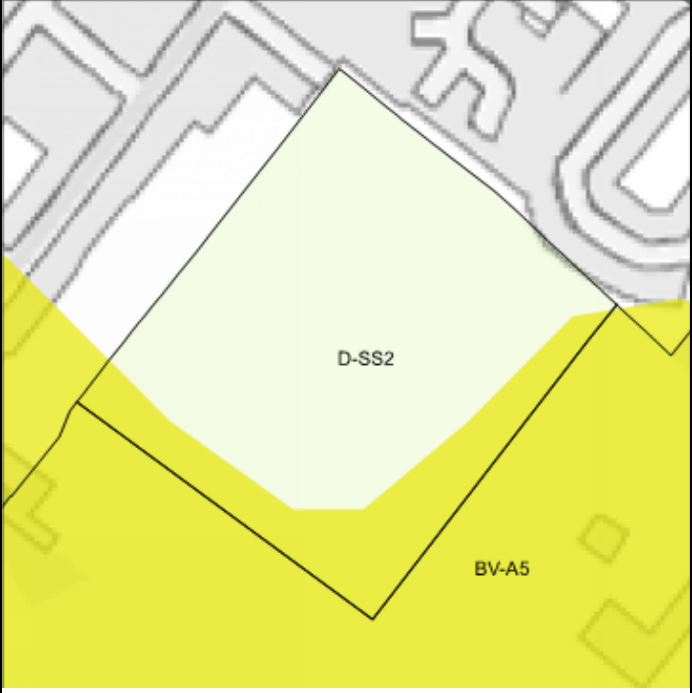
Sub-area	BV-A4
Area (ha)	89.28
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	Land to the south of the sub-area is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	Part of Bovingdon Conservation Area falls within the western corner of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	An Area of Archaeological Significance is located to the west of the sub-area, adjoining the Bovingdon Conservation Area.

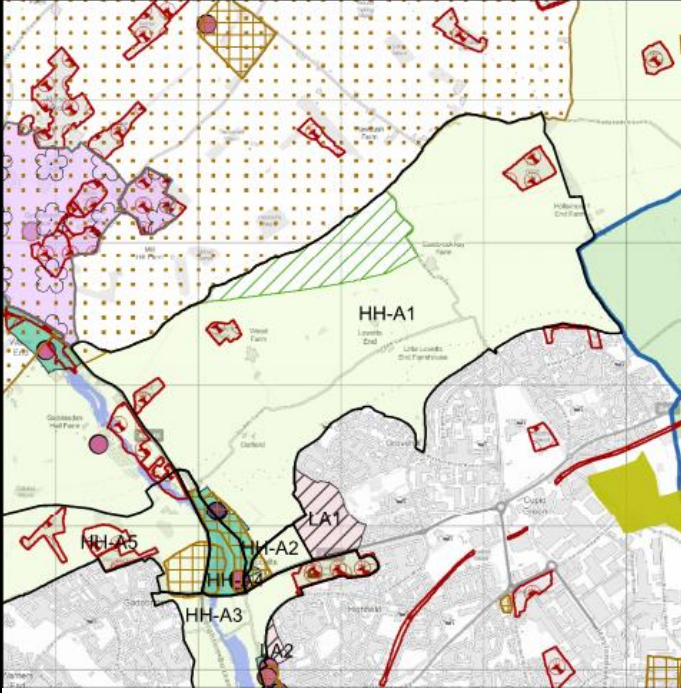
Summary	The sub-area is subject to moderate non-absolute constraint in the southern half; the south-western part of the sub-area, adjacent to the settlement edge, lies within a Conservation Area, alongside an Area of Archaeological Significance. Land to the south is Grade 2 Agricultural Land.
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Sub-area	BV-A5
Area (ha)	104.31
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Kenwood Farm Fields, and Fields between Darley Ash and Kenwood Nurseries (Local Wildlife Sites) fall within the north eastern corner of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	Almost the entire sub-area is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	Rent Street Barns, on Chipperfield road (Grade II*) is located on the northern boundary of the sub-area.
Conservation Areas	Part of Bovingdon Conservation Area along Chipperfield Road, lies along the western part of the northern boundary of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.

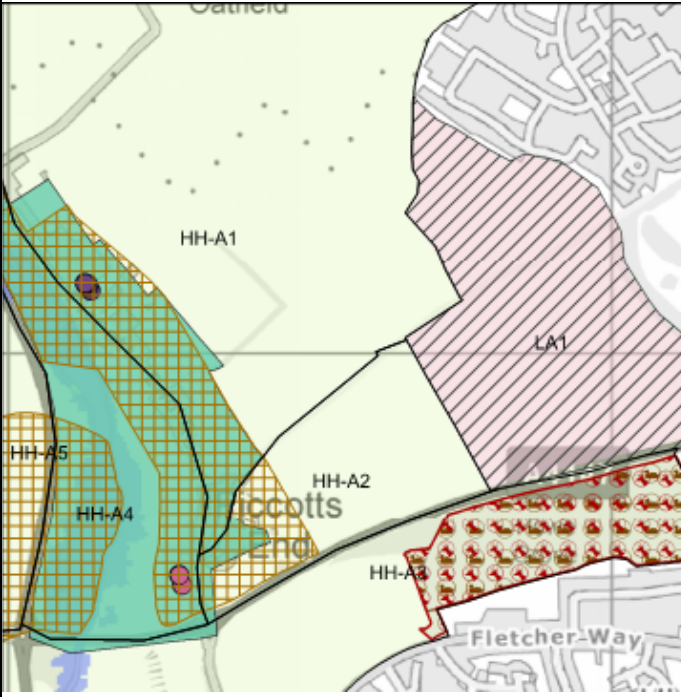
Summary	The sub-area is entirely constrained by Grade 2 Agricultural Land classification, however is subject to few other non-absolute constraints: two Local Wildlife Sites are located in the eastern corner of the sub-area, while part of Chipperfield Road, the northern boundary of the sub-area, is designated a Conservation Area, and the location of a Listed Building (Grade II*).
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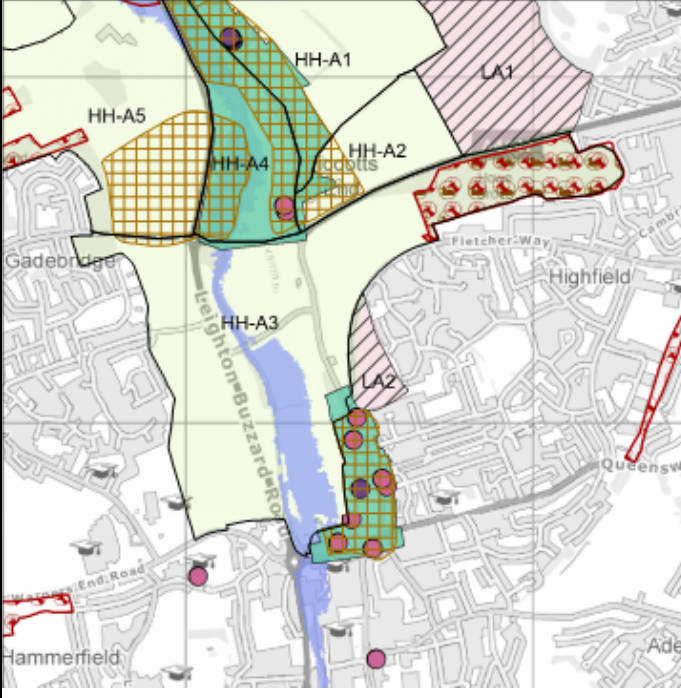
Sub-area	BV-A6
Area (ha)	12.32
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 2 / 3a)	No part of the sub-area lies within functional flood plain (Zone 2 / 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	Almost the entire sub-area, with the exception of the northern corner, is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Locally Designated Areas of Archaeological Interest	No Locally Designated Area of Archaeological Interest within the sub-area.
Summary	This majority of the sub-area is Grade 2 Agricultural Land, however it is not subject to any other non-absolute constraint.

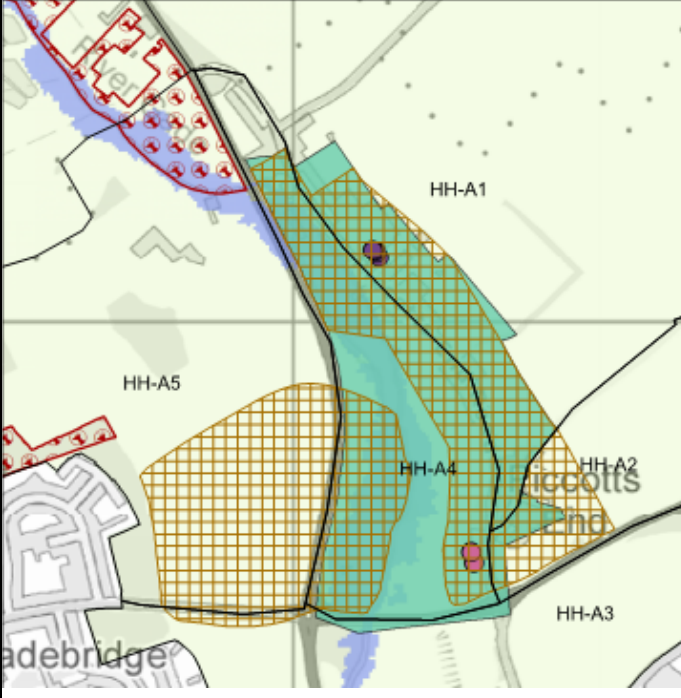
Sub-area	D-SS2
Area (ha)	4.99
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 2 / 3a)	No part of the sub-area lies within functional flood plain (Zone 2 / 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	Land on the south-eastern and south-western boundaries of the sub-area are classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Locally Designated Areas of Archaeological Interest	No Locally Designated Area of Archaeological Interest within the sub-area.
Summary	The majority of the sub-area is unconstrained, with the exception of Grade 2 Agricultural Land to the south-east and south-west.

Sub-area	HH-A1
Area (ha)	490.16
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Three smaller Local Wildlife Sites are located wholly within the sub-area towards the northern edge: Thrift Wood, Varney's Wood and Hay wood, (from west to east), however these account for a very small proportion of the total sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	There are two Grade I Listed Buildings at 132 and 136 Piccotts End, in the south western corner of the sub-area.
Conservation Areas	Part of Piccotts End Conservation Area is on the south western edge of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens
Area of Archaeological Significance	There is a small Area of Archaeological Significance on the south western edge of the sub-area, overlapping the Piccotts End Conservation Area.

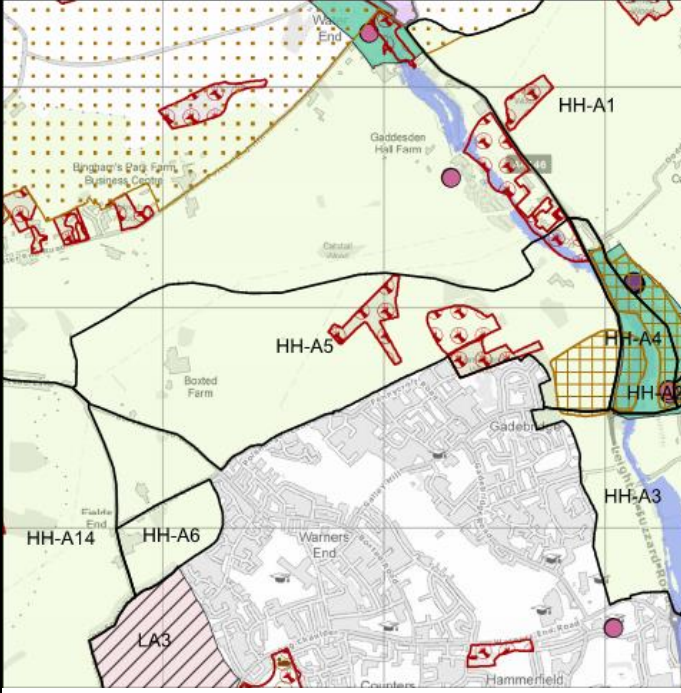
Summary	The sub-area is almost entirely unconstrained, with the exception of Piccotts End in the south western corner (Conservation Area, Area of Archaeological Significance and Listed Buildings), and three smaller Local Wildlife Sites to the north.
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Sub-area	HH-A2
Area (ha)	10.33
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites with the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings located within the sub-area.
Conservation Areas	The western boundary of the sub-area is within the Piccotts End Conservation Area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens.
Area of Archaeological Significance	The south western corner of the sub-area contains an Area of Archaeological Significance.
Summary	Overall, the sub-area is moderately constrained, with a high level of constraint in the south western corner (Conservation Area and an Area of Archaeological Significance) and no constraints in the remainder of the sub-area.

Sub-area	HH-A3
Area (ha)	61.80
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	Functional flood plain (Zone 3a) runs through the centre of the sub-area north to south.
Biodiversity	
Local Wildlife Sites	Howe Grove Local Wildlife Site covers the north eastern corner of the sub-area.
Local Nature Reserves	Howe Grove Local Nature Reserve covers the north eastern corner of the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings located within the sub-area.
Conservation Areas	The central eastern boundary of the sub-area is just within the Hemel Hempstead Conservation Area.
Locally Designated Parks and Gardens	No Locally Designated Parks or Gardens.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is largely unconstrained, with the Howe Grove Local Wildlife Site and Local Nature Reserve in the north eastern corner, and a small portion of Conservation Area along the eastern boundary.

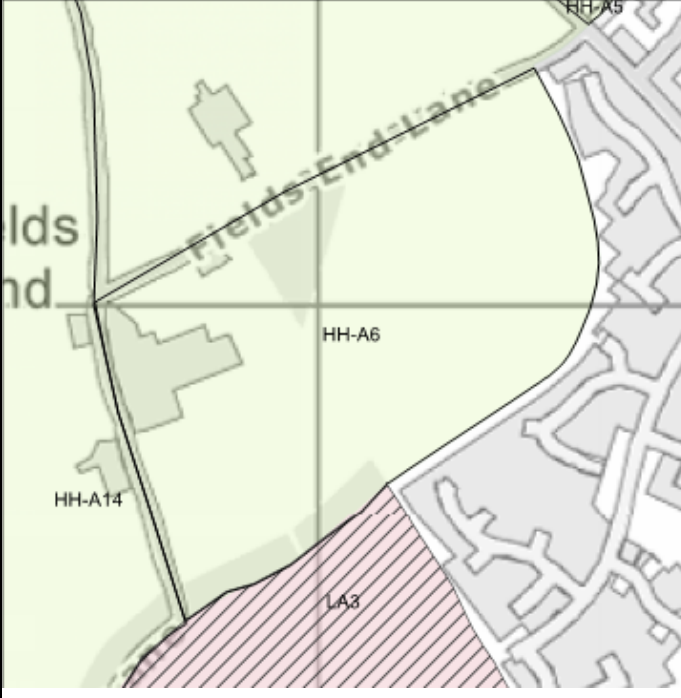
Sub-area	HH-A4
Area (ha)	15.63
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The majority of the sub-area is constrained by flood plain (Zone 3a) of the River Gade, running north to south.
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	Two Grade II* Listed buildings are located within the sub-area, to the south east within Piccotts End: 57 (Marchmont Housse) & Little Marchmont.
Conservation Areas	Almost the entire sub-area, with the exception of the northernmost corner, lies within Piccotts End Conservation Area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens.

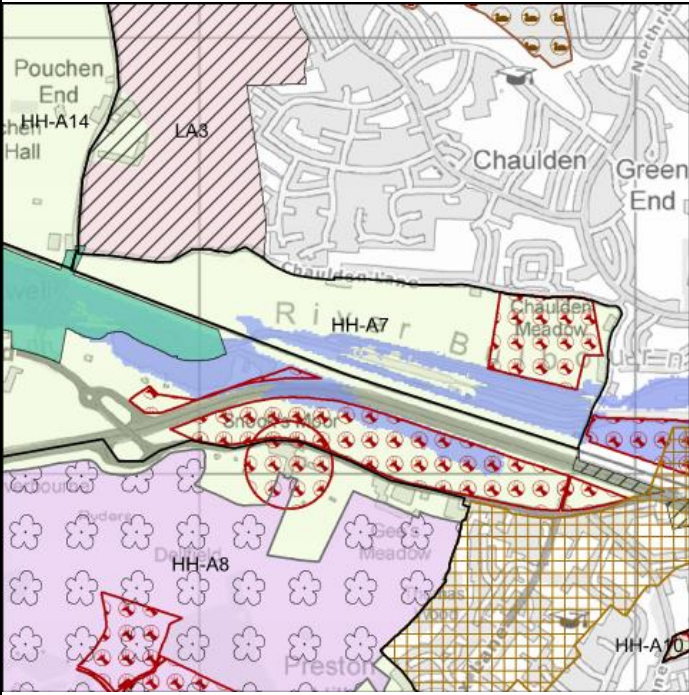
<p>Area of Archaeological Significance</p>	<p>Two large Areas of Archaeological Significance are within the site. One running along the eastern boundary, stretching the entire width of the sub-area as it narrows towards the north, and the other encompassing a large proportion of the south western corner of the sub-area.</p>
<p>Summary</p>	<p>The sub-area is almost entirely constrained by flood risk along the River Gade, and is designated as Conservation Area (Piccotts End), including two Grade II* Buildings in the south east. Additionally, a large area running along the majority of the eastern boundary of the sub-area, and a significant proportion of the south western corner are Areas of Archaeological Significance. Only the northernmost corner of the sub-area (<10% of the total area) is unconstrained.</p>

Sub-area	HH-A5
Area (ha)	137.64
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	A small portion in the north-east of the sub-area is within Functional flood plain (Zone 3a) of the River Gade.
Biodiversity	
Local Wildlife Sites	Three Local Wildlife Sites are located wholly within the sub-area, (in the centre and adjoining, or close to, the settlement boundary): Dell Wood, Former Halsey Playing Field and Warners End Wood. Part of another Local Wildlife Site (meadow along the eastern bank of the River Gade) is located in the north eastern corner.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	A small Area of Archaeological Significance is located in the south eastern corner of the sub-area.

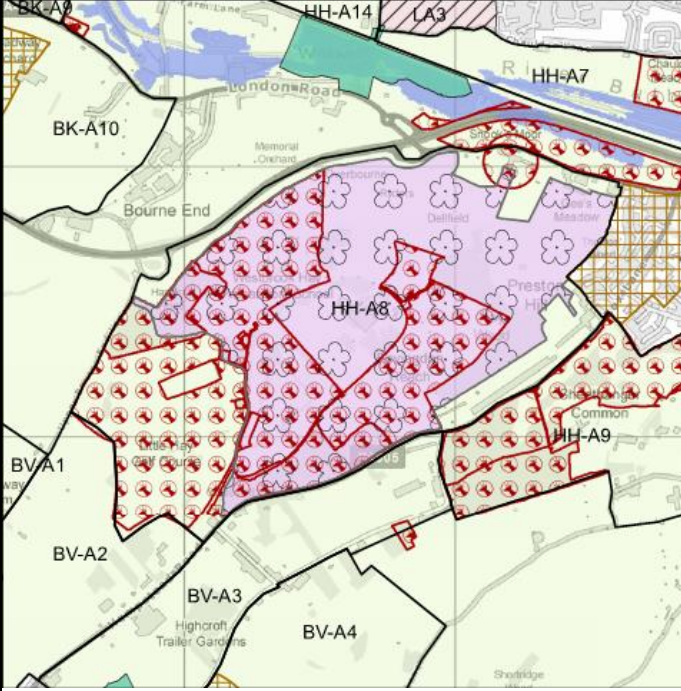
Summary

The sub-area is mostly unconstrained. Local Wildlife Sites are located within the centre and north east of the site, but do not account for a significant proportion of the total area. A small part of the south eastern corner is an Area of Archaeological Significance.

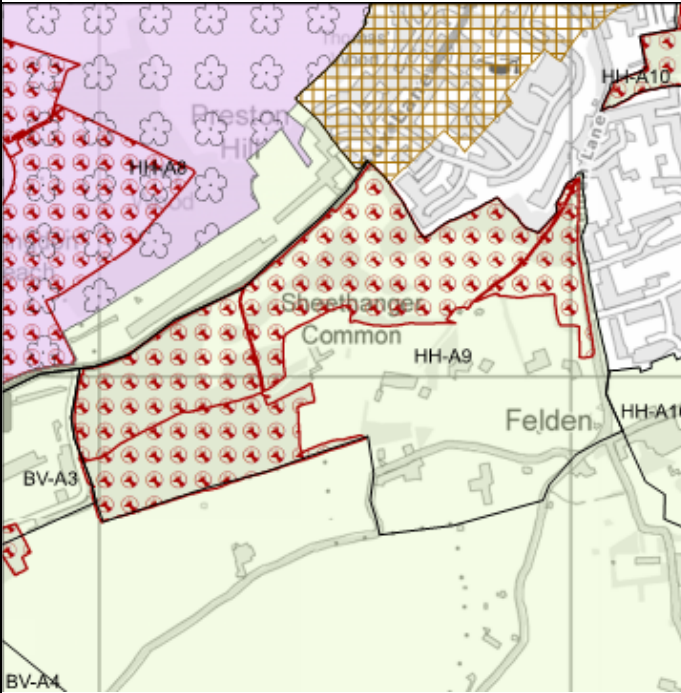
Sub-area	HH-A6
Area (ha)	14.22
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within Function flood Plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	This sub-area is not subject to any non-absolute constraint.

Sub-area	HH-A7
Area (ha)	25.95
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The southern part of the sub-area is within Functional flood plain (Zone 3a) of the River Bulbourne.
Biodiversity	
Local Wildlife Sites	Part of Boxmoor (Local Wildlife Site) is located on the eastern edge of the sub-area, to the north of the river Bulbourne.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens) located in the sub-area.
Area of Archaeological Significance	No Areas of Archaeological Significance within the sub-area.

Summary	This southern and eastern parts of the sub-area are constrained by flood risk and Local Wildlife Sites. The north and western parts of the sub-area are unconstrained.
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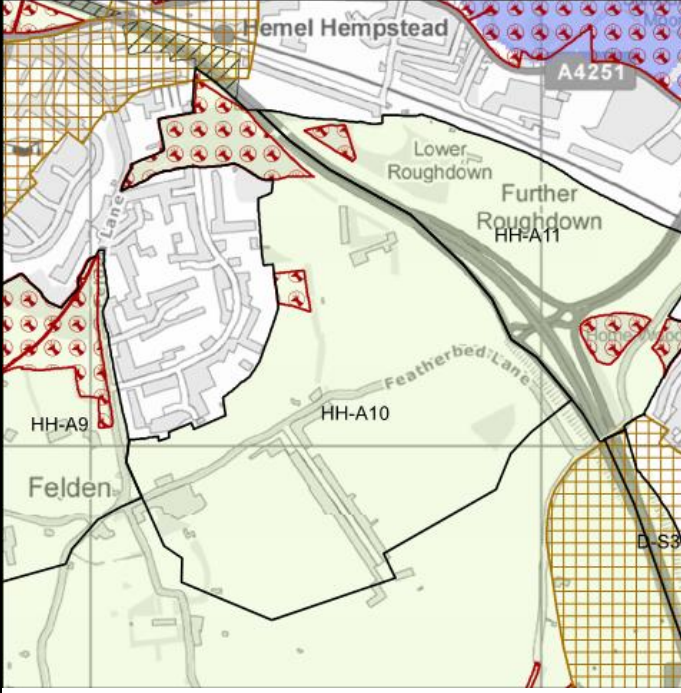
Sub-area	HH-A8
Area (ha)	185.41
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area is within Functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Local Wildlife Sites designation covers a substantial portion (approximately 50%) of the sub-area. Local Wildlife sites (Bovingdon Reach, Gorsefield Wood, Ramacre Wood, Westbrook Hay Golf Course and Hanging Wood) together make up a continuous area covering the central, southern and western parts of the sub-area. Additionally, Moor End Farm located on the northern edge of the sub-area is also designated Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.

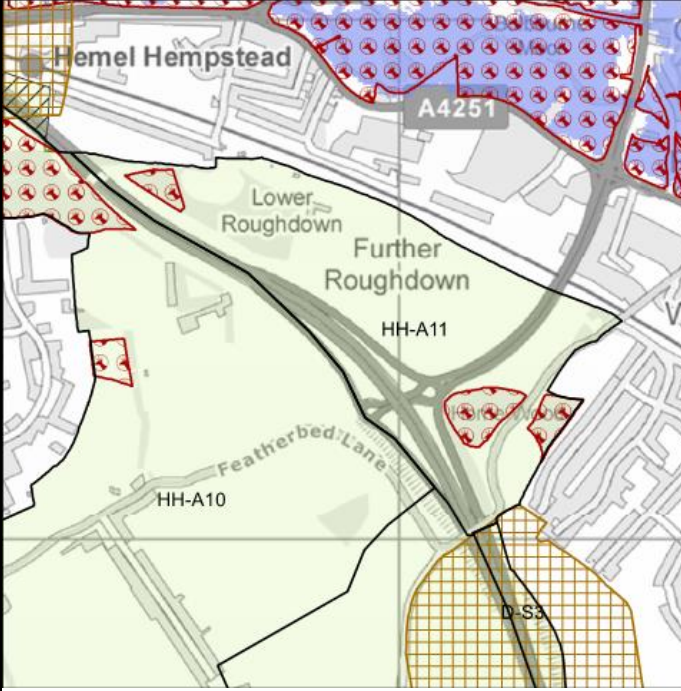
Locally Designated Parks and Gardens	Part of Boxmoor (Locally Designated Parks and Gardens) covers the majority of the sub area, with the exception of the south western corner (Westbrook Hay Golf Course), and land along the northern edge (A41) and south eastern edge of the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is almost entirely constrained by Local Wildlife Site designation and / or Locally Designated Parks and Gardens. The northern edge adjacent to the A41, and a portion along the southern edge of the sub-area, are unconstrained.

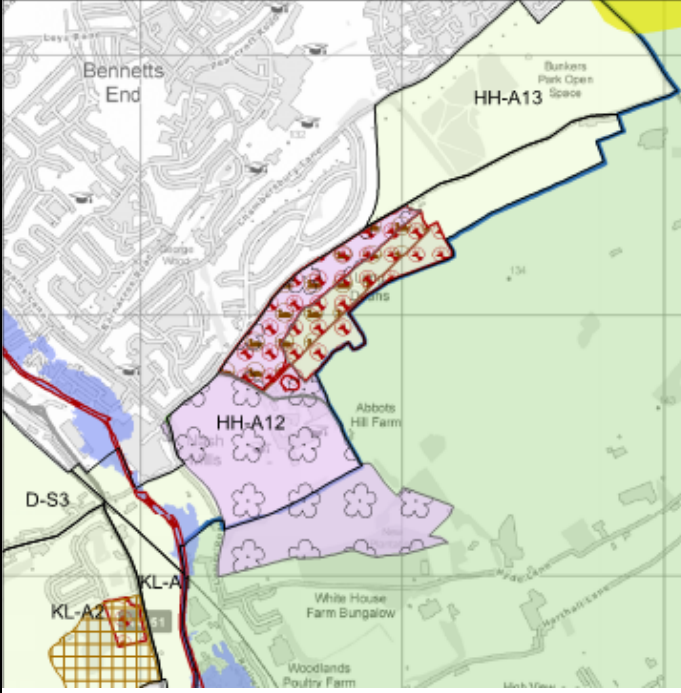
Sub-area	HH-A9
Area (ha)	56.47
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area is within Functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Local Wildlife Sites designation covers a substantial portion (over 50%) of the sub-area. The Local Wildlife Sites are Sheethanger Common (the northern half of the sub-area) and the adjoining Bury Wood to the south.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens)
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.

Summary

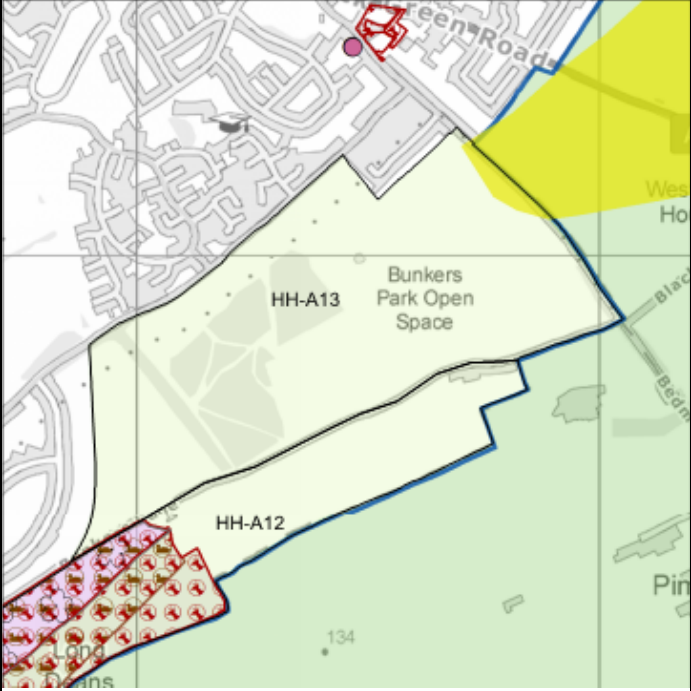
A large proportion of the sub-area is constrained by Local Wildlife Sites, which encompass the entirety of the western and northern parts of the sub-area. The central and southern areas within the sub-area are unconstrained.

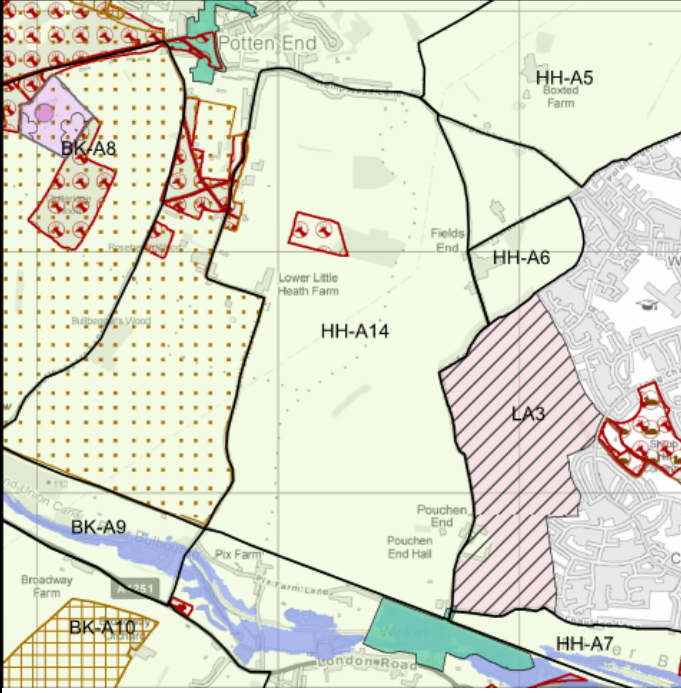
Sub-area	HH-A10
Area (ha)	58.08
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Roughdown Common is located within the sub-area in the northern corner. An area of grassland to the south of Roughdown Common is also designated a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The significant majority of the sub-area is unconstrained, with the exception of the northwest corner and a small area of grassland to the south of Roughdown Common (Local Wildlife Site).

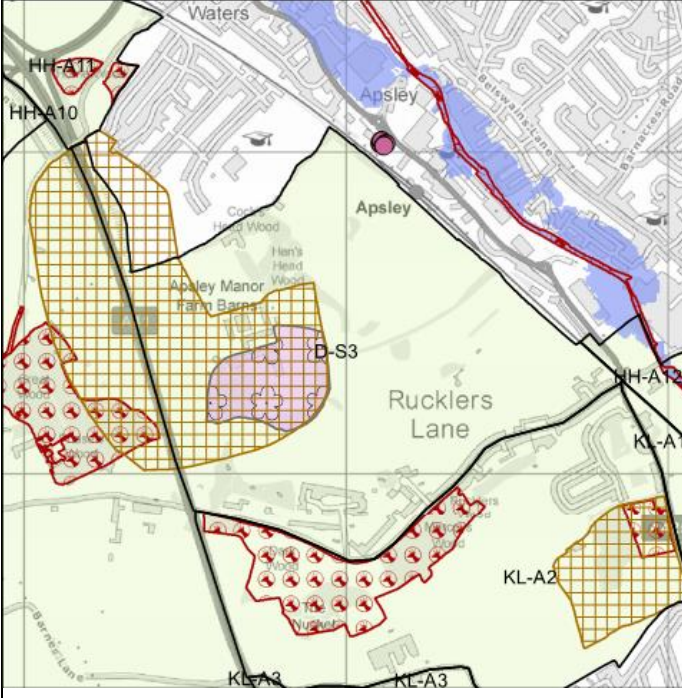
Sub-area	HH-A11
Area (ha)	28.66
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Part of Roughdown Common is located within the sub-area in the north-western corner, part of which is designated a Local Wildlife Site. Home Wood is located to the south-east of A41/Two Water Road.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings located within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is largely unconstrained, aside from three Local Wildlife Sites, two in the south eastern corner of the sub-area and one in the north western corner to the west of Lower Roughdown.

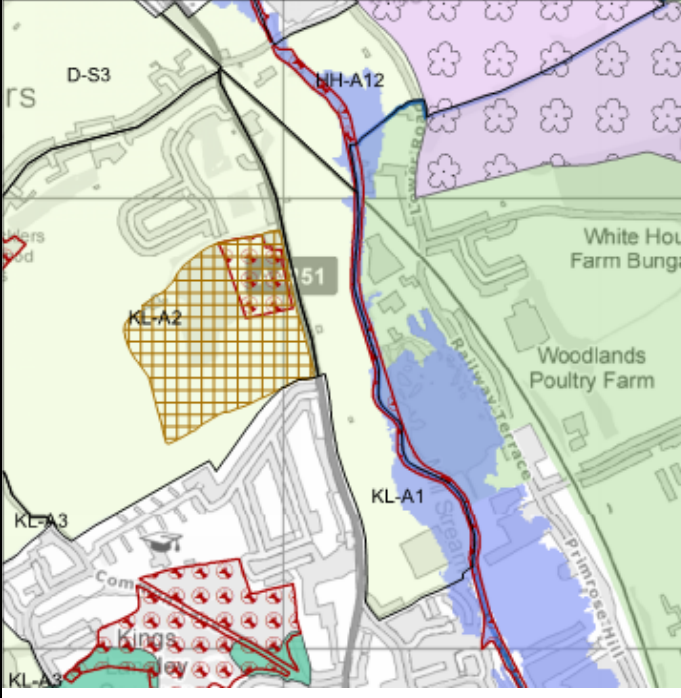
Sub-area	HH-A12
Area (ha)	77.92
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The south-western portion of the sub area adjacent to the Grand Union Canal/River Gade lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Part of the south-western portion of the sub-area is designated the Grand Union Canal/River Gade Local Wildlife Site. A substantial portion of the sub-area to the north-east is Local Wildlife Site (Long Dean's Meadow).
Local Nature Reserves	Long Dean's Meadow to the north east of the site is also designated a Local Nature Reserve, although the designation covers a smaller area than that of the Local Wildlife Site.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings located within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	Over half the sub-area is Locally Designated Parks and Gardens, including a significant proportion of Long Dean Park in the centre/north-east and Abbot's Hill in the centre/south.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.

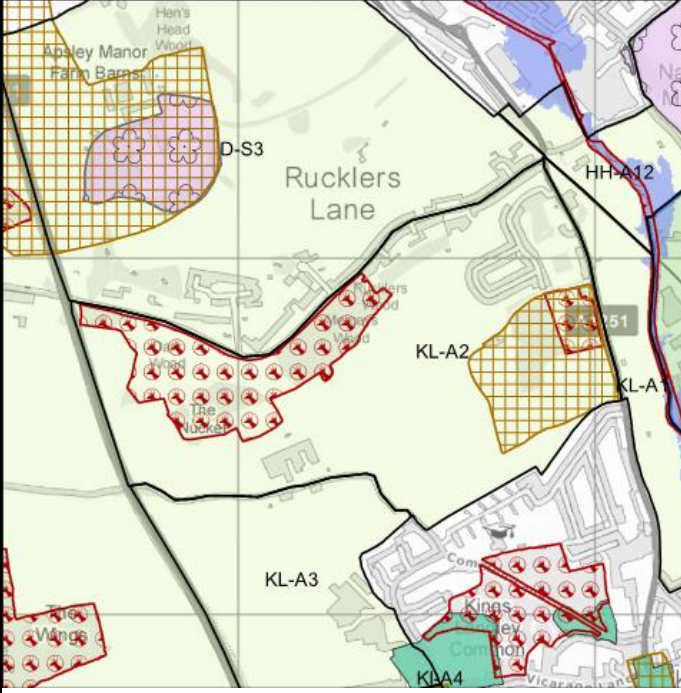
Summary	The sub-area is highly constrained by Local Wildlife Sites, Local Nature Reserve and Locally Designated Parks and Gardens. A small area is subject to flood constraint in the south western corridor. The north eastern corner of the sub-area is unconstrained.
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Sub-area	HH-A13
Area (ha)	49.42
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 2 / 3a)	No part of the sub-area lies within functional flood plain (Zone 2 / 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The boundary towards the north-eastern corner of the sub-area is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings located within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens.
Locally Designated Areas of Archaeological Interest	No Locally Designated Areas of Archaeological Interest.
Summary	The sub-area is subject to almost no constraint, with the exception of Grade 2 Agricultural Land in north-eastern corner.


Sub-area	HH-A14
Area (ha)	194.59
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 23a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Grassland at Lower Little Heath Farm in the north centre of the sub-area is designated Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings located within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens.
Area of Archaeological Significance	No Areas of Archaeological Significance within the sub-area.
Summary	Almost all of the sub-area is unconstrained, with the exception of a small area of grassland (Local Wildlife site) located in the north centre of the sub-area.

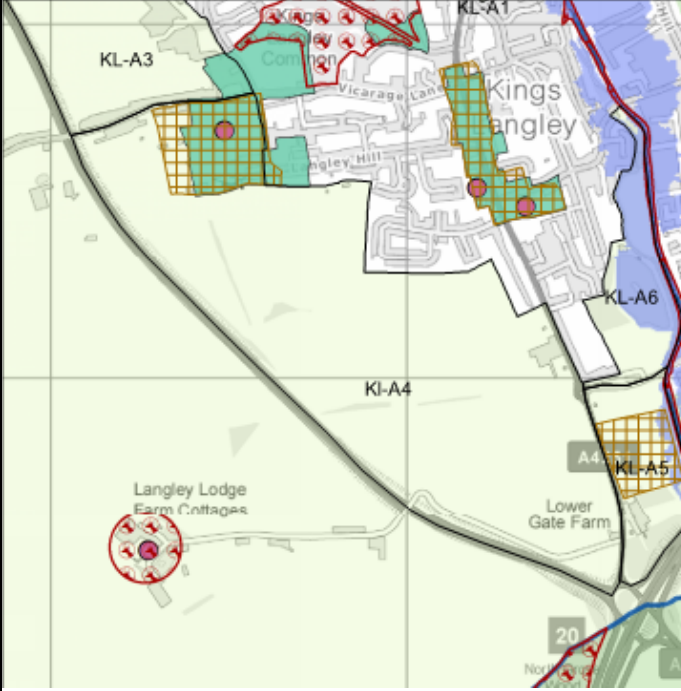
Sub-area	D-S3
Area (ha)	490.16
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings (Grades I and II*) within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	The grounds of Shendish Manor and golf course cover a moderate portion of the western/central part of the sub-area.
Area of Archaeological Significance	An area of prehistoric activity and settlement (Area of Archaeological Significance) covers the western portion of the sub-area.
Summary	The sub-area is relatively constrained by the grounds of Shendish Manor and an Area of Archaeological Significance in the western part of the site. The eastern part of the sub-area is unconstrained.

Sub-area	KL-A1
Area (ha)	18.09
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The eastern edge of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The eastern edge of the sub-area is within flood plain (Zone 3a). The remainder of the sub-area is unconstrained.


Sub-area	KL-A2
Area (ha)	85.98
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	The Nucket Local Wildlife Site is located along part of the northern edge to the west of the sub-area. An area of grassland on the eastern boundary of the sub-area is also designated a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	A moderately sized Area of Archaeological Significance is located in much of the south eastern corner of the sub-area, and a smaller portion of the north western corner also carries this designation.


Summary	The sub-area is moderately constrained, with Local Wildlife Sites and an Area of Archaeological Significance the central, south western and north eastern parts of the sub-area are almost entirely unconstrained.
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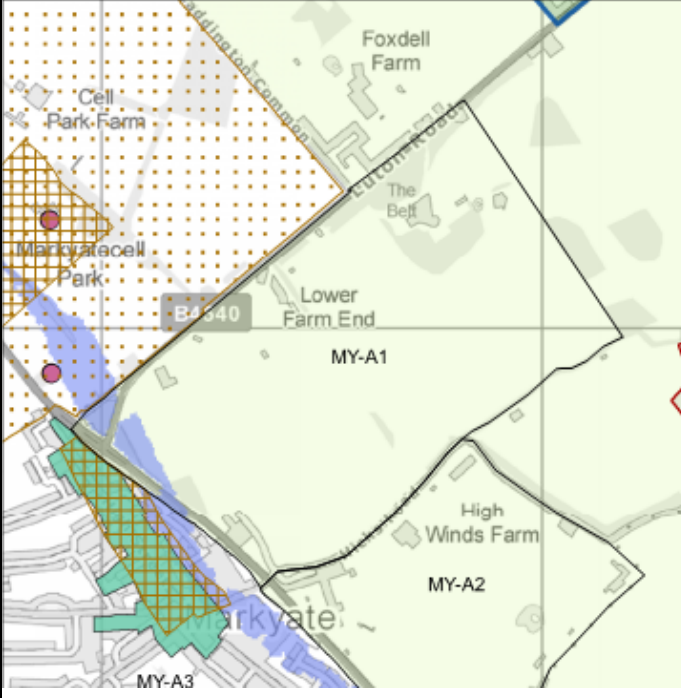
Sub-area	KL-A3
Area (ha)	34.79
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	Part of Kings Langley Conservation Area is located in the south easternmost corner of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is almost entirely unconstrained, with only a small portion of the south eastern corner forming part of a Conservation Area.


Sub-area	KL-A4
Area (ha)	91.09
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	The remains of a Dominican Priory and attached buildings (Grade II*) are located in the northernmost corner of the sub-area.
Conservation Areas	Part of Kings Langley Conservation Area is located in the northernmost corner of the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens
Area of Archaeological Significance	The northernmost corner of the sub-area is an Area of Archaeological Significance.

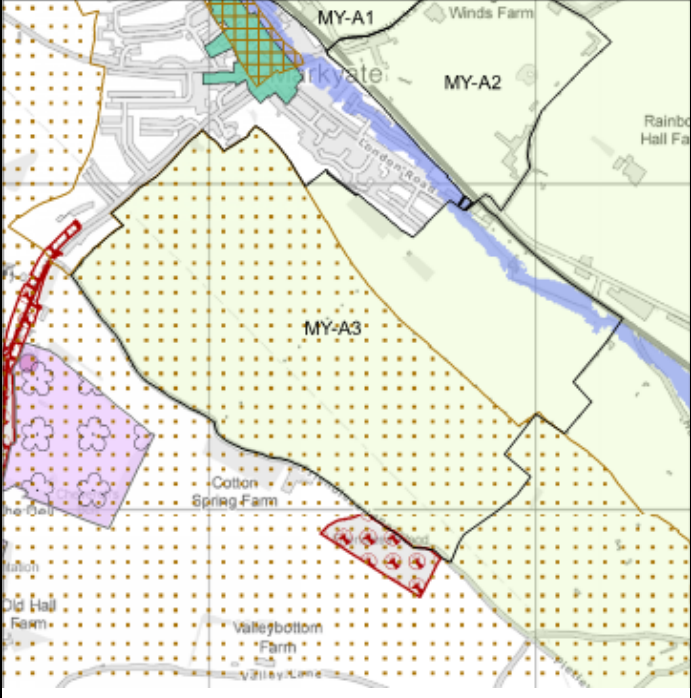
Summary	The sub-area is almost entirely unconstrained, with the only exceptions being the Kings Langley Conservation Area, listed buildings and an Area of Archaeological Significance, all located in the northernmost portion of the sub-area.
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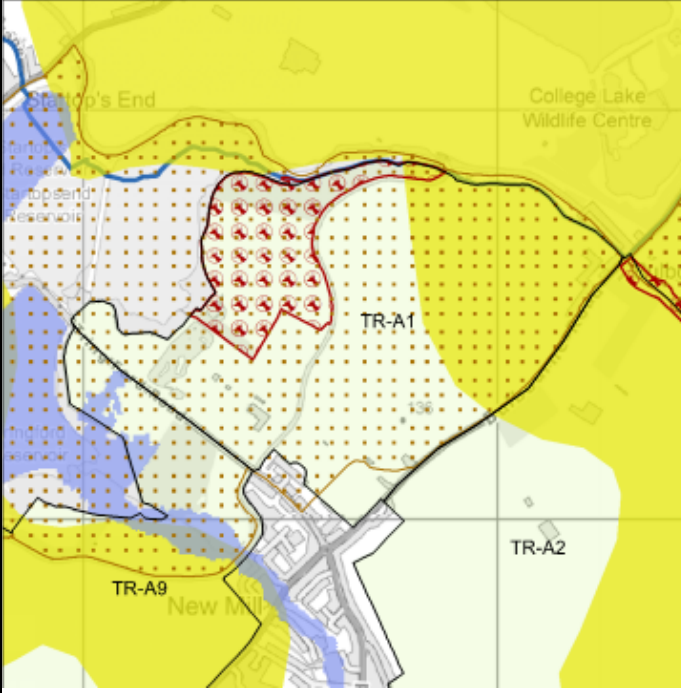
Sub-area	KL-A5
Area (ha)	10.92
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	A small portion on the eastern edge of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens
Area of Archaeological Significance	The central portion of the sub-area is an Area of Archaeological Significance.
Summary	The sub-area is significantly constrained, with the eastern portion of the sub-area is subject to flood risk and the entire central portion being a Locally Designated Areas of Archaeological Interest.

Sub-area	KL-A6
Area (ha)	10.03
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The majority of the sub-area lies within functional flood plain (Zone 3a) of the River Gade.
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The majority of sub-area is subject to non-absolute constraints, being subject to flood risk. The only exception to this is the southernmost portion of the sub-area.

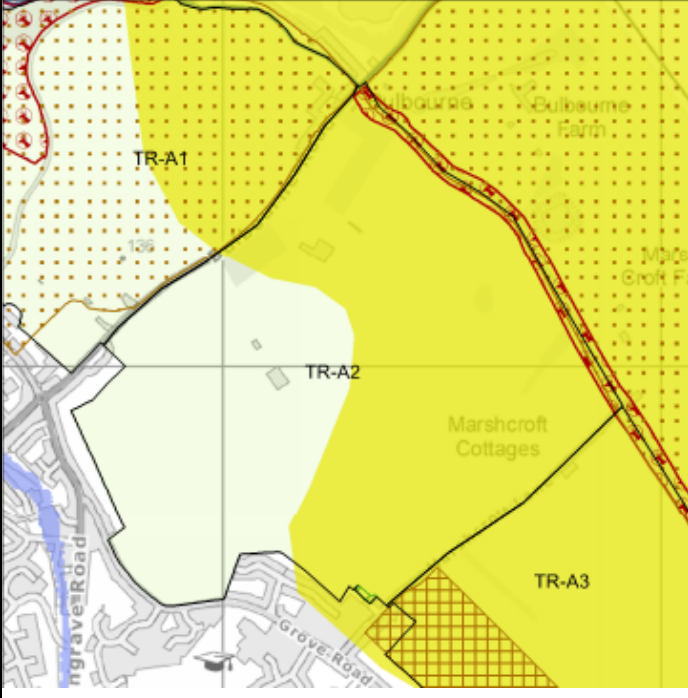
Sub-area	MY-A1
Area (ha)	66.27
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The majority of the sub-area is unconstrained by flood plain (Zone 3a), with the exception of a small portion in the western corner of the sub-area adjacent to the River Ver.
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The majority of this sub-area is not subject to any non-absolute constraint, with the exception of the western corner which lies within a flood plain (Zone 3a).

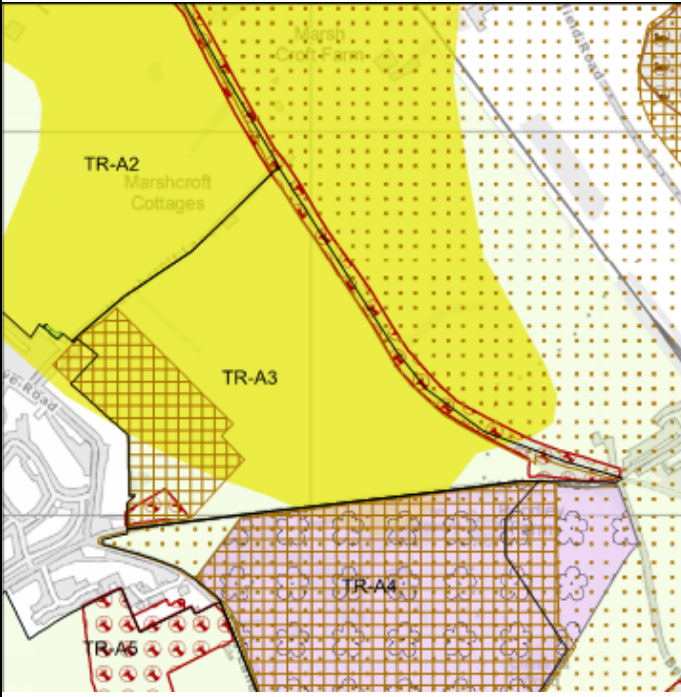
Sub-area	MY-A2
Area (ha)	34.32
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is not subject to any non-absolute constraint.

Sub-area	MY-A3
Area (ha)	123.30
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	The majority of the sub-area is unconstrained by flood plain (Zone 3a), with the exception of a small portion following the north-eastern edge of the sub-area.
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The majority of the sub-area lies within Chilterns AONB, with the exception of the north-eastern portion adjacent to the River Ver.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance Interest within the sub-area.
Summary	The majority of the sub-area is constrained, being within AONB or subject to flood risk. A significant central portion of the sub-area, however is not subject to any non-absolute constraint.

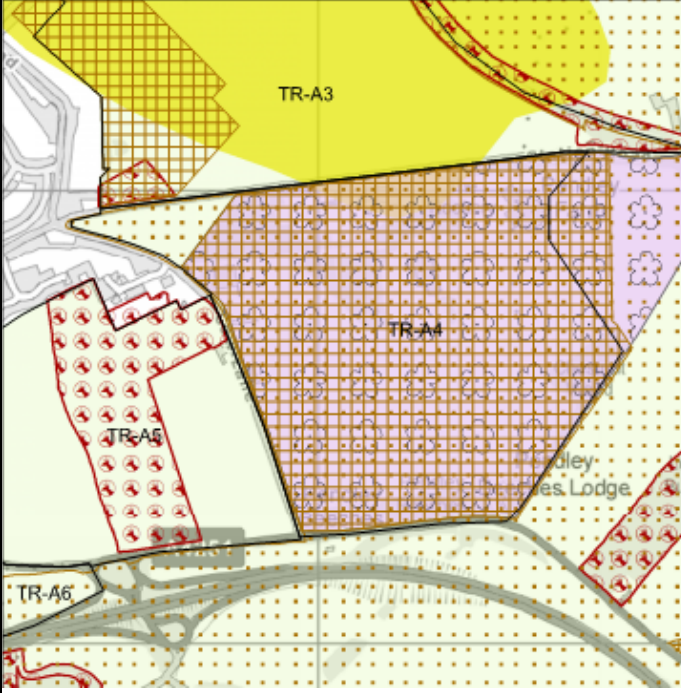
Sub-area	TR-A1
Area (ha)	65.16
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	A small portion in the western corner of the sub-area is subject to flood risk (Zone 3a).
Biodiversity	
Local Wildlife Sites	Tring Sewage Works (Local Wildlife Site) is located to the north of the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area lies within Chilterns AONB, with the exception of the southern corner, adjacent to Bulbourne Road.
Agricultural Land Classification (Grades 1-2)	A significant part of the sub-area, in the eastern corner, is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.

Summary	The entire sub-area is subject to non-absolute constraint; AONB, Local Wildlife Site, Grade 2 Agricultural Land and / or flood risk, with the exception of a small portion in the southernmost corner adjacent to Bulbourne Road which is not subject to non-absolute constraint. .
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Sub-area	TR-A2
Area (ha)	88.44
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The majority of the sub-area is classified as Grade 2 Agricultural Land, with the exception being the western of the sub-area.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The majority of the sub-area is constrained, being classified as Grade 2 Agricultural Land. The western parts of the sub-area are not subject to any non-absolute constraint.

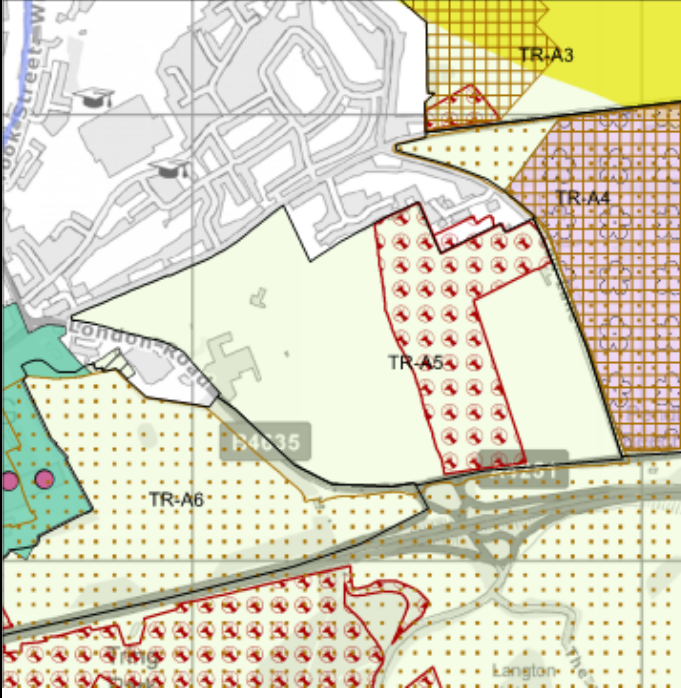
Sub-area	TR-A3
Area (ha)	60.08
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Station Road/Grove Road Fields, a small Local Wildlife Site, is located in the south western corner of the sub-area. The Grand Union Canal, running the full length of the eastern boundary of the sub-area, is a designated Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB within the sub-area.
Agricultural Land Classification (Grades 1-2)	The majority of the sub-area is classified as Grade 2 Agricultural Land, with the exception being the south western and south eastern corners of the sub-area.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.

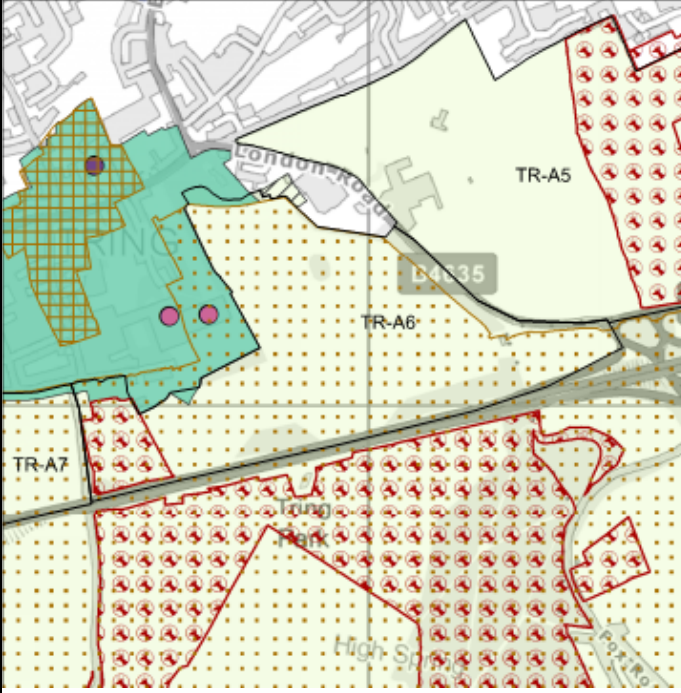
Area of Archaeological Significance	The western boundary of the sub-area, adjacent to the settlement edge, is an Area of Archaeological Significance.
Summary	Almost the entire sub-area is constrained, being classified as Grade 2 Agricultural Land. Additionally, the south western corner, and eastern boundary – Grand Union Canal – are designated Local Wildlife Sites. The western boundary is an Area of Archaeological Significance.

Sub-area	TR-A4
Area (ha)	59.84
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area is within the Chilterns AONB.
Agricultural Land Classification (Grades 1-2)	A small portion of the sub area on the northern boundary is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	Almost the entire sub-area, with the exception of the western corner between Cow Lane and Station Road, is part of Pendley Manor.
Area of Archaeological Significance	The majority of the sub-area, an area coterminous with the Pendley Manor Locally Designated Parks and Gardens, is an Area of Archaeological Significance.

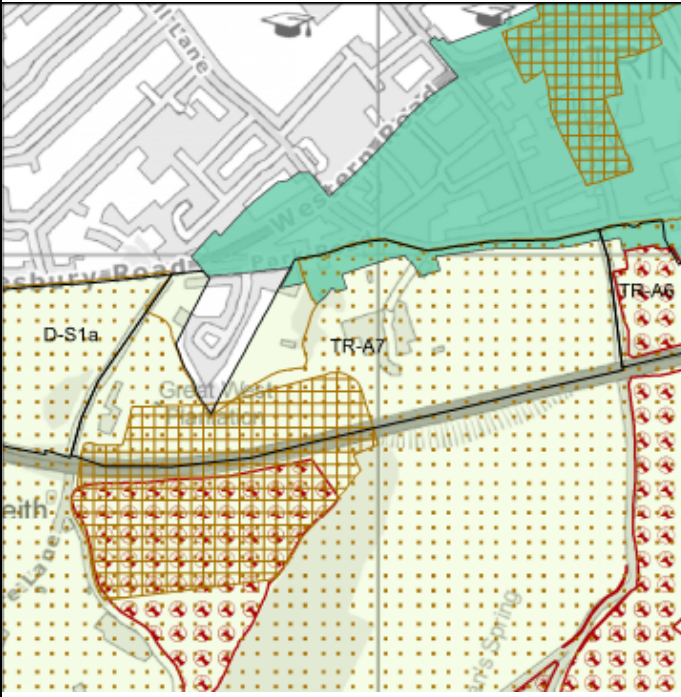
Summary

The entire sub-area is subject to non-absolute constraint, being located within the Chilterns AONB. Additionally, the sub area is almost entirely located within Pendley Manor (Locally Designated Parks and Gardens) and Area of Archaeological Significance.

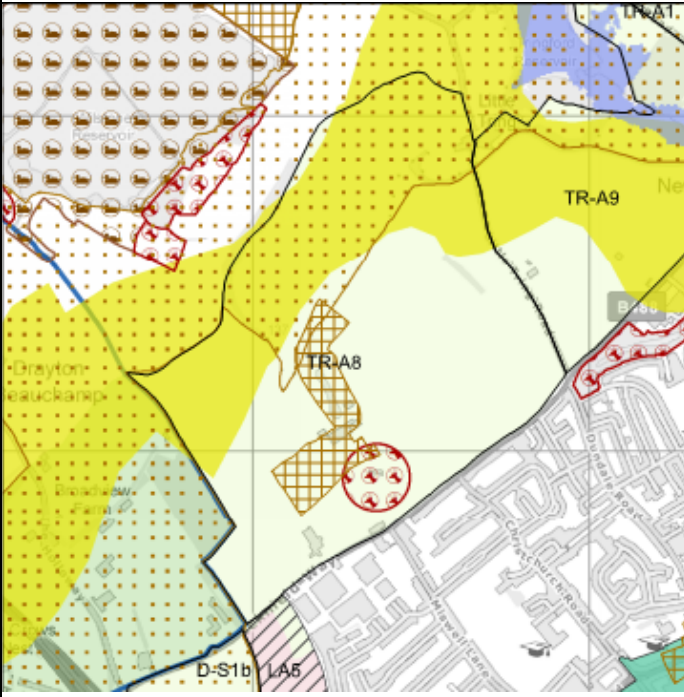
Sub-area	TR-A5
Area (ha)	47.02
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Cow Lane Farm Meadows (Local Wildlife Site) is located entirely within the sub-area, towards the eastern edge.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	No AONB is sub-area.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is relatively unconstrained, however a substantial portion towards the eastern boundary is designated a Local Wildlife Site (Cow Lane Farm Meadows).

Sub-area	TR-A6
Area (ha)	32.79
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Dawes Park (Local Wildlife Site, part of Tring Museum) is located in the south western corner of the site between the settlement edge and the A41.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	Almost the entire sub-area is within the Chilterns AONB with the exception of a small part of the northern and eastern boundaries.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	The northern boundary is adjacent to the Tring Conservation Area, some parts of which is located within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.

Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area is almost entirely constrained by AONB designation, Conservation Area designation and / or Local Wildlife Site designation. Only a minor part adjacent to the eastern boundary of the sub-area is not subject to any non-absolute constraint.

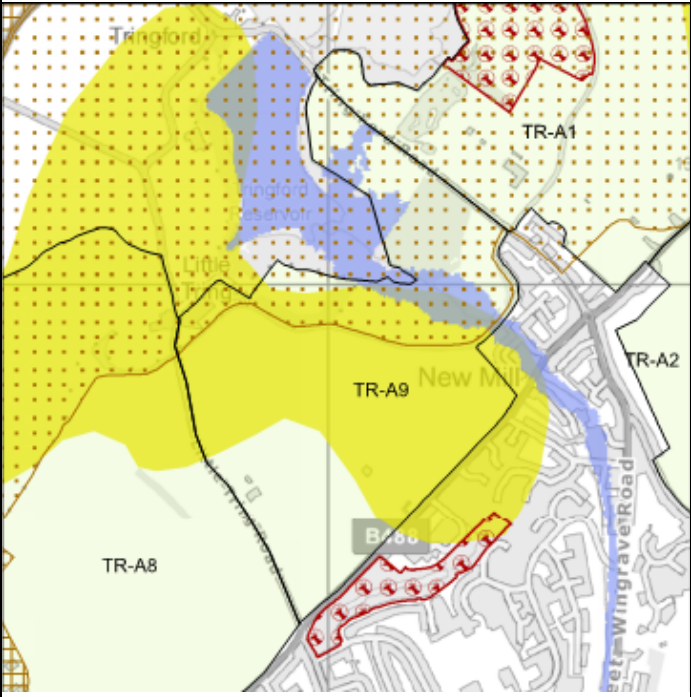
Sub-area	TR-A7
Area (ha)	24.53
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	Almost the entire sub-area is within the Chilterns AONB with the exception of land along the northern boundary (settlement edge).
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	The northern boundary is adjacent to the Tring Conservation Area, some parts of which is located within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	The southern boundary of the sub-area to the west lies within an Area of Archaeological Significance.

Summary	The sub-area is almost entirely constrained by AONB designation, while some areas adjacent the settlement edge along the northern boundary are within Tring Conservation Area, and land in the south-west being of Archaeological Significance. Only a small portion of land to the rear of Woodland Close is not subject to any non-absolute constraint.
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Sub-area	TR-A8
Area (ha)	110.38
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	Land surrounding Miswell House, located close to the southern boundary of the sub-area (settlement edge), is designated a Local Wildlife Site.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The north and north eastern parts of the sub-area are within the Chilterns AONB.
Agricultural Land Classification (Grades 1-2)	Land along the northern boundary of the sub-area is classified as Grade 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	An Area of Archaeological Significance lies in the centre of the sub-area.

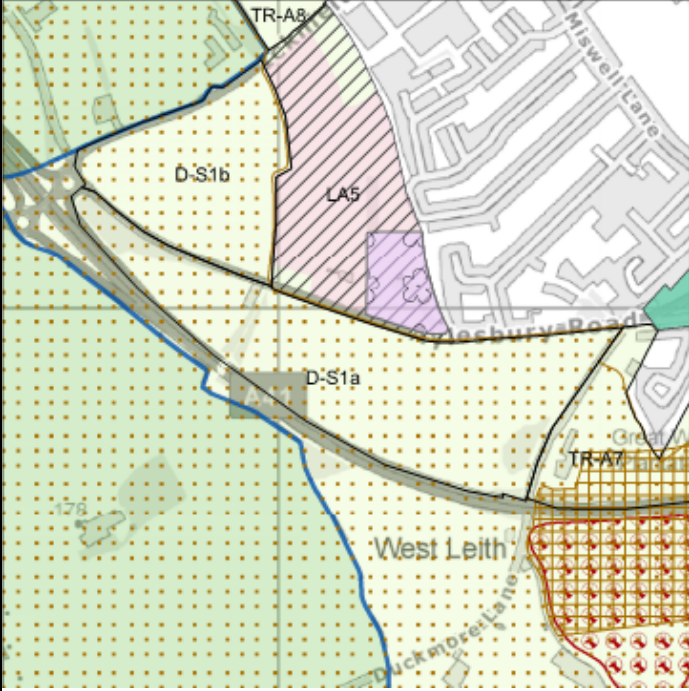
Summary

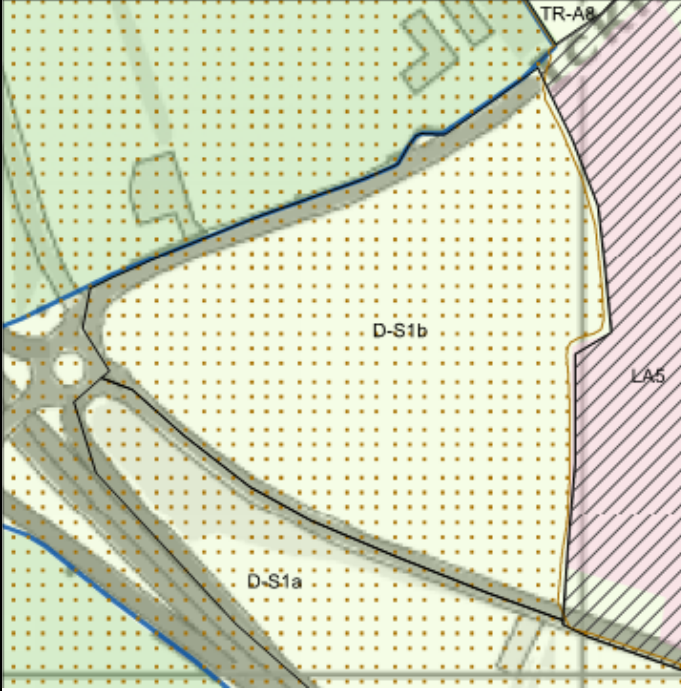
The sub area is relatively unconstrained, with the exception of land surrounding Miswell house (Local wildlife Site), an Area of Archaeological Significance, land to the north and north east (AONB) and land running along the northern boundary, which is classified as Grade 2 Agricultural Land.

Sub-area	TR-A9
Area (ha)	48.22
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	Part of the sub-area to the north east lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites located within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The north and north eastern parts of the sub-area are within the Chilterns AONB.
Agricultural Land Classification (Grades 1-2)	The majority of the sub-area is classified as Grade 2 Agricultural Land, with the exception of the south western and north eastern corners. .
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.

Summary

The sub area is relatively constrained. A small portion of land to the east and north is subject to flood risk, while the majority of the sub-area is classified as Grade 2 Agricultural Land. Additionally, land to the north and east of the sub-area lies within the Chilterns AONB.

Sub-area	D-S1a
Area (ha)	19.27
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area is within AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area falls entirely within AONB, however it is not subject to any other non-absolute constraint.

Sub-area	D-S1b
Area (ha)	9.56
Location Plan	
Constraint	Commentary
Flooding	
Flood Plain (Zone 3a)	No part of the sub-area lies within functional flood plain (Zone 3a).
Biodiversity	
Local Wildlife Sites	No Local Wildlife Sites within the sub-area.
Local Nature Reserves	No Local Nature Reserves within the sub-area.
Landscape	
Area of Outstanding Natural Beauty (AONB)	The entire sub-area is within AONB.
Agricultural Land Classification (Grades 1-2)	The sub-area is not classified as Grade 1 or 2 Agricultural Land.
Heritage	
Listed Buildings (Grades 1 and 2*)	No Listed Buildings within the sub-area.
Conservation Areas	No Conservation Areas within the sub-area.
Locally Designated Parks and Gardens	No Locally Designated Parks and Gardens within the sub-area.
Area of Archaeological Significance	No Area of Archaeological Significance within the sub-area.
Summary	The sub-area falls entirely within AONB, however it is not subject to any other non-absolute constraint.