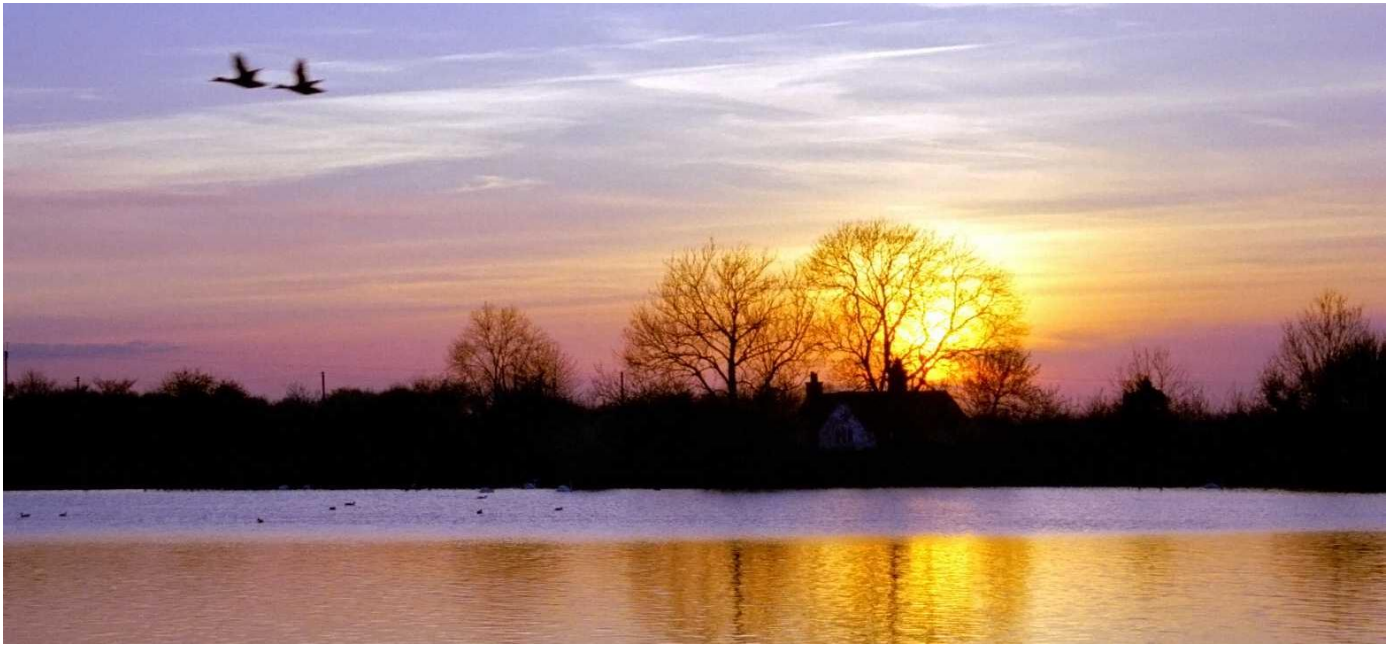




# Looking After the Environment



**Site Allocations**

**Background Issues Paper**

**June 2015**



# Background Issues Papers

## Introduction

A series of background papers have been prepared to support the Pre-Submission Site Allocations DPD. These are as follows:

- **The Sustainable Development Strategy:**
  - (a) Green Belt, Rural Area and Settlement Boundaries
  - (b) Transport
  
- **Strengthening Economic Prosperity**
  
- **Providing Homes and Community Services**
  - (a) Providing Homes
  - (b) Social Infrastructure
  
- **Looking After the Environment**

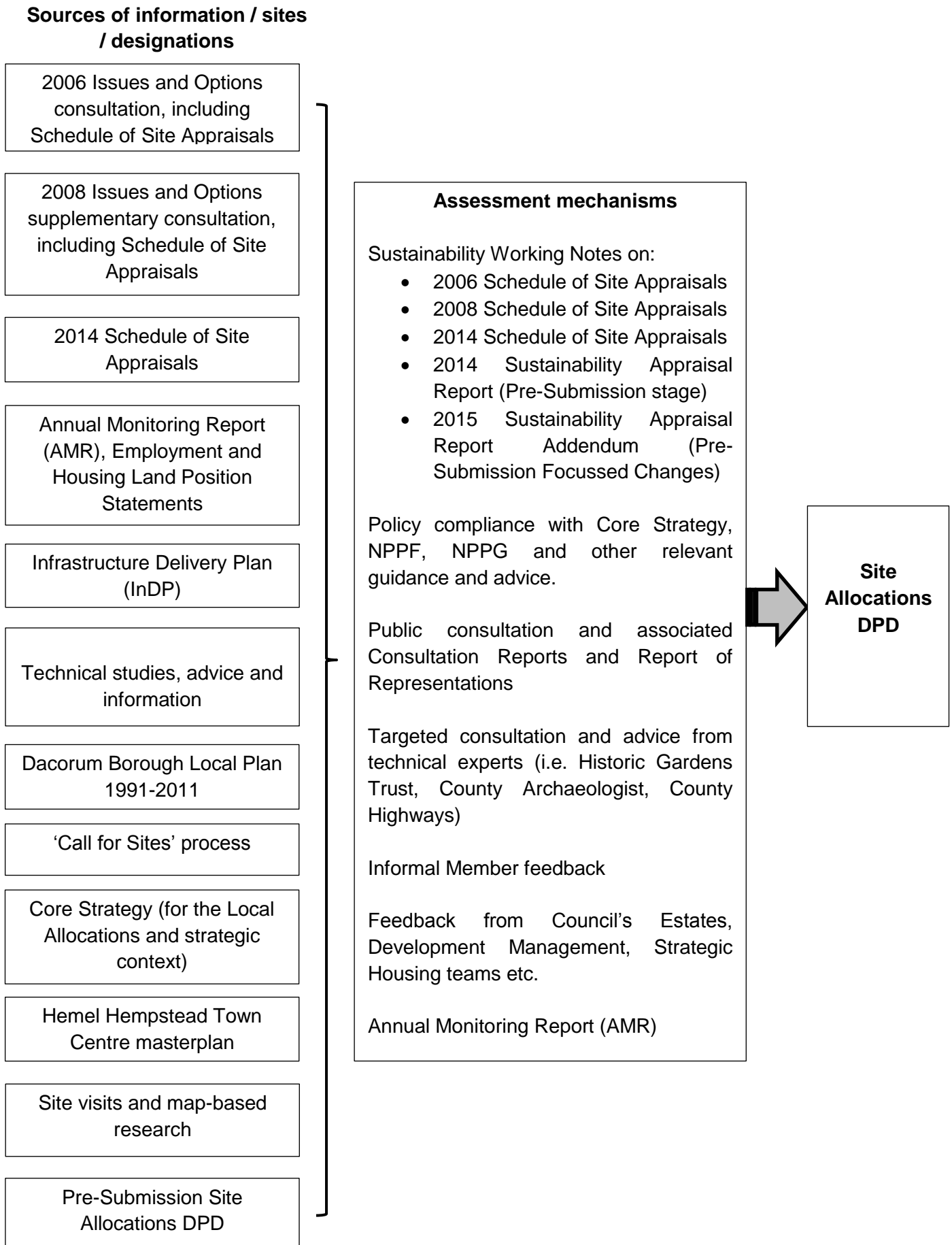
These papers form part of the evidence base. Their role is to inform the content of the Site Allocations DPD through:

- (a) summarising background policy, guidance and advice relevant to each subject area; and
- (b) assessing which sites, designations and/or boundary changes it is appropriate to take forward in the context of this advice and set out any additional selection criteria used.

Information has been collected from a number of different sources and as the assessment has been an interactive process, incorporating the conclusions of sustainability appraisal and advice from technical experts as appropriate (see Figure 1).

This document is version 2 and updates and supersedes the previous version published in September 2014.

**Figure 1: Assessment of Alternative Sites, Options and Designations**



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## **Appendices**

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Appendix 2 – Map showing extent of Wildlife Site designations

Appendix 3 - Schedule of Ancient Woodlands within Dacorum

Appendix 4 – Revised boundaries of RIGS

Appendix 5 – Map showing Updates and Amendments to Areas of Archaeological Significance

Appendix 6 - Assessment of Potential local designated Historic Park and Gardens

Appendix 7 - Schedule of Conservation Area Appraisals

# Looking After the Environment

## 1. Introduction

- 1.1 The Council is able to use a variety of designations (with supporting policies) to protect, conserve and promote different aspects of the natural environment and historic heritage. The areas to which designations apply should be shown on a map. In nearly all cases it is considered that this should be Policies Map (or Proposals Map as it is referred to in the Core Strategy).

### National Requirements

- 1.2 National advice on protecting the natural and historic environments is provided through the National Planning Policy Framework (NPPF), with further guidance through the National Planning Policy Guidance (NPPG). The NPPF supersedes the advice formerly contained in PPSs and PPGs (most notably PPS5: Planning for the Historic Environment, PPG7: The Countryside and PPG9: Nature Conservation).
- 1.3 With regard to plan-making, the NPPF requires local planning authorities to *“seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three.”* (Paragraph 152).
- 1.4 The NPPF also requires local plans to set out strategic policies to deliver *“climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.”* (Paragraph 156), to *“identify land where development would be inappropriate, for instance because of its environmental or historic significance; and contain a clear strategy for enhancing the natural, built and historic environment.....”* (Paragraph 157). The NPPF requirements are supported and elaborated by the recently published Planning Practice Guidance (PPG).

### Core Strategy and ‘Saved’ Policies

- 1.5 Dacorum’s Core Strategy was adopted on 26 September 2013 and sets a clear strategic policy framework through which to progress the Site Allocations DPD.
- 1.6 Policies that relate directly to the natural and historic environment include:
- CS24: The Chilterns Area of Outstanding Natural Beauty
  - CS25: Landscape Character
  - CS26: Green Infrastructure
  - CS27: Quality of the Historic Environment

1.7 Others such as Policy CS5: Green Belt and CS7: Rural Area have more indirect impacts, through the control of the location and scale of new development.

1.8 The Core Strategy policies are complemented by ‘saved’ policies from the Dacorum Borough Local Plan 1991-2011. These policies will be revised and superseded through the Development Management DPD and any associated guidance. Relevant policies include:

- 97 – Chilterns Area of Outstanding Natural Beauty
- 102 – Sites of Importance to Nature Conservation
- 103 – Management of Sites of Nature Conservation
- 104 – Nature Conservation in River valleys
- 105 – Lakes, Reservoirs and Ponds
- 106 – The Canal side Environment
- 108 – High Quality Agricultural Land
- 118 – Important Archaeological Remains
- 119 – Development Affecting Listed Buildings
- 120 – Development in Conservation Areas
- 121 – The Management of Conservation Areas
- 125 – Hazardous Substances
- 127 – Mineral Workings and Waste Disposal
- 128 – Protection of Mineral Resource

### Designations Identified through the Development Plan

1.9 Not all designations relating to the natural and historic environment are determined as part of the development plan process (see Table 1 below). Some, such as the designation of Listed Buildings and Scheduled Monuments, and the definition of land within Areas of Outstanding Natural Beauty, are controlled through separate legislation. However, in order to give a complete picture of potential development constraints, there are merits in illustrating such designations on the Policies Map (as matters of fact). However, this must be balanced with the need for the Policies Map to focus on key planning designations and be easy to read and interpret.

**Table 1: Role of Local Plan process in designations**

Designations	Designations determined through the Local Plan process?
<b><i>Landscape</i></b>	
Chilterns Area of Outstanding Natural Beauty	☒



Landscape Character Areas	<input checked="" type="checkbox"/>
Article 4 Directions	<input type="checkbox"/>
Regionally Important Geological Site	<input checked="" type="checkbox"/>
<b>Biodiversity</b>	
Natura 2000 site	<input type="checkbox"/>
Local Nature Reserve (LNRs)	<input type="checkbox"/>
Sites of Special Scientific Interest (SSSIs)	<input type="checkbox"/>
Wildlife Site	<input checked="" type="checkbox"/>
Ancient (Semi-natural) woodland	<input checked="" type="checkbox"/>
<b>Historic Heritage</b>	
(Registered) Historic Parks and Gardens	<input type="checkbox"/>
Unregistered Historic Parks and Gardens	<input checked="" type="checkbox"/>
Conservation Area	<input type="checkbox"/>
Scheduled Monument	<input type="checkbox"/>
Area of Archaeological Significance	<input checked="" type="checkbox"/>
Wider historic landscape	<input type="checkbox"/>

1.10 In the light of feedback from consultation and the requirements of the NPPF, it is considered that the following designations should be shown on the Policies Map. This will help ensure that key designations are recognised and appropriate policies applied if the land is subject to development proposals.

**Table 2: Designations to be shown on updated Policies Map**

<b>Designation</b>	<b>Currently Shown</b>	<b>To be shown on updated Policies Map?</b>
<b>Landscape</b>		
Chilterns AONB*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Character Areas	<input type="checkbox"/>	<input type="checkbox"/>
Article 4 Directions*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Biodiversity / Geology</b>		
Natura 2000 site*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local Nature Reserves (LNRs)*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sites of Special Scientific Interest (SSSIs)*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wildlife Sites	<input type="checkbox"/>	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	<input type="checkbox"/>
Regionally Important Geological Sites (RIGs)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Historic Heritage</b>		
(Registered) Historic Parks and Gardens*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Unregistered Historic Parks and Gardens	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Conservation Areas*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Scheduled Monuments*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Areas of Archaeological Significance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wider historic landscape	<input type="checkbox"/>	<input type="checkbox"/>

*\*Denotes designation that is identified under separate legislation and is therefore shown as a matter of fact.*

Further explanation is set out in the relevant section below.

## 2. ISSUE 1: LANDSCAPE

2.1 The NPPF requires the planning system to contribute to and enhance the natural and local environment by *'protecting and enhancing valued landscapes...'* (Paragraph 109).

### **Chilterns Area of Outstanding Natural Beauty:**

2.2 The Chilterns are an area of national landscape importance, being designated by the Countryside Commission (now part of Natural England) as an area of Outstanding Natural Beauty (AONB) in 1964. The designation affords special status in the control of development and establishes the primary aim as the conservation and enhancement of the scenic beauty of its countryside and settlements. AONB policy overlies policies controlling development in the Green Belt and Rural Area and thus further constrains the type of change and development that can be allowed.

2.3 Changes to AONB boundaries can only be made by Natural England, following consultation with the Chilterns Conservation Board and other key stakeholders, such as the local planning authorities within the AONB.

2.4 The last review of the boundary took place in 1988, with the revised boundary confirmed by the Secretary of State in March 1990. The AONB boundary within Dacorum therefore remains unchanged from that shown on the current Policies Map, published in 2004. The boundary will therefore remain as currently shown as a matter of fact. If Natural England do make any changes to the boundaries within Dacorum before adoption of the Site Allocations DPD, the Policies Map will be updated accordingly.

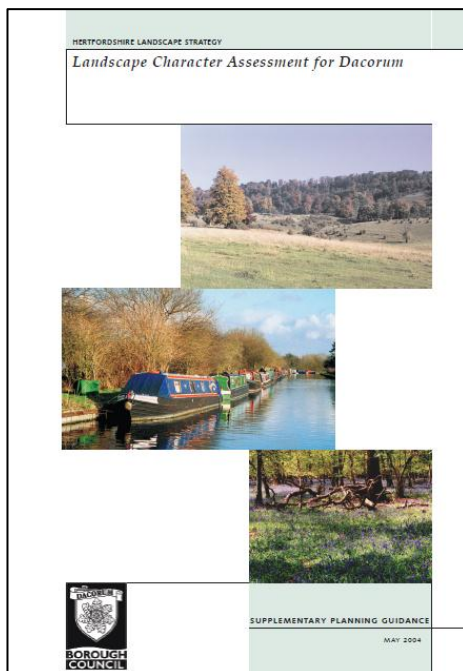
### **Landscape Character Areas:**

2.5 Previous Government advice (contained in PPS7) was that that carefully drafted, criteria-based policies, utilising tools such as landscape character assessment, should provide sufficient protection for areas of landscape that are particularly highly valued locally, but fall outside of nationally designated areas (like the Chilterns Area of Outstanding Natural Beauty). Such policies remove the need for rigid local designations that may unduly restrict acceptable, sustainable development and the economic activity that underpins the vitality of rural areas. 'Landscape Conservation Areas' were removed from the last Local Plan following direction within the Hertfordshire County Structure Plan. Although PPS7 has been superseded, the Council considers this approach to be sound and logical; particularly as the NPPF includes similar guidance. Paragraph 113 states that:

*'Local Planning authorities should set criteria based policies against which proposals for any development on or affecting*

*protected..... landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to wider ecological networks.'*

- 2.6 A Landscape Character Assessment has been carried out across Hertfordshire. Consultants, the Landscape Partnership Ltd conducted an assessment for Dacorum for the Council with the support of the County Council and Chilterns Conservation Board. The process of landscape characterisation and assessment has been developed through the work of Natural England and their predecessors, English Nature and the Countryside Agency.
- 2.7 Thirty different landscape Character Areas have been identified in the Landscape Character Assessment for Dacorum (May 2004), which has been adopted as supplementary planning guidance by the Council. The assessment covers physical influences such as geology, topography, vegetation and wildlife, as well as historical and cultural influences such as the field pattern and settlement form. Areas are analysed and appropriate strategies and guidelines set out. A significant proportion of Dacorum falls within the Chilterns Area of Outstanding Natural Beauty. Many of the Council's partner organisations, including the Herts & Middlesex Wildlife Trust, Hertfordshire Biological Records Centre, and the Chilterns Conservation Board prepare management plans for countryside areas.



*Dacorum's Landscape Character Assessment*

- 2.8 Consideration is being given as to how the Landscape Character Assessment should be incorporated into the Local Planning Framework. The Council considers that the detail is best left, and reviewed as appropriate, as supplementary advice and it is not necessary to show the boundaries on the

Policies Map as they are clearly and easily available elsewhere. This approach is considered to strike a reasonable balance between making the Policies Map as comprehensive as possible, yet ensuring it is clear and easy to read. It is also the approach followed by other Hertfordshire authorities. This approach was supported by feedback from public consultation (Issues and Options consultation, November 2006); with 142 out of 160 respondents (89%) replying ‘Yes’ when asked ‘Do you agree with the Council’s suggested Approach for Landscape Character Assessment Areas?’ Of those who disagreed, the main concern was that retaining the landscape character areas as supplementary advice does not give the areas strong enough protection. The Council does not consider this to be the case as Policy CS25: Landscape Character of the adopted Core Strategy includes a clear requirement to ‘take full account of the Dacorum Landscape Character assessment.’

2.9 No changes are therefore recommended to the Policies Map with regard to this designation.

**Additional landscape character designations:**

2.10 The Council has considered all of the areas suggested through previous consultation as potentially meriting special local landscape designation(s)<sup>1</sup>. These are listed in Table 3. It does not consider that any of these areas necessitate any additional protection over and above that provided by the Core Strategy (particularly Policy CS25: Landscape Character), other ‘saved’ policies within the Dacorum Borough Local Plan (to be reviewed through the development Management DPD) and the supplementary guidance on Landscape Character Assessments.

2.11 It is pertinent to note that many of the sites have been put forward by residents concerned that the land has either been allocated for development through the Core Strategy, or is vulnerable to future development proposals.

**Table 3: Sites suggested as meriting additional local landscape protection**

Location / Site	Comments	Conclusion
Farmland around Ovaltine Site	The land east of the Ovaltine site falls within Three Rivers District Council’s administrative area and any changes to the designation of land are a matter for them to consider as part of their Local Plan review.	Do not progress through Site Allocations

<sup>1</sup> Note: No other sites were put forward at the Pre-Submission stage.

<p>Bunkers Park, Hemel Hempstead</p>	<p>Bunkers Park is currently a leisure proposal (L2) within the Dacorum Borough Local Plan. This designation protects the land as leisure space – with formal space in the form of pitches at the Bedmond Road end of the site, with the remainder for informal outdoor activities. This designation will be reviewed as part of the Site Allocations process, but is expected to be retained, as this area, together with the adjacent Longdean Park (see below), provides an important ‘country park’ for the town.</p> <p>Whilst important in recreational and open space terms, Bunkers Park is not considered to be of sufficient value in landscape terms to warrant additional protection through any form of local landscape designation.</p>	<p>Do not progress through Site Allocations</p>
<p>Longdean Park,</p>	<p>Together with Bunkers Park (see above) Longdean Park (or Longdeans as it is formally known) provides an important ‘country park’ for the town. It is designated as a Local Nature Reserve and hence offered significant protection from development. It is managed by the Herts and Middlesex Wildlife Trust.</p>	<p>Do not progress through Site Allocations</p>
<p>Kings Langley</p>	<p>No specific site(s) or details given. None of the land around Kings Langley is of sufficient landscape value to merit a separate local landscape designation.</p>	<p>Do not progress through Site Allocations</p>
<p>Pouchen End and surrounding area</p>	<p>The land between Pouchen End Lane and Hemel Hempstead is designated as a Local Allocation in the Core Strategy and will therefore be released from the Green Belt and developed for housing and associated uses. The area’s landscape quality was assessed before this designation was in place, and whilst an attractive area of countryside, it is</p>	<p>Do not progress through Site Allocations</p>

	<p>not of sufficient quality to prevent its allocation for development, or warrant any specific landscape protection. The masterplan for the LA3 site will however consider the relationship of the new development with Pouchen End and the countryside to the west, and include appropriate landscaping and open space to mitigate the impact of the development on the countryside and existing residents.</p>	
Gadebridge Park	<p>Gadebridge Park is recognised as a very important area of open space and provides a 'green gateway' to Hemel Hempstead and serves some of the town's informal recreational needs. Whilst attractive, it is not considered to be of sufficient local landscape significance to warrant a local landscape designation. It is already protected from development by its location within the Green Belt.</p>	Do not progress through Site Allocations
Cherry Bounce	<p>This land is currently a small area of informal open space, and is designated for redevelopment for housing through the Core Strategy. It is also subject of a village green application which is expected to be determined shortly. It falls within the settlement boundary of Hemel Hempstead and is separated from the wider landscape of Gadebridge Park by a road. The area's role in terms of landscape (and biodiversity) were considered before it was designated as a Local Allocation. The landscape of this small site is not considered to be significant enough to warrant a local landscape designation. Through the masterplan for the housing site (LA2), the Council intends to protect some of the current open space for public uses, as part of the overall housing layout.</p>	Do not progress through Site Allocations

<p>Grand Union Canal from Kings Langley to Apsley and fishing ponds</p>	<p>The landscape of this stretch of the Grand Union canal, whilst attractive, is not considered to be significant enough to warrant a local landscape designation. The area is already protected from development through either a Green Belt designation, or where it runs through an urban area, an open land designation.</p>	<p>Do not progress through Site Allocations</p>
<p>Boxmoor along Grand Union Canal</p>	<p>The landscape of this stretch of the Grand Union canal, whilst attractive, this areas' landscape quality is not considered to be significant enough to warrant a local landscape designation. The area is already protected from development through either a Green Belt designation, or where it is within the Hemel Hempstead town boundary, an open land designation.</p>	<p>Do not progress through Site Allocations</p>
<p>Brownlow to Potten End</p>	<p>Brownlow is understood to be the name of small barn conversion development at the former Boxted Pig farm, off Fields End Lane.</p> <p>Part of the area around Potten End (to the north, west and part of the south) is within the Chilterns AONB, so has considerable landscape protection already. Both Potten End itself, and the countryside around it fall well within the Green Belt. Whilst this is not a designation based on landscape merit, it does restrict future development and hence assist in protecting landscape quality. Whilst Local Allocation LA3 will result in some land to the west of Hemel Hempstead being removed from the Green Belt and developed for housing, this does not include the area from Brownlow to Potten End.</p> <p>Whilst attractive countryside, this area's landscape quality is not considered to be significant</p>	<p>Do not progress through Site Allocations</p>



	enough to warrant a local landscape designation.	
Between Bullbeggars Lane and Ivyhouse Lane, Berkhamsted	Land to the east of Ivyhouse Lane is already within the Chilterns AONB and therefore already part of a nationally protected landscape.	Do not progress through Site Allocations
Rectory Farm, Kings Langley	This is a previously developed site in the Green Belt, immediately to the north of Kings Langley. It has previously been put forward as a potential housing site. It is not of high landscape quality and does not warrant any form of local landscape designation.	Do not progress through Site Allocations
Westwick Farm and surroundings, Leverstock Green, Hemel Hempstead	<p>The land to the east of Westwick Farm falls within St Albans City and District's administrative area, and any changes to the designation of land are a matter for them to consider as part of their Local Plan review.</p> <p>Westwick Farm and the land to the south is designated for housing in the Dacorum Borough Local Plan and the subject of a development brief. Part of the site already has planning permission. The area to the north of Westwick Farm is protected by an open land designation. The area is not considered to be of high enough landscape quality to warrant any form of local landscape designation.</p>	Do not progress through Site Allocations
Boxmoor Trust Land, Hemel Hempstead	Whilst attractive, this area's landscape quality is not considered to be significant enough to warrant a local landscape designation. The area is already protected from development through either a Green Belt designation, or where it is within the Hemel Hempstead town boundary, an open land designation.	Do not progress through Site Allocations
Blackwater Wood	This area falls within St Albans City and District area. Any landscape designations are therefore a matter	Do not progress through Site Allocations

	for consideration through their Local Plan processes.	
All green areas in the borough	Not sufficiently specific. Areas of landscape importance within the Borough are already accorded appropriate protection.	Do not progress through Site Allocations
Land from M1 to east of Hemel Hempstead	The land between the eastern edge of Hemel Hempstead and the M1 falls within St Albans City and District Council's administrative area and any changes to the designation of land are a matter for them to consider as part of their Local Plan review.	Do not progress through Site Allocations
Piccotts End and Home Wood	<p>The Piccotts End area extends northwards from Gaberidge Park (see above). Whilst an attractive area, it is not considered to be of sufficient landscape quality to warrant an additional local landscape designation. The area is more significant in terms of its historical and archaeological heritage, and these are recognised and protected through appropriate designations.</p> <p>The land to the east of Piccotts End is designated for housing (Local Allocation LA1). However, the development will not immediately adjoin Piccotts End and the masterplan will consider appropriate landscaping to minimise the impact of this development on the settlement and countryside beyond.</p> <p>Home Wood is on the opposite side of the valley from Piccotts End. Whilst it is not considered to warrant a local landscape designations, it is already recognised as being of historic value (being a scheduled ancient monument and within an area of archaeological significance) and is therefore protected by appropriate designations.</p>	Do not progress through Site Allocations
Green Dell Way and Leverstock	These are two residential roads	Do not progress

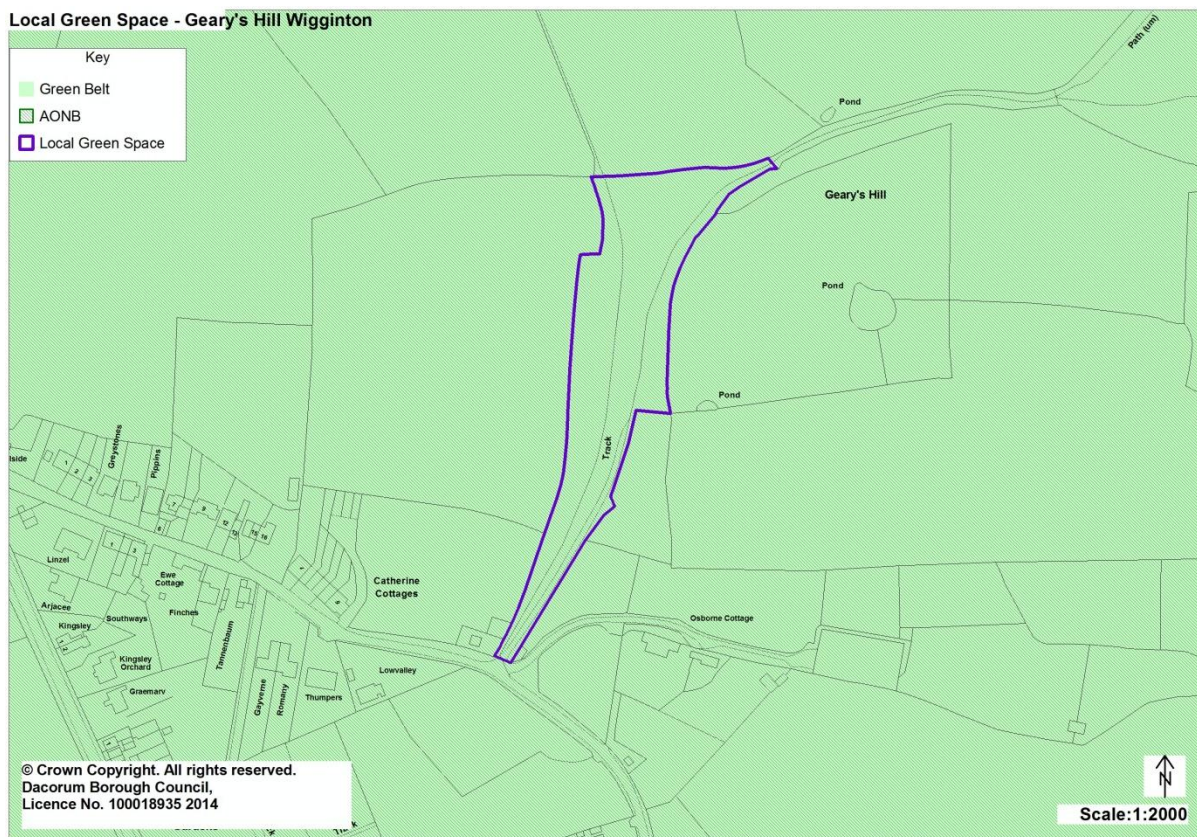
Green Way, Hemel Hempstead	within Hemel Hempstead. Whilst there is a small area of open space on the eastern side of Leverstock Green Way, this is not appropriate to consider for a local landscape designation.	through Site Allocations
Upgrade all Tring rural parish to Green Belt	Green Belt is not a landscape quality designation, although by restricting development, it does play a role in landscape protection. Changes to the Green Belt are considered separately in the Green Belt background paper.	Do not progress through Site Allocations
Shendish Manor and surroundings	This area is proposed as a locally designated Historic park and Garden, as the area is considered to be of historic rather than purely landscape value. See section ** below.	Do not progress through Site Allocations
Warners End Wood	The part of Warners End Wood that falls within the boundary of Hemel Hempstead town is designated as open land, and protected from development. Whilst the remaining area of woodland outside of the town boundary is an attractive feature and will have a role to play in terms of local biodiversity, the area is afforded protection from inappropriate development as it is within the Green Belt. Warners End Wood as a whole is not considered to be of sufficient landscape quality to warrant a local landscape designation.	Do not progress through Site Allocations
Shrubhill Common, Hemel Hempstead	Shrubhill Common is already designated as a Local Nature Reserve. As it falls within the boundary of Hemel Hempstead town, no further landscape designations are considered appropriate.	Do not progress through Site Allocations
Northridge Park, Hemel Hempstead	This area is already designated as open land, and protected from development. Whilst it is an attractive area, as it falls within the boundary of Hemel Hempstead town, no further landscape designation is considered	Do not progress through Site Allocations

	appropriate.	
Gade Valley	See entry for Gadebridge Park and Piccotts End above.	Do not progress through Site Allocations
Marchmont Fields, Hemel Hempstead	<p>Part of this area is proposed for release from the Green Belt for housing, through its designation in the Core Strategy as a Local Allocation (LA1).</p> <p>The area's role in terms of landscape (and biodiversity) were considered before it was designated as a Local Allocation. The landscape of this site is not considered to be significant enough to warrant a local landscape designation. The site masterplan will consider appropriate landscaping to minimise the impact of this development on both Piccotts End and countryside beyond.</p>	Do not progress through Site Allocations

2.12 Subsequent to the Issues and Options consultation, the Council has been approached regarding the potential to designate a small area of land at Geary's Hill in Wigginton as 'Local Green Space.' This is a new designation introduced by the NPPF.

2.13 The site (shown on Map 1) is in private ownership, within both the Green Belt and Chilterns AONB and adjacent to some local footpaths. The request for its designation as Local Green Space has arisen in direct response to a recent planning application on the site (application 4/0490/13/FUL). This application was refused permission on the grounds of its impact on the Green Belt, Chilterns AONB and local hedgerows.

## Map 1: Suggested area of 'Local Green Space'



2.14 The Council has asked for further information regarding how this site fulfils the criteria under paragraph 77 of the NPPF (particularly its uniqueness and special importance to the local community outside of other similar quality land in and around the edge of the village). This information has not been provided.

2.15 The Council does not consider that a Local Green Space designation is appropriate for this site, as such a designation would not offer any more protection than that already accorded by its location in the Green Belt and Chilterns AONB (as demonstrated by the recent application refusal).

2.16 Key wildlife corridors (identified through the Urban Nature Conservation Study) are also shown on the Vision Diagrams in the settlement place strategies. Requirements for the extension of these corridors are referred to where appropriate in policies relating to the Local Allocations and in the Schedule of Housing Proposals and Sites.

### Article 4 Directions:

2.17 Article 4 Directions are used to bring specified categories of permitted development in the General Permitted Development Order under planning control. They are another designation that is currently shown on the Proposal

Map as a matter of fact, rather than being a designation upon which the Council seeks suggestions and feedback through its plan-making processes.

2.18 Article 4 Directions in place as at April 2004 are listed in Appendix 9 of the Dacorum Borough Local Plan 1991-2011 and illustrated on the Policies Map.

2.19 This list is updated and maintained by the Council's Land Charges team, as new designations are made.

2.20 As Article 4 designations can be added or deleted from this list at any time, the Council considers that they should no longer be included on the Policies Map, as this is only updated on an irregular basis. They are best mapped on the Council's GIS system, which can be kept up-to-date and accessed by Development Management Officers and the Land Charges team.

2.21 In addition, many of the Article 4 Directions were designated some considerable time ago and have little relevance to current planning decisions. The Council intends to undertake a review of the above list (potentially as part of work on the Development Management DPD) and will revoke those that are no longer required.

### **Recommendations:**

2.22 Recommendations for the Site Allocations DPD are as follows:

- Chilterns AONB designations to continue to be shown on Policies Map, with boundaries updated if advised by Natural England;
- Landscape Character Areas to remain within current Supplementary Planning Guidance and not be shown on the Policies Map;
- No new landscape designations to be included, as none have been sufficiently justified.
- Article 4 Directions to be removed from the Policies Map.



### 3. ISSUE 2: BIODIVERSITY & GEOLOGICAL CONSERVATION

3.1 When considering designations and policies that relate to biodiversity and the natural environment, regard has been had to the guidance note prepared by the Hertfordshire Local Nature Partnership (LNP):

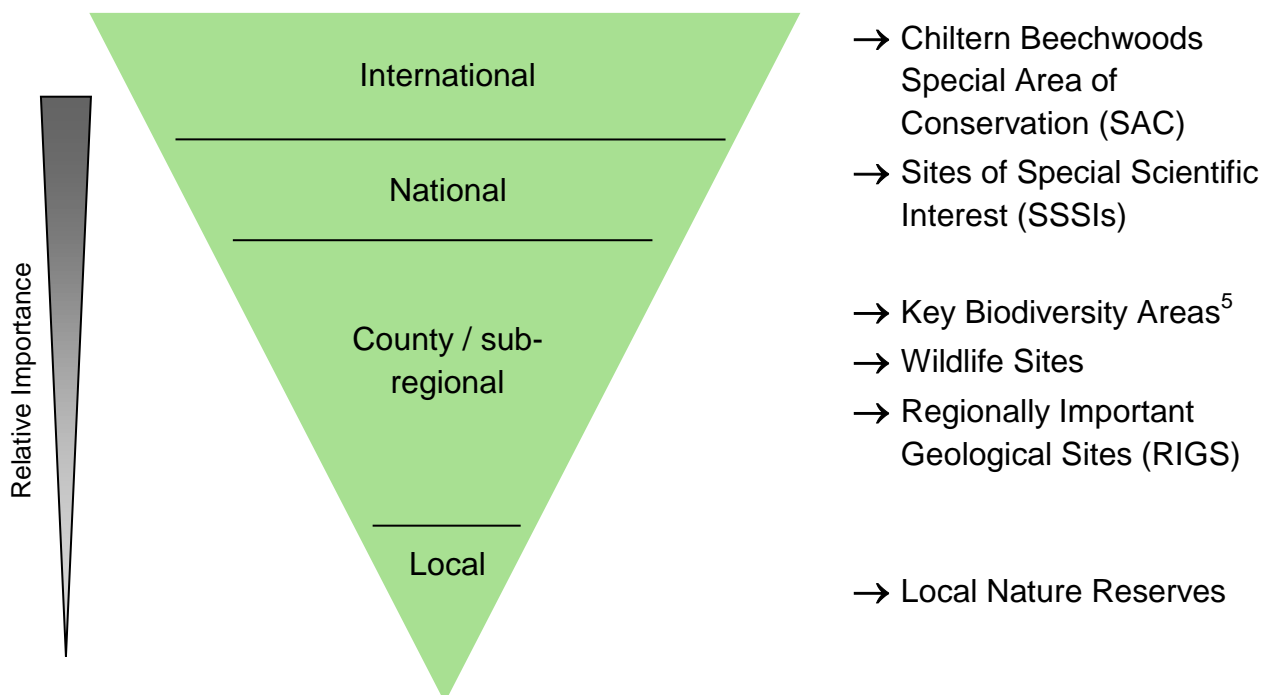
<http://www.hertswildlifetrust.org.uk/sites/default/files/files/LNPs%20guiding%20principles%20for%20LPAs%20final%20paper%202020%2002%2014.pdf>

3.2 This guidance note has been prepared in recognition that the LNP do not have sufficient resources to respond to all local plan consultations. Instead, they have set out 6 high level principles that they expected to be reflected when considering for biodiversity and the natural environment:

1. Recognise the value of the natural environment and the range of benefits and services it provides
2. Protect and enhance existing biodiversity assets
3. Seek opportunities to improve habitat connectivity
4. Integrate biodiversity opportunities within new development
5. Make decisions informed by the best available ecological information and data
6. Secure the long term management of existing and new habitats/sites

3.3 These principles were reflected in drawing up the Core Strategy where the following designations were highlighted and will be taken forward through the identification of detailed sites through the Site Allocations DPD.

**Figure 1: Biodiversity and Geology Designations**



## **Special Areas of Conservation (Natura 2000 sites)**

- 3.4 Special Areas of Conservation (also known as Natural 2000 sites) are designated under the European Union's Habitats Directive. The designation applies to sites identified as being of especial European significance that should be protected for their wildlife and habitat value.
- 3.5 Within Dacorum, the SAC designation applies to two areas of Chiltern Beechwoods. The largest area is at Ashridge, with a smaller area on the western boundary of the borough, around Stubbings Wood (see Maps in Appendix 1).
- 3.6 The extent of the SAC within Dacorum is illustrated in diagrammatic form on Map 3: High Level Green Infrastructure Network within the Core Strategy. To ensure the SAC is accorded the high level of protection it requires, it is proposed that the designation is added to the Policies Map. As this is not a designation made by the Council it will be included as a matter of fact, rather than a designation upon which feedback will be sought as part of the Pre-Submission representations process.

## **Ecological Networks**

- 3.7 The Natural Environment White Paper recognises that nature conservation cannot be purely focussed on protecting existing sites. Such sites are too small and fragmented to safeguard the full range of habitats and species on their own. The White Paper therefore calls for a much wider approach to reversing the long term decline in biodiversity by expanding and linking habitats to restore ecosystem funding.
- 3.8 Within Hertfordshire this has resulted in an 'Ecological Networks' project. The results of this work are published in the following report:  
<http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf>
- 3.9 As explained in the Core Strategy (paragraph 16.2), the majority of Dacorum lies within the Chilterns National Character Area (as defined by Natural England). In terms of its utilisation in planning policy, the scope to influence locational decisions for development is limited, due to the stage the Council is at with its Local Planning Framework. It will however be a useful tool to inform the new single Local Plan – especially consideration of potential Green Belt releases. The Ecological Networks data set will also be used to inform Development Management decisions and supplementary planning guidance for sites, such as the master plans for the six Local Allocations



3.10 Its main role will be to aid understanding of how development proposals can help deliver a net gain for ecological networks. It may also play a role in identifying the location and nature of any biodiversity offsetting required as a result of development (e.g. at LA4: Hanburys).

3.11 In October 2014 the Hertfordshire Local Nature Partnership (LNP) in conjunction with the Hertfordshire Environmental Records Centre (HERC) and the Herts and Middlesex Wildlife Trust published guidance regarding how this work should be applied within the planning system:

[http://www.hertswildlifetrust.org.uk/sites/default/files/files/Planning%20guidance%20on%20applying%20Herts%20ecological%20networks\\_Final%20Oct%202014.pdf](http://www.hertswildlifetrust.org.uk/sites/default/files/files/Planning%20guidance%20on%20applying%20Herts%20ecological%20networks_Final%20Oct%202014.pdf)

### **Sites of Special Scientific Interest (SSSIs):**

3.12 Sites of Special Scientific Interest (SSSIs) are designated by Natural England under the Wildlife and Countryside Act 1981 (as amended). They comprise land which is nationally important in terms of its flora, fauna or geology. The SSSI designation sometimes applies to sites which are subject to county /local level designations, such as Wildlife Sites RIGGS, or Local Nature Reserves (see below).

3.13 The following SSSIs are identified in Dacorum, and illustrated on the Policies Map:

1. **Aldbury Nowers**
2. **Alpine Meadow, near Brick Kiln Cottage, Berkhamsted**
3. **Ashridge Common and Woods**
4. **Little Heath Pit (Geological)**
5. **Oddy Hill and Tring Park**
6. **Roughdown Common**
7. **Tring Reservoirs**
8. **Tring Woodlands**

It is proposed that SSSIs continue to be illustrated on the Policies Map, to ensure that they continue to receive the high level of protection it required by law.

3.14 As they are a national designation, rather than ones which the local planning authority controls, they will be shown as a matter of fact, rather than designations upon which feedback will be sought as part of the Pre-Submission representations process.

### **Local Nature Reserves (LNRs):**

3.15 Local Nature Reserves are areas identified as having wildlife or geological features that are of special interest locally. Local Nature Reserve (or LNR) is a

statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006, by principal local authorities. LNRs often overlap with other designations, such as SSSIs, Wildlife Sites and RIGs.

3.16 A Local Nature Reserve (LNR) is for both people and wildlife. LNRs offer people special opportunities to study or learn about nature or simply to enjoy it. All district and county councils have powers to acquire, declare and manage LNRs. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.

3.17 LNRs must be controlled by the local authority through ownership, lease or agreement with the owner. The main aim must be to care for the natural features which make the site special.

3.18 There are 6 LNRs within Dacorum, 4 are managed by the Herts and Middlesex Wildlife Trust, and the other 2 by Dacorum Borough Council and associated 'Friends' groups:

1. **Alpine Meadow (Wildlife Trust)**
2. **Long Deans, Hemel Hempstead (Wildlife Trust)**
3. **Wilstone Reservoir (Wildlife Trust)**
4. **Shrub Hill Common Local Nature Reserve**
5. **Aldbury Nowers, Duchies Piece (Wildlife Trust)**
6. **Howe Grove Local Nature Reserve**



*Shrub Hill Common*



*Tring Park*

3.19 All 6 LNRs are currently shown on the Policies Map. As they are relatively few in number, and cover quite large areas, it is proposed that they continue to be illustrated.

#### **Wildlife Sites:**

3.20 Wildlife Sites are the most important places for wildlife outside legally protected land such as Nature Reserves or Sites of Special Scientific Interest. In 2010 there were almost 2,000 Wildlife Sites in Hertfordshire, totalling 17,215ha, and covering over 10% of the county. They include meadows, ponds, woodland, urban green space and geological sites.

3.21 The Hertfordshire Local Wildlife Sites Partnership (HLWSP) has historically sat with the Hertfordshire Biodiversity Partnership (HBP). The HBP has now been subsumed with the Hertfordshire Local Nature Partnership (LNP) and the HLWSP now comes under the remit of the LNP. The site boundaries and records are maintained by the new Herts Environmental Records Centre (formerly the Hertfordshire Biological Records Centre – HBRC), hosted by the Herts and Middlesex Wildlife Trust.

3.22 The HLWSP comprises a board of 9 organisations, including the Environment Agency, Natural England, Chilterns Conservation Board, Herts and Middlesex Wildlife Trust, local bat and butterfly conservation groups and experts from Hertfordshire County Council. The board is supplemented by a wider partnership network of a further 6 additional organisations.

3.23 The role of the HLWSP is to help local planning authorities comply with national legislation, by providing them with the best available knowledge of local Wildlife Sites, via the local Wildlife Sites database, which is updated regularly. The HLWSP recognises in their terms of reference that this dataset is not perfect because of local land access issues and the fact that sites can change in terms of both quality and extent between surveys. There will therefore inevitably be some sites identified as Wildlife Sites which no longer merit this status, and others which whilst meeting the standard, have yet to be surveyed and added to the list.

3.24 The HLWSP meets twice yearly, with the ‘ratification panel’ meeting once a year to discuss any changes required to the Wildlife Sites list.

3.25 This county-based system is now acknowledged and promoted nationally by DEFRA and applied across England. The Wildlife Sites Partnership in Hertfordshire includes HMWT, HBRC, Natural England, the Countryside

Management Service, Chilterns Conservation Board and the Environment Agency, and is led and coordinated by HMWT.

3.26 The latest review of designations were carried out in 2013 and 2014 and necessary changes agreed through the ratification reports, distributed to Hertfordshire local planning authorities in April 2014 and April 2015 respectively. One new site was designated and one deleted in the 2014 review. These were highlighted in the Pre-Submission Site Allocations Map Book. Two additional sites were agreed for designation in April 2015, and these are highlighted as additions to the Policies Map as an editorial change in the Report of Representations on the Pre-Submission Site Allocations DPD (see also Appendix 2).

#### **New Wildlife Sites (April 2014)**

<b>Filecode</b>	<b>Name</b>	<b>Grid Reference</b>	<b>Area (Ha)</b>	<b>Comment</b>
52/034	Monument Field	SP994130	6.62	Grassland

#### **Deleted Wildlife Sites (April 2014)**

<b>Filecode</b>	<b>Name</b>	<b>Grid Reference</b>	<b>Area (Ha)</b>	<b>Comment</b>
54/015	Delmerend Lane Chalk Pit	TL085139	0.50	Surveyed after concern of possible loss to scrub/secondary woodland - survey revealed no longer meets criteria.

#### **New Wildlife Sites (April 2015)**

<b>Filecode</b>	<b>Name</b>	<b>Grid Reference</b>	<b>Area (Ha)</b>	<b>Comment</b>
65/098/01	Former Halsey School Playing Field	TL042089	10.613562	Neutral grassland
65/012	Westbrook Hay Golf Course Bourne End Golf Course	TL021052	61.01	Neutral grassland

3.27 As a result of these changes, as at April 2015 there were 233 Wildlife Sites within the Borough, totally over 2027 hectares of land.

- 3.28 Wildlife Sites are not currently shown on the Policies Map. The Council has considered whether this should change, and asked for feedback through its issues and options consultation. The feedback was largely in favour of the designations being illustrated. This is considered to reflect the perception that designations that are included on the Policies Map are accorded greater protection than those that are omitted. Informal research by Officers has also indicated that it is 'best practice' to include such designations.
- 3.29 It is however important to note that as illustrated above, designations can change on a regular basis; in terms of new designation, deleted designations and amendments to site boundaries. However, any such changes will be reflected through updates to the Council's GIS system and subsequent updates to the Policies Map – as part of the Development Management DPD and/or the early partial review processes. Wildlife Sites are mapped in Appendix 2.

#### **Ancient Woodland:**

- 3.30 Ancient woodland is a nationally important and threatened habitat, and its existence over hundreds of years has enabled irreplaceable ecological and historical features to survive. Ancient woodland in England is defined by Natural England as an area that has been wooded continuously since at least 1600AD. It includes plantations on ancient woodland sites
- 3.31 Dacorum's Ancient Woodland was surveyed and an updated inventory prepared in 2012 following as part of a wider survey of Ancient Woodland carried out for the whole of the Chilterns AONB area. This survey was commissioned in recognition of the importance of ancient woodlands and the deficiencies of the existing Ancient Woodland Inventory, which did not include small woods under 2 hectares. The new survey included woods under 2 hectares for the first time and used modern GIS mapping to revise the boundaries to accurate standards. Further information about the study is available from the Chilterns Conservation Board website:

<http://www.chilternsaonb.org/about-chilterns/woodlands/ancient-woodland.html>

The report for Dacorum is available from:

[http://www.chilternsaonb.org/uploads/files/AboutTheChilterns/Woodlands/ANCIENT\\_WOODLAND\\_2012\\_APPENDIX\\_DACORUM.pdf](http://www.chilternsaonb.org/uploads/files/AboutTheChilterns/Woodlands/ANCIENT_WOODLAND_2012_APPENDIX_DACORUM.pdf)

The updated Ancient Woodland Inventory has been ratified by Natural England and is now available from their website:

[http://www.gis.naturalengland.org.uk/pubs/gis/GIS\\_register.asp](http://www.gis.naturalengland.org.uk/pubs/gis/GIS_register.asp)

3.32 Like Wildlife Sites, Ancient Woodlands are not currently shown on the Policies Map. The Council has considered whether this should change, and asked for feedback through its issues and options consultation. The feedback was largely in favour of the designations being illustrated. This is considered to reflect the perception that designations that are included on the Policies Map are accorded greater protection than those that are omitted. Informal research by Officers has also indicated that it is 'best practice' to include such designations. There will however be some duplication – as many areas of Ancient Woodland are also designated as Wildlife Sites and/or SSSIs. A full schedule of Ancient Woodland is shown in Appendix 3.

### **Regionally Important Geological Sites (RIGs):**

3.33 The NPPF includes a clear requirement to protect and enhance geological conservation interests and soils (paragraph 109). It goes on to say that '*Local Planning authorities should set criteria based policies against which proposals for any development on or affecting protected ... geodiversity sites will be judged.*' (Paragraph 113).

3.34 This policy protection is currently provided by Policies CS25 (Landscape Character) and Policy CS26 (Green Infrastructure) of the Core Strategy and relevant 'saved' policies from the Dacorum Borough Local Plan (particularly Policy 102: Sites of Importance to nature Conservation). These 'saved' policies will be reviewed and updated as part of the forthcoming Development Management DPD. It is the role of the Site Allocations DPD to determine whether any additional sites need to be identified and illustrated on the Policies Map.

3.35 Dacorum Council are advised of Regionally Important Geological Sites (RIGS)<sup>2</sup> by the Hertfordshire Local Wildlife Sites Partnership (HLWSP) (see above).

3.36 Former guidance is Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) recognised the important role that RIGs have in meeting overall biodiversity targets; contributing to the quality of life and well-being of the community and in supporting research and education.

Four sites are currently designated as RIGS:

1. pingoes on Boxmoor;
2. puddingstone boulders at Castle Hill, Berkhamsted;
3. Tring Park (dry valley morphology); and
4. Bourne gutter (winterbourne and hydrology).

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<sup>2</sup> Formerly known as Regionally Important Geological and Geomorphological Site (RIGGS)

3.37 The former two sites are illustrated on the current Policies Map. The latter two are not currently shown as they were designated after the map was prepared in 2004. The extent of the RIG relating to Pingoos on Boxmoor has increased and this will be reflected on a change to the Policies Map.

3.38 The Council asked for suggestions from the public of any potential additional sites as part of its Issues and Options consultation on the Site Allocations. Whilst the majority of respondents stated that they had no site suggestions (97 out of 112 respondents), 16 respondents did put forward new sites or locations for consideration.

Table 5 lists the sites that were discounted as the reasons given do not relate to geology.

**Table 5: Sites Discounted as they do not relate to Geology**

Site	Reasons given by proposer(s)	Conclusion
River Gade and Grand Union canal from Kings Langley to Nash Mills	This is the only unspoilt meander of the River Gade in the area.	Do not progress through Site Allocations
Piccotts End	Presence of murals and Roman baths.	Do not progress through Site Allocations
Boxmoor	For its archaeological importance.	Do not progress through Site Allocations
Berkhamsted Castle	For its archaeological importance.	Do not progress through Site Allocations

Table 6 lists the other sites put forward for consideration, together with the Council's response.

**Table 6: Proposed additional RIGS**

Site	Reasons given by proposer(s)	Response	Conclusion
Springview Quarry, Flaunden	To reflect previous interest of RIGGS group during restoration process.	Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.	Do not progress through Site Allocations
Sites containing Hertfordshire Puddingstone	No further details given	The puddingstone boulders at Castle Hill, Berkhamsted are already identified on the Policies	Do not progress through Site Allocations

		<p>Map. No specific information has been provided regarding any other sites where puddingstone is found.</p> <p>Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.</p>	
The whole of the Chilterns and the Berkhamsted Castle area	No further details given	<p>Berkhamsted Castle is a Scheduled Ancient Monument, and within an Area of Archaeological Significance. Whilst it is an important historic asset (and protected accordingly), it is not known to be of any particular geological significance.</p> <p>No specific sites have been identified for the remainder of the Chilterns area. The Chilterns landscape is already accorded significant protection through its designation as an Area of Outstanding Natural Beauty (AONB).</p> <p>Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.</p>	Do not progress through Site Allocations
All the chalk hills and streams within Dacorum	No further details given	No specific sites have been identified. The Chilterns landscape, and the rivers and streams within it, are already accorded significant protection through its	Do not progress through Site Allocations



		<p>designation as an Area of Outstanding Natural Beauty (Policy CS24 of the Core Strategy) and associated 'saved' policies relating to nature consideration in river valleys (Policy 104 of the Dacorum Borough Local Plan).</p> <p>Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.</p>	
Little Heath area of National Trust land near Potten End	No further details given	<p>Little Heath is a small hamlet south of Potten End, largely comprising a number of farms and large detached houses. It is not known to be of any particular geological or geomorphological significance. The area is already accorded significant protection through its designation as an Area of Outstanding Natural Beauty (Policy CS24 of the Core Strategy) and Green Belt (Policy CS5). An area south of Little heath itself is also designated a Site of Special Scientific Interest.</p> <p>Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.</p>	Do not progress through Site Allocations
The eastern areas of Leverstock Green, bounded by	No further details given	The precise area of land referred to is unclear from the description given. The	Do not progress through Site

Westwick Row		<p>land to the east of Westwick Farm falls within St Albans City and District's administrative area, and any changes to the designation of land are a matter for them to consider as part of their Local Plan review.</p> <p>The eastern areas of Leverstock Green itself (to the west of Westwick Row) are not known to be of any specific geological or geomorphological significance. The area around Westwick Farm itself is within an Area of Archaeological Significance.</p> <p>Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.</p>	Allocations
Ashridge	No details given	<p>This area is not known to be of any specific geological or geomorphological significance. It is however an area of importance in terms of its biodiversity and landscape. This is recognised through its designation as a Special Area of Conservation (Chiltern Beechwoods), within the Chilterns Area of Outstanding Natural Beauty, parts are Sites of Special Scientific Interest and there are a number of Areas of Archaeological Significance. These designations afford the area considerable</p>	Do not progress through Site Allocations

		<p>protection.</p> <p>Schedule of RIGS was reviewed in 2013, with the assessment report ratified in early 2014 (see below). No further sites are recommended for identification.</p>	
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3.39 A detailed assessment of the geology of Hertfordshire was published by the Hertfordshire Natural History Society in 2010. This provided a detailed review of the county's geology, geomorphology and landscape. This assessment did not highlight any additional sites for RIG designation.

3.40 As for Wildlife Sites (see above), RIGS within Dacorum were last reviewed in 2013, with an updated Assessment Report published in April 2014. As at this date, there remained 4 RIGS within Dacorum, covering just over 77 hectares.

3.41 In the light of the above information, no additional RIGS are proposed. The Policies Map will be updated to add the Bourne Gutter and Tring Park RIGS to the two already shown (pingoes on Boxmoor and puddingstone boulders at Castle Hill, Berkhamsted). These Boundaries are shown in Appendix 4.

### **Recommendations:**

3.42 Recommendations for the Site Allocations DPD are as follows:

1. Show the most up-to-date position (as at April 2015) on the Policies Map for the following designations:
  - Regionally Important Geological Sites
  - Local Nature Reserves;
  - Sites of Special Scientific Interest; and
  - Wildlife Sites.
  
2. Add the following new designations to the Policies Map
  - Special Area of Conservation; and
  - Ancient Woodland.

## 4. ISSUE 3: HISTORIC HERITAGE

### National guidance

4.1 The NPPF states that:

*“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.*

*In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

4.2 Paragraph 141 requires local planning authorities to make information about the significance of the historic environment publicly available. Paragraph 169 requires evidence on the historic environment to be used to help predict the likelihood that currently unidentified heritage assets, particularly sites of historic or archaeological interest, will be discovered in the future. Paragraphs 128, 135 and 139 re the determination of planning applications that affect historic assets are also particularly relevant.

4.3 PPS5 guidance is also still ‘live’ although expected to be replaced by more up-to-date good practice guidance prepared by English Heritage in summer 2014. The Practice Guidance (PPG) also contains sections on the historic environment.

### Current policy

4.4 Historic and archaeological sites and finds form an important part of Dacorum’s heritage. The current Local Plan identified that Dacorum has:

- 30 SMs
- 61 Areas of Archaeological Significance
- 23 Conservation Areas
- Over 1,000 Listed Buildings

- 3 designated Historic Parks and Gardens (a 4<sup>th</sup>: the Watergardens in Hemel Hempstead, has subsequently been designated)

4.5 These are valuable culturally, educationally, as recreational attractions and as features of local pride and interest. Designations of particular importance to the Borough's town and large villages are highlighted within the Place Strategies in the Core Strategy. These designations are therefore protected through planning policies to ensure they are not needlessly or thoughtlessly destroyed.

4.6 English Heritage, the Historic Buildings and Monuments Commission for England, Hertfordshire County Councils Historic Environment Unit and Dacorum Borough Council are involved in making the relevant designations, advised by specialist organisations such as the Hertfordshire Gardens Trust.

### **Areas of Archaeological Significance:**

4.7 Areas of Archaeological Significance (AASs) are places within the Borough deemed to be of moderate or high archaeological potential. Their designation is based on evidence from known heritage assets (buildings, sites, features and finds) held by the Hertfordshire Historic Environment Record (HER). This does not mean that areas outside the AASs are without archaeological potential.

4.8 The HER is a dynamic dataset, which is updated constantly to reflect new discoveries within Hertfordshire. This data is available to view on the 'Heritage Gateway' ([www.heritage-gateway.org.uk](http://www.heritage-gateway.org.uk)). From time to time alterations to existing AASs, or identification of new AASs will be required to reflect new data or understanding of significance. These areas will be subject to the same requirements as those identified on the Policies Map, and the Policies Map itself will be updated from time to time to reflect these changes.

4.9 Planning policy does not necessarily prevent new development within AASs. Each application is assessed in light of its size, position and design to determine the likely level of impact on the historic environment, and what, if any, mitigation is required.

4.10 All sites currently advised by the County Archaeologist as Areas of Archaeological Significance (AASs) are shown on the Policies Map and protected through policy. Currently identified areas are as follows:

- (1) Markyatecell Park
- (2) Markyate
- (3) Astrope
- (4) Puttenham
- (5) Wilstone Cropmarks
- (6) Marshcroft Lane, Tring, cropmark
- (7) Pendley Manor
- (8) Gubblecote

- (9) Wigginton
- (10) Tring
- (11) Boarscroft Farm/Alnwick Farm, Long Marston
- (12) Long Marston
- (13) Wilstone
- (14) Jockey End
- (15) Great Gaddesden
- (16) St Margaret's Farm, Great Gaddesden
- (17) Nettleden
- (18) Flamstead
- (20) Gaddesden Row
- (21) Berkhamsted
- (22) Grim's Ditch, Berkhamsted
- (23) Cow Roast
- (24) Hamberlins Lane, Northchurch
- (25) Marlin Chapel Farm, Berkhamsted
- (26) Tring Station
- (27) Brick Kiln Cottage, Berkhamsted Common
- (28) Ashridge
- (29) Aldbury
- (30) Northchurch Common (first site)
- (31) Little Gaddesden Church
- (32) Frithsden
- (33) Grim's Ditch, Potten End
- (34) Gadebridge Park
- (35) Boxmoor
- (36) High Street, Hemel Hempstead
- (37) Queensway, Hemel Hempstead
- (38) Wood Lane End, Hemel Hempstead
- (39) Chipperfield Common
- (40) Barnes Lodge, Hempstead Road
- (41) Priory, Kings Langley
- (42) High Street, Kings Langley
- (43) Little London moated site and surrounding earthwork enclosure, Kings Langley
- (44) Miswell Farm, Tring
- (45) West Leith, Tring
- (46) Northchurch Common (second site)
- (47) Hudnall Common
- (48) Bury Farm, Bovingdon
- (49) North west of Lower Gade Farm, Hudnall Corner, cropmarks
- (50) Hill and Coles Farm, Flamstead, cropmarks
- (51) East of New Wood, Flamsteadbury, cropmarks
- (52) Apsley Manor, A41
- (53) Stoney Lane/Broadway Farm A41
- (54) Chesham Road, Berkhamsted A41
- (55) Oakwood, Berkhamsted A41
- (56) Pea Lane, Northchurch A41
- (58) East of Hogtrough Wood, Flamstead
- (59) Piccotts End

- (60) Bovingdon Green
- (61) Leverstock Green

4.11 The Historic Environment Unit has advised Dacorum that a comprehensive review of all Areas of Archaeological Significance across Hertfordshire is required. This is to ensure that all areas of known and potential archaeological interest are identified. The approach has yet to be agreed, but is expected to divide each Borough into three zones:

Zone 1	Areas where there is known archaeological potential.
Zone 2	Areas where there is probable archaeological potential
Zone 3	Areas where there is possible, but unknown, archaeological potential. This third category would cover all of the Borough that does not fall within Zones 1 or 2.

4.12 This approach has the benefit of acknowledging that identified AASs will never be comprehensive: with new sites being identified all the time, largely as a result of new development.

4.13 As this comprehensive update of AASs will take some time to complete, it has been agreed that the Historic Environment Adviser for Dacorum would undertake an interim update for the Borough. This focused upon ensuring areas considered at greatest risk from development i.e. areas within and immediately adjoining Dacorum’s towns and large villages. A full update assessment will be completed in time for inclusion as part of the early partial review of the Core Strategy (proposed to be in the form of a single Local Plan). This is programmed for adoption in 2017/18.

4.14 Following advice from the County Archaeologist, some amendments have been made to the existing Areas of Archaeological Significance and some additional areas defined. These changes are shown in Appendix 5. Both existing and new designations will be included on the updated Policies Map.

4.15 As new archaeological finds occur these will be uploaded onto the ‘Heritage Gateway’ – part of the County Council’s website. It is appropriate that the policy relating to AASs refers both to the AASs shown on the Policies Map and to any subsequently identified that are listed on the Heritage Gateway. This approach reflects the approach set out in paragraph 169 of the NPPF.

**Scheduled Monuments:**

4.16 'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. English Heritage takes the lead in identifying sites in England which

should be placed on the schedule by the Secretary of State for Culture, Media and Sport.

4.17 A schedule has been kept since 1882 of monuments considered to be of national importance by the government. The current legislation, the Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of Scheduled Monument Consent for any work to a designated monument. This is in addition to any planning permission required. Scheduling is the only legal protection specifically for archaeological sites.

4.18 The criteria for scheduling are set by English Heritage and set out in a series of 'selection guides.' For the scheduling selection guides, archaeological sites and monuments are divided into categories ranging from agriculture to utilities, and commerce and complement the listing selection guides for buildings. In each guide, a historical introduction is followed by a consideration of designation issues, together with sources of further information.

4.19 Due to their national historic significance it is intended that Scheduled Monuments (SMs), previously referred to as Scheduled Ancient Monuments (SAMs), continue to be shown on the Policies Map, with the current list of designations (Table 7), updated by the inclusion of designations made since the adoption of the Dacorum Borough Local Plan (see Table 8).

4.20 SM designations will be shown as a matter of fact. The Council does therefore not need to seek representations on the list of SMs as part of the Site Allocations Pre-Submission representations process (although any associated policy and supporting text will be subject to comment).

4.21 As it is possible that new SMs may be identified over the lifetime of the plan, it is appropriate that the policy relating to these designations refers both to the SMs shown on the Policies Map and to any subsequently identified that are uploaded onto the National Heritage List for England (maintained by English Heritage). This approach reflects the approach set out in paragraph 169 of the NPPF.

**Table 7: Scheduled Monuments shown on the current Policies Map**

Reference in Local Plan	New Reference (if changed)	Current Description	Updated Description (used by English Heritage)
27a and 27b	-	Grim's Ditch (or Gryme's Dyke), Berkhamsted	-
28a1	35349	Grim's Ditch (or Gryme's Dyke), Woodcock Hill, Northchurch	Grims Ditch: 210m long section immediately north west of Woodcock



			Hill
28a2	35348	Grim's Ditch (or Gryme's Dyke), in Northchurch Parish	Grims Ditch: 230m long section in Hamberlins Wood
28b	35347	Grim's Ditch (or Gryme's Dyke), section extending 969 metres north-west from Smart's Wood, Wigginton	Grims Ditch: 990m long section between Crawley's Lane and Rossway Lane
28c	35345	Grim's Ditch (or Gryme's Dyke), section extending 1 mile 740 yds east from Longcroft, Tring	Grim's Ditch: 1150m long section between Shire Lane and Kiln Road
	35346		Grim's Ditch: 1350m long section between Kiln Road and Chesham Road
33	27901	Highfield Tumulus, Hemel Hempstead	High Street Green Roman barrow
55	-	The Charter Tower, Hemel Hempstead	-
70	-	Deserted Village of Tiscott, Tring	Deserted village of Tiscott, NW of Broadmead Farm, Tring
76	27881	Roman Settlement in Gadebridge Park, Hemel Hempstead	Gadebridge Roman Villa
82	27921	Wood Lane End Roman site, Hemel Hempstead	-
84	-	Royal Palace (site of), Kings Langley	Site of Royal Palace in Kings Langley.
85		Dominican Priory (site of) (excluding inhabited parts), Kings Langley	-
88	-	Site of Roman buildings north of Berkhamsted Castle	-
91	-	Roman settlement at the Cow Roast Inn, Northchurch	-
102	-	Romano-British settlement and earthworks on Berkhamsted Common, Northchurch	-
103	-	Settlement of St Mary's Church, Puttenham, Tring	Settlement north of St Mary's Church, Puttenham, Tring
107	-	Ardwick deserted medieval village, Tring	-

126	-	Stool Baulk, Aldbury	-
11516	-	Little London moated site and surrounding earthwork enclosure, Kings Langley	Little London moated site and surrounding earthwork enclosures, Kings Langley
20617 & 20618	-	Two barrows on Chipperfield Common	-
20619	-	Two barrows at Bridgewater Monument	-
20621	-	Marlin Chapel Farm moated site	-
20626	-	Berkhamsted Castle	Berkhamsted motte and bailey castle
27183 & 27184	-	Bowl barrows, 950 and 900m SSW of Nettleden Lodge	-
27196	-	Bowl barrow, Turlshanger Wood, 300m SE of Northfield Grange	Bowl barrow, Turlshanger's Wood, 320m SE of Northfield Grange
27197	-	Bowl barrow, Aldbury Nowers Wood	Bowl barrow, in Aldbury Nowers Wood, 280m SE of Northfield Grange
27916	-	Boxmoor House Roman Villa, Hemel Hempstead	-

**Table 8: Scheduled Monuments to be added to the updated Policies Map**

<b>English Heritage Reference</b>	<b>Description</b>
32456	Icehouse 320m SW of Ashridge College
32459	Berkhamsted Common Roman-British Villa, Dyke and Temple

4.22 Any further additional designations added to the National Heritage List for England prior to publication of the final version of the Site Allocations DPD will also be included in the text and on the Policies Map for completeness.



*Berkhamsted Castle: Scheduled Ancient Monument*

## **Historic Parks and Gardens:**

### Introduction

4.23 National registration does not entail extra-legal controls (unlike listing of buildings or designation of conservation areas), but it does mean that special consideration is given to the landscape in the planning process.

4.24 The 'Register of Parks and Gardens of Special Historic Interest in England' is compiled and maintained by English Heritage under the National Heritage Act 1983. Entries are graded in the same way as listed buildings:

- Grade I are of international importance
- Grade II\* are of exceptional historic interest
- Grade II are of high historic interest

4.25 As a general rule, English Heritage considers all parks or gardens over 30 years old to be "historic". However, just being over 30 years old does not, in itself, make a park or garden of special historic interest. Whether or not a site merits national recognition, through registration, will depend primarily upon the age of its main layout and features, its rarity as an example of historic landscape design and the quality of the landscaping. For a garden, this will usually include the basic pattern of its layout which might, for example, be formal with terraces, straight walks and hedges, formal pools and canals, or

informal with winding paths through lawns, rockwork, and informally planted trees and shrubberies.

4.26 For a park, it may include the historic boundaries and entrances, the routes of the approach drives and rides, the siting of the main buildings, the underlying landform, built features which provide structure and focal points in the design, lakes and rivers, and the planting of parkland trees, clumps, shelter belts and woodland.

Current position

4.27 There are currently 4 Historic Parks and Gardens in the Borough:

- Ashridge (Grade II\*)
- Tring Park (Grade II);
- Markyate Cell Park (Grade II); and
- The Water Gardens, Hemel Hempstead (Grade II)

4.28 The Water Gardens was designated after the Dacorum Borough Local Plan was adopted and therefore does not appear on the current Policies Map.

Potential new sites

4.29 In addition to the above, there are a number of other historic parklands of local importance which are not ‘registered’ and which the Council considers could be given recognition:

**Table 9: Sites put forward by Dacorum Council for consideration in Issues and Options Consultation**

Site
Beechwood House, near Markyate
Chipperfield Manor
Cheverells, Markyate
Rosway, south of Berkhamsted
Gaddesden Place
Abbots Hill, Kings Langley
Westbrook Hay, near Hemel Hempstead
Shendish Manor, near Hemel Hempstead
Gadebridge Park
Champneys, near Wiggington
Amersfort, Potten End
The Golden Parsonage, Bridens Camp, near Hemel Hempstead
Haresfoot, south of Berkhamsted

4.30 All except Amersfort (early 20<sup>th</sup> century) and Cheverells are identified in the text of the Landscape Characters Assessment for Dacorum (May 2004).

4.31 Feedback on these potential new sites was sought as part of previous Issues and Options consultation (2006). Of the 114 responses received, 85 considered that there were not additional sites worthy of designation. However, 28 thought there were additional sites. These are set out in Table 10.

**Table 10: Additional Sites suggested through Issues and Options Consultation**

Site
Bunkers Park
Walled Gardens at the Bury, Hemel Hempstead Old Town
Water Gardens*
Gardens at Moor End Road Roundabout* ( <i>Note: assumed to refer to Water Gardens</i> )
Northridge Park
Stocks gardens, Aldbury
Chennies Manor
Memorial Gardens, Sappi site, Nash Mills
Tring Park*
Dunsley Orchard
Castle Village
Pendley Manor, Tring
Warners End Wood
Shrubhill Common
Paradise Fields
Keens Field
Longdean Park
Cell Park, Markyate*
Gaddesden Park, Bridens Camp
Shantock Hall, Bovingdon
Woodcock Hill, Berkhamsted
Lockers Park, Hemel Hempstead
All original greenspace in Hemel Hempstead New Town

Notes

\* already designated

The following sites have also been recommended for inclusion by the Hertfordshire Gardens Trust:

**Table 11 (a): Historic Landscape Sites - Hertfordshire Gardens Trust Priority for Local Listing**

Site	Reason
Shendish Manor	Very important Kemp 19C estate
Abbots Hill	Important 19C Dickinson estate
Nash Mills Memorial Garden	Unique WWI landscape
Amersfort, Potten End	Jekyll plantings and design
Beechwood Park	Capability Brown
Cheverells, Markyate	Brown (as part of above)
Gaddesden Place	18C park and Kemp garden
Golden Parsonage, Great Gaddesden	Significant 18C garden with earthworks
Heath Lane Cemetery, Hemel Hempstead	Good 19C cemetery
Tring Cemetery	Good Huckvale/Rothschild 19C cemetery
Pendley Manor	Late 19C gentleman's estate
Champneys, Wigginton	Good mini-Rothschild style
Victoria Wood, Wigginton	Important WWI landscape
Westbrook Hay	Typical 18/19 Gentleman's estate

The following sites were also suggested by the Hertfordshire Gardens Trust, but considered to be of slightly lower importance than those in Table 11(a).

**Table 11 (b): Historic Landscape Sites – Hertfordshire Gardens Trust Potential for Local Listing**

Site	Reason
Ashlyns Hall, Berkhamsted	No detailed explanation given
Bovingdon Lodge	
Boxmoor	
Braziers (formerly Orchard Hall), Chipperfield	
Gaddesden Hall	
Gaddesden Hoo [The Hoo]	
Gadebridge, Hemel Hempstead	
Haresfoot, Berkhamsted	
Lockers Park, Hemel Hempstead	
Kings Langley Park	
Rossway, Berkhamsted	
Shantock Hall, Bovingdon	
Stocks House	
Woodcock Hill, Berkhamsted	

## Assessment of sites

4.32 All sites put forward for consideration have been assessed (see Appendix 5). Where appropriate, this assessment has been carried out with assistance and input from the Hertfordshire Gardens Trust, who are recognised by English Heritage as the local experts in this field of work.

4.33 The criteria used for assessment by the Hertfordshire Gardens Trust are the same as those used by English Heritage to assess historic park and gardens submitted for national designation. The assessment does however reflect the fact that the areas are being assessed for their local (non-statutory) designation.

4.34 This information reflects (and where appropriate, updates) the site assessments contained in the 'Historic Parks and Gardens of Local Interest in Dacorum' published by the Hertfordshire Gardens Trust in November 2009.

## Conclusion

4.35 Following this assessment the following are suggested for inclusion on the Policies Map as locally listed Historic Parks and Gardens, (with associated policy text to follow in the Development Management DPD). This will provide an additional degree of protection against future potential development pressures which may otherwise harm their historic structure, character, principal components or setting.

- Shendish Manor
- Abbots Hill
- Nash Mills Memorial Garden
- Amersfort, Potten End
- Beechwood Park
- Cheverells, Markyate
- Gaddesden Place
- Golden Parsonage, Great Gaddesden
- Heath Lane Cemetery, Hemel Hempstead
- Tring Cemetery
- Pendley Manor
- Champneys, Wigginton
- Victoria Wood, Wigginton
- Westbrook Hay

## **Conservation Areas:**

As set out in Table 1: Role of Local Plan process in designations, the establishment and review of Conservation Areas is governed by separate legislation from that governing Development Plans. However, the Council wishes to continue showing the boundaries of designated Conservation Areas on its Policies Map to ensure as clear a picture as possible is presented regarding the development constraints affecting different parts of the Borough.

The Dacorum Borough Local Plan 1991-2011 identifies the extent of Conservation Areas at the time of adoption (i.e. April 2004). Subsequent changes have been identified through a number of limited changes to the Policies Map as part of the adopted Core Strategy (September 2013). These include changes to designations at:

- Aldbury
- Bovingdon
- Chipperfield
- Frithsden
- Great Gaddesden; and
- Nettleden

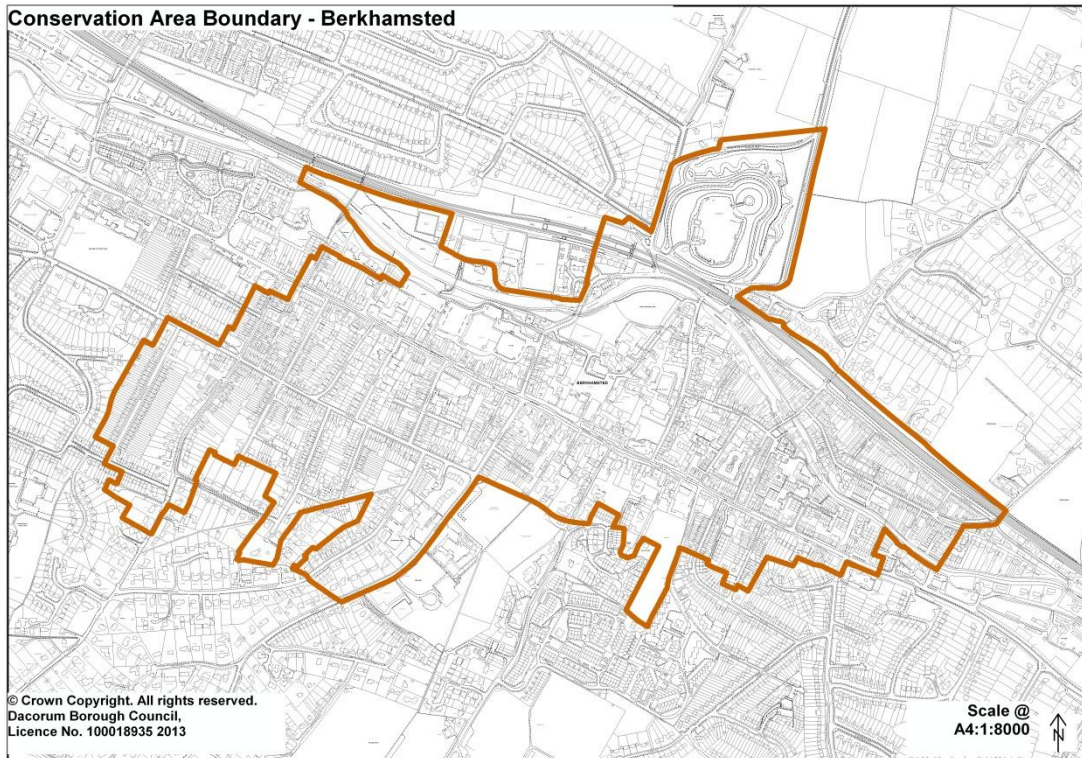
It is appropriate to continue identifying subsequent updates through the Site Allocations process.

Since adoption of the Core Strategy, two Conservation Area boundaries have been amended: at Hemel Hempstead Old Town and Berkhamsted. Both have seen their areas extended as a result of the Conservation Area Appraisal reviews (see below):



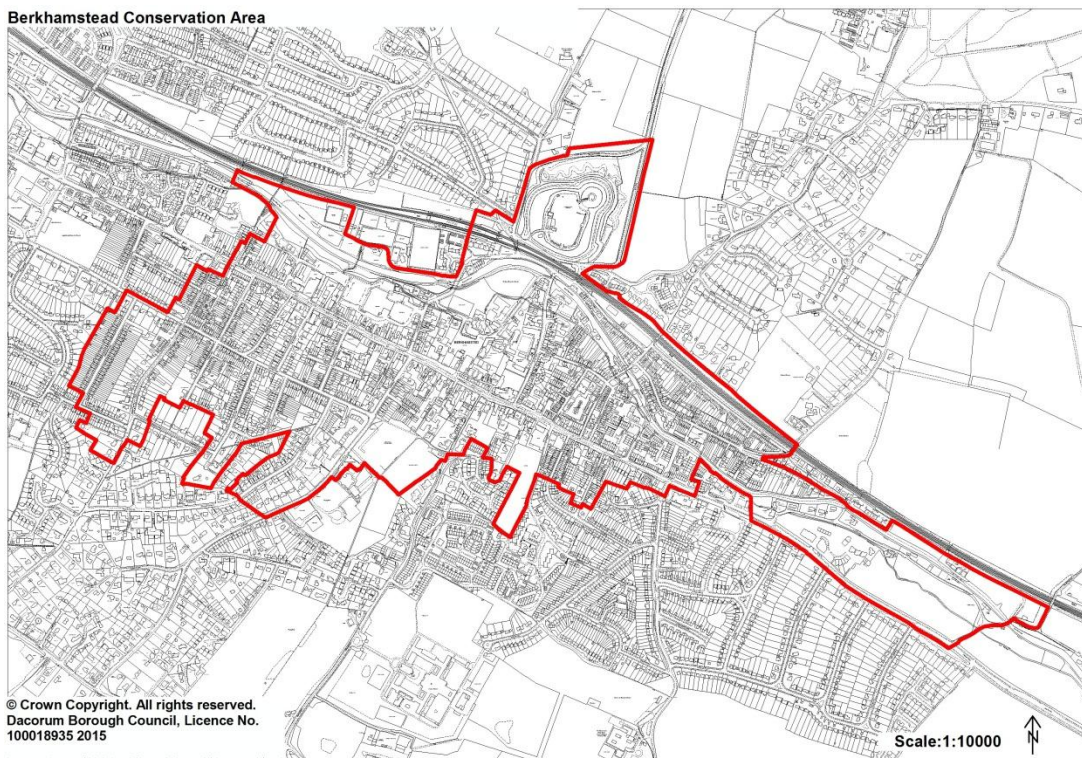
## Previous Conservation Area boundary: Berkhamsted

Conservation Area Boundary - Berkhamsted



## Revised Conservation Area boundary: Berkhamsted

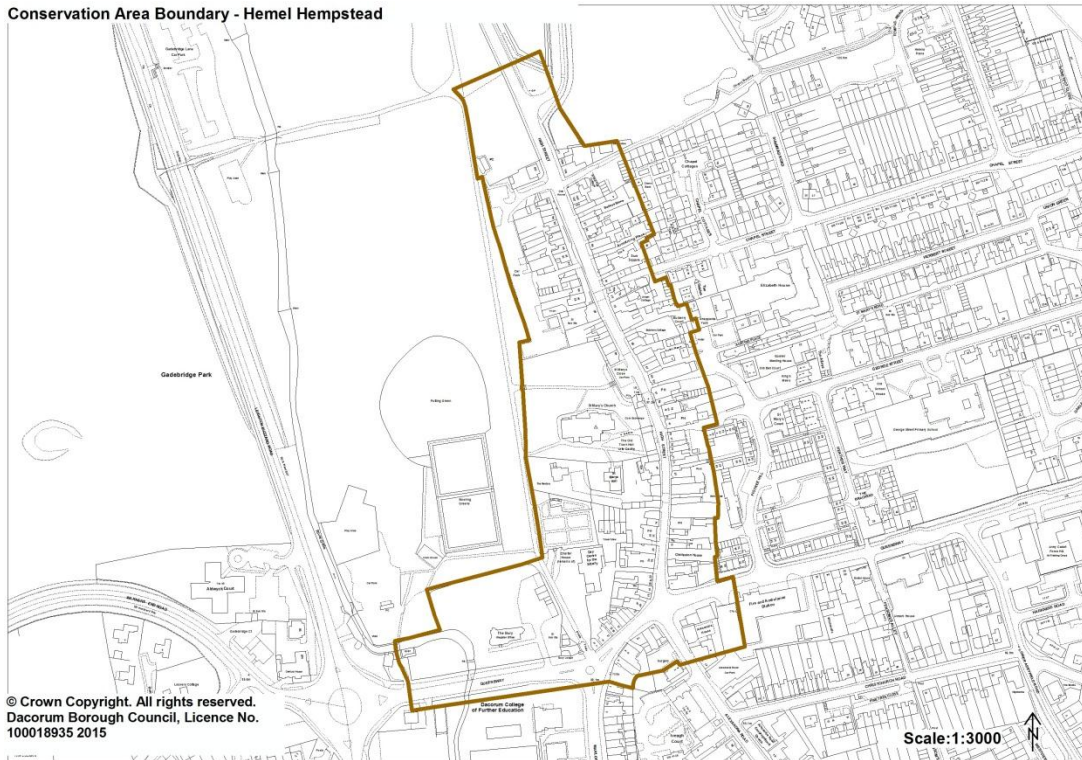
Berkhamstead Conservation Area





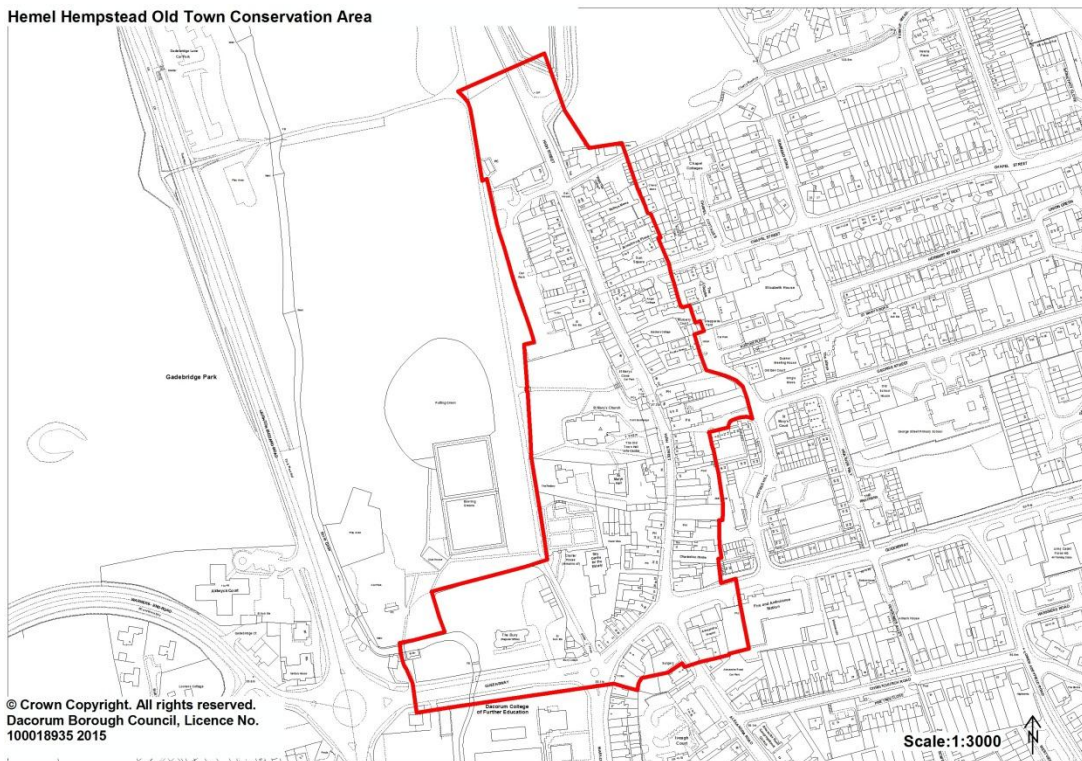
## Previous Conservation Area boundary: Hemel Hempstead Old Town

Conservation Area Boundary - Hemel Hempstead



## Revised Conservation Area boundary: Hemel Hempstead Old Town

Hemel Hempstead Old Town Conservation Area



These changes are highlighted in the Report of Representations on the Pre-Submission Site Allocations DPD as editorial changes and reflected in Appendix 7: Schedule of Conservation Area Appraisals of this document.

Conservation Area appraisals have also begun for Tring and Markyate, with a further programme of work due to begin shortly. Any further changes to existing Conservation Area boundaries will be reflected on the adopted version of the Policies Map, to ensure it continues to provide the most up-to-date picture.

### **Wider historic landscape**

4.36 The Council is undertaking a programme of Conservation Area Appraisal. This appraisals process serves a number of functions:

- Recommends if any changes are required to the extent of existing Conservation area boundaries:
- Considers is any additional buildings within the Conservation Areas should be considered for local listing or identification as ‘heritage assets’;
- Provides detailed guidance to help inform planning decisions within the areas.

4.37 Due to their extensive number, listed buildings (either nationally or locally designated) are not proposed to be shown on the Policies Map. They are however available on a GIS layer, with further details explaining their importance available from the Council’s Conservation team (and English heritage for national listings).

4.38 Some updates to the Policies Map were made when the Core Strategy was adopted to reflects changes to Conservation Areas up to September 2013. Any further changes arising from the Conservation Area Appraisal process will be made to the Policies Map through the Site Allocations process.

4.39 These changes are shown as matters of fact only, and will not be subject to further consultation.

### **Canalside environment**

4.40 Through the Site Allocations issues and options consultation, the question of ‘*Are there any specific sites or facilities along the Grand Union Canal that you wish us to consider safeguarding?*’ was posed. This was in order to protect their historic or cultural significance. 142 responses were received – 90 saying yes and 52 saying no.

4.41 Table 12 list the sites that were specifically mentioned and considered in the 2006 Consultation Report to warrant further consideration. Appropriate advice has now been sought is as summarised as follows:

**Table 12: Sites / Facilities along the Grand Union Canal with potential for safeguarding**

<b>Site</b>	<b>Advice of Conservation Team</b>	<b>Conclusion</b>
The Fishery Inn, Boxmoor, Hemel Hempstead	Not considered to be worthy of statutory listing. Consider potential for local listing as part of on-going programme of assessment.	Do not progress through Site Allocations
Frogmore Mill, Apsley, Hemel Hempstead	Manager's house is already listed and others are curtilage listed. Consider potential for local listing of all other buildings as part of on-going programme of assessment.	Do not progress through Site Allocations
Bridgewater boatyard, Berkhamsted	Residential scheme (permitted on appeal) now complete. The Warehouse has been locally listed as part of assessment work associated with the Berkhamsted Conservation Area Appraisal.	Do not progress through Site Allocations
Tring station, Tring	Station Hotel is already listed. Consider potential for local listing of all other buildings as part of on-going programme of assessment. The Tring Conservation Area is	Do not progress through Site Allocations

	currently being reviewed and the potential for adding the area around the station will be considered as part of this process.	
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4.42 No changes are required to the Policies Map, or additional designations made through the Site Allocations DPD in the light of the above assessment.

Note: the issue of future requirement for additional moorings on the canal (be that on-line or off-line), is considered through the Providing Homes and Community Services – Social Infrastructure background issues paper.

**Recommendations:**

4.43 Recommendations for the Site Allocations DPD are as follows:

1. Show the most up-to-date position (as at April 2014), as advised by the appropriate body, on the Policies Map for the following designations:
  - Conservation Areas;
  - Scheduled Monuments;
  - Areas of Archaeological Significance; and
  - Nationally designated Historic Parks and Gardens.
  
2. Add the following new designations to the Policies Map
  - Locally designated Historic Park and Gardens; (as advised by the Hertfordshire Gardens Trust)

## **5. ISSUE 4: USING RESOURCES EFFICIENTLY**

### District Heating Opportunity Areas:

- 5.1 The Core Strategy (Section 18: Using Resources Efficiently), sets out the Council's approach to minimising carbon dioxide emissions. Table 10 illustrates the relevant targets and standards that will be used as guidelines for the application of criteria (f) of Policy CS29: Sustainable Design and Construction. These standards / targets are intended as guidelines, rather than absolutes, in order to allow a degree of flexibility so as not to prevent necessary development.
- 5.2 Table 10 includes reference to 'District Heating Opportunity Areas' (DHOAs) and these are shown. These DHOAs were identified in the 'Hertfordshire Climate Change and Planning Study' (2010) prepared consultants AECOM in 2010. DHOAs are where the Council considers district heating and combined heat and power (CHP) could be viable and should be considered for major new development (10 dwellings and above / 1000sqm of non-residential and above).
- 5.3 Their inclusion on the Policies Map as part of the Site Allocations DPD has been considered, but it is considered appropriate to wait until further information regarding DHOAs is provided through the planned Supplementary Planning Document (SPD) and/or Development Management DPD before they are shown on the Policies Map. The Policies Map will therefore be updated as part of the forthcoming Development Management DPD.

### Areas of potential geological instability:

- 5.4 The National Planning Practice Guidance (NPPG) includes detailed advice regarding land stability issues, both in terms of the responsibilities of local planning authorities, and of developers.
- 5.5 Key extracts are as follows:

## **Why should planning authorities be concerned about land stability?**

The effects of land instability may result in landslides, subsidence or ground heave. Failing to deal with this issue could cause harm to human health, local property and associated infrastructure, and the wider environment. They occur in different circumstances for different reasons and vary in their predictability and in their effect on development.

The planning system has an important role in considering land stability by:

- minimising the risk and effects of land stability on property, infrastructure and the public;
- helping ensure that various types of development should not be placed in unstable locations without various precautions; and
- to bring unstable land, wherever possible, back into productive use.

## **What is the role of local plans in planning for land instability in their areas?**

Consideration of land stability in local plans will vary between areas and the types of issues that the plan covers, but planning authorities may need to consider:

- identifying specific areas where particular consideration of landslides, mining hazards or subsidence will be needed;
- including policies that ensure unstable land is appropriately remediated, prohibit development in specific areas, or only allow specific types of development in those areas;
- circumstances where additional procedures or information, such as a land stability or slope stability risk assessment report, would be required to ensure that adequate and environmentally acceptable mitigation measures are in place; and
- removing permitted development rights in specific circumstances.

5.6 Chalk mining was carried out in Hertfordshire from the 1700s to the 1900s. Chalk was used for a number of different purposes, for example, it was made into blocks for buildings and burnt to form lime to spread over clay soils to improve fertility for agriculture. The mines were generally small in size and their locations are largely unknown.

5.7 In 2007, abandoned chalk mine workings were discovered in the Highbarns area of Hemel Hempstead, when there was a partial ground collapse in a garden (caused by a former mine shaft collapsing). Following this incident, Hertfordshire County Council, in consultation with Dacorum Borough Council commissioned specialist consultants to assess the area. This assessment involved a geological survey and investigation of historic activity in the area.

- 5.8 Two smaller areas in Hemel Hempstead have also been affected by ground collapse in 2014.
- 5.9 Areas affected by ground instability attributed to former mine workings are subject to 'Derelict Land Clearance Orders' It is not considered appropriate to illustrate these on the Policies Map as once the technical consultants have certified that the affected land has been stabilised, the order lapses and land stability is no longer a planning consideration.
- 5.10 As the issue of geological instability potentially affects all areas (both within and outside of the Borough) where there are particular ground conditions, it is not considered appropriate for the Site Allocations document to define any specific areas of potential risk. Consideration will however be given to whether there should be a general policy (or clause in a wider policy) within the Development Management DPD which refers to how land stability issues should be addressed, or if national policy and guidance is sufficient.

Mineral / Waste designations:

- 5.11 Hertfordshire County Council is the Waste Disposal Authority and the Waste Planning Authority for Dacorum. Policies are set out in the Minerals and Waste Development Framework for Hertfordshire. This includes schedules and maps of sites on an Ordnance Survey map base. As this information is publicly available, it is not considered necessary or appropriate to also show this information on Dacorum's Local Planning Framework Policies Map. Appropriate cross references are however made in the Schedule of Employment Policies and Sites.

**Recommendations:**

- 5.12 No changes required.