

Berkhamsted Residents' Action Group

**Statements
to the
Independent Examination
into
Dacorum Borough Council
Core Strategy**

18 September 2012

Issue 9 : Looking After the Natural and Historic Environment

BRAG would refer the Inspector responses to the Core Strategy in particular paragraph 21.6

“BRAG fully endorses DBC's comments. It would add that the Green Belt and AONB that borders the town is either productive farmland, which is important for national food security, or woodland, contrary to one developer’s allegation that land to the SE of Berkhamsted is “quasi-brownfield” (see photograph appendix 1).

There is also the pleasure of looking at historic buildings in a rural setting such as the Grade 2* Ashlyns Hall. For the avoidance of doubt, not only a listed building but also its setting is protected under s.72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. “Framing” such a building by a housing estate would be gross.

Furthermore Berkhamsted is an historic Market Town. Any infilling has to be handled with sensitivity because of the architectural heritage and lack of infrastructure to cope with large scale development, not to mention being virtually surrounded by Green Belt and the Chilterns AONB which is of intrinsic value to wildlife and of great recreational value to residents and the broader population.”

In addition, BRAG notes that P15 of GUI’s commissioned report “Land At South Berkhamsted – Landscape Enhancement Strategy” highlights that under Section 66 of the Listed Buildings Act the settings of Ashlyns Hall are required to be preserved. BRAG considers that the settings cannot be preserved by building a housing estate on them. (see Appendix 1)

Appendix 1

Picture 1 – Ashlyns Hall and its Setting as Viewed from Swing Gate Lane

