

Borough

AMR 2006/07	Sustainable Community Strategy 2008	East of England Plan 2008	Open Space Study 2008
P. 45: no designated wildlife sites were lost in 2006/07.	P. 13: Encouraging the provision of recreation space in all new-build developments.	Policy ENV1 - Green Infrastructure	P. 29: School and outdoor sports facilities have the largest land area of the typologies; amenity greens are the most numerous. The amount of land for children and young people's facilities is below the minimum level set out in the current Local Plan.
P. 46: 14 dwellings and 3204sqm of non-resi were built in the Green Belt 06/07..	P. 9: Increase the number of 'green flag' accredited sites.	Requirement to identify, create, protect, enhance and manage green infrastructure and manage it to maximise its biodiversity value and enable it to contribute towards carbon neutral development and flood attenuation.	P. 30: Compared to Policy 73 of the Local Plan (2.8 hectares per 1000 people derived from the NPFA standard), Dacorum currently has an under-supply of leisure space, a deficit of 45.469 hectares.
P. 46: 11 houses were built in the CAONB.		Sets out specific issues for consideration in LDDs.	P. 43: Dacorum has a wide mix of open spaces. It has a high level of amenity greens and school outdoor sport facilities. However, it does have a deficit of 45.469 hectares of leisure space. Some of this deficit can be alleviated through dual use arrangements. With a deficit of leisure space in the three main towns of the Borough, this emphasises the importance of retaining the existing sites. Their loss should not be contemplated without replacement by larger high quality sites in appropriate locations. Markyate and Bovingdon both have a large deficit of open space: opportunities should be sort to provide more open space here and retain what is available. The small villages are relatively well provided: however, provision for children and young people should be increased in these locations where possible.
		Chilterns AONB is specifically referred to in terms of an area of green infrastructure of regional significance that needs to be retained and enhanced.	P. 56: 'Mean' importance scores also confirm 'natural green space' as of the greatest importance, in the borough overall.
		Policy ENV2 - Landscape Conservation	P. 62: It is clear from the panel that 'Natural green spaces' are considered the most important category of open space, whilst allotments are considered the least important category. The importance of these open spaces is reflected in their use. 'Parks & gardens', 'natural green spaces', and 'green corridors' had been used more regularly by the respondents and 'allotments' was the least used category. It is however acknowledged that this varies between areas.
		Requirement to afford the highest level of protection to the Chilterns AONB, where priority over other considerations should be given to conserving the natural beauty, wildlife and cultural heritage of the area.	P. 62: One-in-three of all respondents (33.8%) was of the view that there were 'not enough' spaces for children and young people' in Dacorum. This also ties in with the observation that 'protecting open space from development' was the main priority for parks and open spaces in Dacorum, referred to by 84.6% of respondents. The panel highlighted additional facilities and events, cleaner conditions and better management as the main factors that would encourage them to use open spaces more often. The production of further management plans to support the green space strategy should help to improve the open spaces.
		Requires the development of landscape character assessments and targeting tools and resources to those areas subject to most growth and change. Emphasis is upon securing mitigation measures where, in exceptional circumstances, damage to local landscape character is unavoidable.	P. 62: The East of England Plan's emphasis on green infrastructure encourages support for open land provision in the main settlements. This study recommends potential additions to the open land designation: they can be delineated in the Site Allocations DPD. P. 62: The settlements with the largest relative deficits of open space are Berkhamsted, Bovingdon and Markyate. Where possible opportunities should be sought to increase the amount of formal and informal open space in these settlements.

Borough

East of England Plan 2008

Policy ENV3 - Biodiversity and Earth Heritage

Ensure that internationally and nationally designated sites are given the strongest level of protection and that proper consideration should be given to the potential effects of development on the conservation of habitats and species outside of designated sites, and on species protected by law.

Includes requirement to identify, safeguard, conserve and restore regionally important geological and /or geomorphological sites

Cross refers to Policy ENV1 re green infrastructure.

Social and Communities Facilities Study 2006

UNCS 2006

Para 4.1.1: Generally a large proportion of school land is protected from development, which can lead to conflict between the need to protect playing fields and the demand for new buildings.

P. 28: With regard to ANGST, the legal access rights on or near known wildlife habitats and resources, the borough is generally well served with accessible biodiversity. It appears that many if not most are accessible allowing contact with such areas and beyond.

Para 4.4.17: It is important to consider whether schools can accommodate additional uses without causing significant harm to green belt or open land policy, or the amenities of surrounding resi properties.

P. 31:Tring, Berkhamsted and the western half of Hemel Hempstead are well served by Tring Park and the Ashridge / Berkhamsted Common complex.

Para 4.7.2: Two school sites are allocated as MDS's in the green belt (Ashlyns and Kings Langley). These and other sites should be reconsidered in accordance with government guidance. Key issues include which schools to designate as MDS, which parts of those schools are suitable for expansion, whether current policy is too restrictive and whether policies can be flexible regarding schools in the green belt. Schools on settlement boundaries (e.g. Bridgewater) could be redesignated as open land, or building pressure could be directed towards premises which are more suitable in planning terms.

P. 31: The importance of the publicly accessible Tring Park and Ashridge areas cannot be overstated, and are of at least County significance in this respect. Ashridge in particular attracts visitors who may expect to have to travel in some way to a large site.

P. 31: Areas of deficiency are found south and west of Berkhamsted and Bovingdon, and in a large zone north of Hemel Hempstead towards and beyond Markyate.

P. 31: Bovingdon, most of the northern half of Hemel Hempstead and Markyate are impoverished with respect to larger sites. Tring is particularly well served, whilst Berkhamsted has direct access to Northchurch and Berkhamsted Commons, and Ashridge beyond. Hemel Hempstead generally is impoverished with respect to an appropriately large wildlife area for the size of the town, whilst Kings Langley has rather small, limited biodiversity resources close by.

P. 45: Green wedges and wildlife corridors must be protected and enhanced. They are important in providing links between town and country and within urban areas themselves. They also help to support important sites or the finer grained network of biodiversity features.

P. 48: Locally valuable 'Wildspace' areas should be protected, particularly where consistent with Open Land designated within the Local Plan. Management should seek to enhance their ecological interest. These sites provide the wildlife corridors, networks and stepping stones that help sustain ecological processes within the settlement. The remaining areas of designated Open Land are also important or potentially so in this respect.

Hemel Hempstead

Open Space Study 2008	Social and Communities Facilities Study 2006
P. 32: Large provision of amenity green spaces and natural green space. Amenity greens are one of the key features of the New Town neighbourhood concept that Hemel Hempstead is based on. The current provision of land for children and young people facilities (0.8 hectares per 1000 population) is below the standard set out in the current Local Plan.	Para 4.1.1: Abbots Hill School and Westbrook Hay School are located within the Green belt.
P. 45: Hemel Hempstead Borough Parks - Gadebridge Park, Bunkers Park, Sheethanger Common/Bury Wood and Boxmoor are each larger than 20 hectares and therefore of sufficient size to be considered as Borough Parks. Recognises the importance of Boxmoor, Gadebridge and Bunkers Park. There is a small area of deficiency in Apsley, but Long Deans Nature Reserve functions like an extension to Bunkers Park, if this were considered as part of Bunkers Park then this removes the deficiency in Apsley.	Para 4.5.2: Abbots Hill school wishes to expand its sports and arts facilities but is constrained by its location in the green belt. There is question over whether this site should be allocated as a major development site, in order to allow for these expansions. Similar reviews may be considered for Westbrook Hay School and Rudolf Steiner School.
P. 45: Apsley/Nash Mills: the southern part of Hemel Hempstead lack a local park. It is just outside the 1200m catchments of Boxmoor and Bunkers Park and about 400 metres from Long Dean and 500 metres from Rucklers Lane. Opportunities for new open spaces within the settlement boundary are limited due to the 'built up' nature of the area. Development of green space at Two Waters into a park would reduce some, of the deficiency in the area.	
P. 46: The central area of Hemel Hempstead is outside the 280 metre Local Park catchment. It is vital the Water Gardens are retained and enhanced, the riverside walk through the town is completed and new space provided in the Waterhouse Square scheme. The Hemel 2020 Vision seeks to develop an urban park within the river and canal corridors in the heart of the town.	
P. 51: Amenity land is a particular feature of the New Town neighbourhoods in Hemel Hempstead, and forms part of the town's structure. Development in Residential Areas (part of the Area Based Policies Supplementary Planning Guidance) identifies Residential Character Areas where smaller amenity spaces are important to overall design and environmental quality. In some areas the retention of amenity greens is supported; in others, limited loss to car parking or other uses may be acceptable.	
P. 51: As a New Town, Hemel Hempstead was planned with considerable amounts of open space. Boxmoor Estate and the Grand Union Canal Corridor are the main areas of open land in the south of the town. The main features are the "string of sausages" on the west side of the Gade Valley and the line of open land on the ridge line on the east side of the valley from Belswains Playing Field to Keens Field and the start of the Nickey Line. Warners End Valley and Shrubhill Common are dry valleys that have been left open, the former being important for its sports pitches and the latter for its nature conservation interest.	
P. 51 also lists a number of potential sites that could be included in the Open Land designation.	
P. 74: Hemel Hempstead has a variety of open spaces with a total area of 591.261: this equates to 7.204 ha per 1000 population. The town is currently deficient of 6.02 hectares of leisure space when compared to the 2.8 hectares per thousand people standard in the Local Plan. Gadebridge Park, Bunkers Park, Sheethanger Common/Bury wood and Boxmoor are of sufficient size to be considered as Borough Parks.	
P. 74: North East Hemel Hempstead is deficient of a Borough Park. There is also a small area of deficiency in Apsley, but Long Deans functions like an extension to Bunkers Park: if this was considered as part of Bunkers Park then this removes the deficiency in Apsley.	
P. 74: New open space will need to be provided if Hemel Hempstead grows, commensurate with the standards recommended in Table 9.2.	
Section 10.1 P. 76. The study recommends the following areas as extensions to Open Land: Hunting Gate; structural woodland between hawthorn Lane and Martindale Road; extensions to Warners End Wood; Trouvere Park; Brickmakers Lane allotments; dell at The Crofts; extensions to Longdean School and Woodfield School; Hobletts Manor School; Martindale School; woodland belt west of Maylands Avenue between St Albans Road and Wood Lane End; woodland belt off Tewin Road; amenity space around flats at Berkeley Square/Cuffley Court, Bayford Close, Woodhall Farm; Datchet Close; amenity space adjoining Howe Grove.	

Hemel Hempstead

UDA 2006	UNCS 2006
P. 18: Inner Zone: there is little open land within these predominantly Victorian areas, but there is good access to open land outside this zone.	P. 79: Although development of the New Town clearly had a major impact on the local environment, many of the former parklands, dry valley and valley sides have remained undeveloped, leaving an important network of open spaces throughout many areas of the town. This approach is similar to other new towns such as Stevenage, and is now a valuable asset to the town. The presence of the ancient Boxmoor lands is of profound importance and the open spaces and woodland left over from vanished estates, separate and add character to the undulating New Town 'neighbourhoods' of Chaulden End, Warner's End, Counter's End and Gadebridge.
P. 21: New Town Neighbourhood: There should be strong connections to the open land within the neighbourhoods. Long footpaths that interconnect neighbourhoods (such as the Nickey Line) and connect to the Green Belt should be encouraged.	P. 79: The urban area of Hemel Hempstead has extended into the high ground surrounding the river valleys, as well as the gently rolling land to the east. The existing urban - rural boundary is quite pronounced on all sides except perhaps the south western edge where it merges with Sheethanger Common, and the eastern side at Buncefield.
P. 24: Connections to Open land, particularly the green belt should be facilitated.	P. 79: Of the residential boundary with open countryside only about 25% is made up of low density dwellings. There is, therefore, for the most part a very hard urban - rural edge with high density development. This has a degrading effect on the open countryside and is something that any future development should seek to avoid. Features such as key dry valleys and open ridge lines have been left largely undeveloped. Links with the open countryside have been created; open space and woodland provided buffers between industrial and residential areas and the main roads into the town are punctuated by open land and provided with 'green' entry points to emphasise the 'Garden City' aspect of the New Town. Green chains are formed by footpaths and features such as the Nickey Line which have various types of open land adjoining them. The importance of open ridges, river valleys, corridors, chains and green wedges and countryside links can be seen in the Open Land Strategy diagram within the Local Plan.
P. 27 New developments in Apsley should consider the GUC as a major recreational amenity for the area, and footpath connections to the canal towpath should be made.	P. 80: The open spaces described above provide a cohesive series of large green corridors and wedges on the western side of the town. Broadly these are Boxmoor, Shrubhill Common, Fields End, Gadebridge and Lockers Park. On the eastern side such large scale connected spaces are not characteristic and the large open spaces are more fragmented. Green wedges still exist, and although the links may be more tenuous, the open spaces are frequently interconnected. One of the most important of these is the disused railway line – the Nickey Line – which is a more or less continuous green chain through the town. At Two Waters, Boxmoor dominates the corridor until development squeezes the River Gade and the canal towards Nash Mills.
Develop the canal and river as more significant open space with better connections (p. 57). Continue to protect the historical sites along the canal and in Gadebridge park.	P. 82: Wildlife corridors are found throughout the town. The principle corridors are the Bulbourne Valley along Boxmoor and the Gade Valley, although the latter is degraded within the town centre itself (p. 82). The disused 'Nickey Line' railway provides an almost continuous habitat from the centre of Hemel Hempstead to the north-east. Other more local corridors link the urban area to open countryside through Shrub Hill Common, Warners End Valley, Leverstock Green and Little Wood. An important corridor along the south-eastern edge of the town runs through Long Deans and Bunkers Park. Elsewhere individual sites can form a variety of possible corridors where they contribute to a linked chain or adjacent stepping stones, although in some places there is not a clear or planned pattern.
P. 59: Protect Boxmoor as it forms a significant open space that bridges the town and the station. Make Boxmoor a key gateway open space into Hemel Hempstead. Safeguard Watergardens open space for future designation.	<p>P. 83: Given the legacy of planned development and the retention of open land areas within the town, there are a considerable number of designated Open Land areas within the Local Plan. The New Town was planned to provide for sufficient open space in numerical and distributional terms and much of this has survived to the present day.</p> <p>P. 83: There are a number of RoWs throughout the town but on such a large area their presence is not a good indicator of accessibility given the road systems and Open Land / open space areas that exist. There are RoWs adjacent to Woodhall Wood and within the Maylands employment area. There are a few paths at Leverstock Green, Bennetts End and Apsley. There are scattered paths within the central area of the town and across Boxmoor, Roughdown and Sheethanger Commons. There is an ancient trackway adjacent to Shrubhill Common and a number of RoWs through Highfield and Grovehill. There are, however, relatively few Rights of Way that link the town to open countryside beyond, although the areas to the north of Hemel Hempstead towards Gaddesden Row and to the south-west around Sheethanger Common are well served with RoWs.</p> <p>P. 86: Access to the Wildlife Site resource is locally acceptable given that most of the sites do themselves have open access.</p>

Hemel Hempstead

UNCS 2006

P. 88: Several important areas can be identified which are valuable in sustaining the ecological context of Hemel Hempstead.

- The Bulbourne Valley grasslands from Boxmoor to Bourne End and towards Berkhamsted;
- Gade Valley grasslands – Gadebridge Park, Piccotts End and towards Water End;
- Nickey Line link into open countryside towards Redbourn;
- Bunkers Park, Long Deans and Abbot's Hill complex;
- Westbrook Hay and Little Hay grasslands.

P. 89: Given the development of Hemel Hempstead there are several green wedges and wildlife corridors that can be identified and have been described above. In general these have tended to follow existing topographical features such as river valleys and dry valleys which are found in the southern and western sides of the town. The eastern half of the town on the higher plateau area does not have such pronounced topographical diversity and this has probably influenced the lack of similar, clearly defined open corridors or linked spaces. The Open Land strategy within the Local Plan identifies open spaces and linkages, such as at Adeyfield where High Street Green, Adeyfield School and Broadfield School provides a link through the developed area of the town. The disused railway line provides a particularly important interconnecting corridor in this area.

P. 90: Whilst the town is deficient in LNRs, it has more than twice the target level of Wildlife Sites. Although these are scattered throughout the town, there is a predominance of important sites towards the south-west, most if not all now associated with the Boxmoor Trust. Substantial parts of the town do not have local access to a Wildlife Site as a result of the distribution.

P. 80: The open spaces described above provide a cohesive series of large green corridors and wedges on the western side of the town. Broadly these are Boxmoor, Shrubhill Common, Fields End, Gadebridge and Lockers Park. On the eastern side such large scale connected spaces are not characteristic and the large open spaces are more fragmented. Green wedges still exist, and although the links may be more tenuous, the open spaces are frequently interconnected. One of the most important of these is the disused railway line – the Nickey Line – which is a more or less continuous green chain through the town. At Two Waters, Boxmoor dominates the corridor until development squeezes the River Gade and the canal towards Nash Mills.

P. 82: Wildlife corridors have been identified on Map App.4.2. and are found throughout the town. The principle corridors are the Bulbourne Valley along Boxmoor and the Gade Valley, although the latter is degraded within the town centre itself. The disused 'Nickey Line' railway provides an almost continuous habitat from the centre of Hemel Hempstead to the north-east. Other more local corridors link the urban area to open countryside through Shrub Hill Common, Warners End Valley, Leverstock Green and Little Wood. An important corridor along the south-eastern edge of the town runs through Long Deans and Bunkers Park. Elsewhere individual sites can form a variety of possible corridors where they contribute to a linked chain or adjacent stepping stones, although in some places there is not a clear or planned pattern.

P. 88: Smaller corridors and potential green corridors are found in numerous places around the edge of the town (Map App.4.2). In this context it is important to reinforce the existing wildlife corridors and green wedges into the town rather than isolate them. This would also help to break up the hard edge that exists in places. Examples can be found at:

- Land north of Shrub Hill Common, adjacent to the old 'Roman' road, retaining the historic field pattern - links to significant hedgerow features at Pouchen End Lane, Fields End Lane, Polehanger Lane and so to Gadebridge Open Land;
- Woodhall Farm border hedges and Holsmere End Lane hedges;
- Cherry Tree Lane / Buncefield Lane / Punch Bowl Lane hedges;
- Bedmond Road hedges;
- Rucklers Lane scrub and hedgerows;
- Felden grasslands.

P. 89: Given the development of Hemel Hempstead there are several green wedges and wildlife corridors that can be identified and have been described above. In general these have tended to follow existing topographical features such as river valleys and dry valleys which are found in the southern and western sides of the town. The eastern half of the town on the higher plateau area does not have such pronounced topographical diversity and this has probably influenced the lack of similar, clearly defined open corridors or linked spaces. The Open Land strategy within the Local Plan identifies open spaces and linkages, such as at Adeyfield where High Street Green, Adeyfield School and Broadfield School provides a link through the developed area of the town. The disused railway line provides a particularly important interconnecting corridor in this area.

P. 90: It has a critical role within the ecology of the Borough given that it lies at the confluence of the river valleys of both the Bulbourne and the Gade, two Chiltern chalk streams that have been severely modified in places and suffering from low flows. The quality of the river corridors through the town affects the wildlife resources both upstream and downstream of the town, and emphasis should be placed on enhancing their natural chalk stream characteristics. The disused railway line remains one of the most important linking corridors in the eastern side, in addition to more scattered open spaces.

P. 91: In the longer term it is essential that the existing corridors and wedges are secured and not truncated by inappropriate development. Links to open countryside and the nature of the townscape edges are also important. Their protection is vital when considering the form of any new development requirements.

P. 95: These are generally associated with the Bulbourne and Gade Valleys, ultimately the two most important corridors associated with Hemel Hempstead. To the north and east small corridors of hedgerows extend from the town and should be conserved. These are:

- Holsmere End Lane;
- The Nickey Line;
- Punchbowl Lane;
- Bedmond Road.

Berkhamsted

Open Space Study 2008	Social and Communities Facilities Study 2006
<p>P. 32: Although Berkhamsted is deficient in leisure space especially parks and gardens and public sports facilities, it does have high levels of school sport facilities and natural green spaces. The natural green spaces such as the Castle does provide some opportunity for informal leisure activity but more formal leisure space is required. There may be potential for some further use of school facilities through dual use arrangements within the area.</p>	<p>Para 4.1.1: Ashlyns Schools is currently designated as a major developed site in the Green Belt, and can accommodate additions by infill development. Haresfoot School is located within the Green belt</p>
<p>P. 46: Only the central and northern area of Berkhamsted is within 280 metres of local parks. The central area is served by Canal Fields, Berkhamsted Castle (a Scheduled Ancient Monument with restricted public access) and Castle End Wood. These facilities have an important role in Berkhamsted and should be protected from development. Canal Fields has a number of different facilities including a playground and skateboard park, where as Berkhamsted Castle and Castle End Wood are informal spaces. The area is also served by The Moor, but this is too small to qualify as a local park.</p>	<p>Para 4.7.2: Two school sites are allocated as MDS's in the green belt (Ashlyns and Kings Langley). These and other sites should be reconsidered in accordance with government guidance. Key issues include which schools to designate as MDS, which parts of those schools are suitable for expansion, whether current policy is too restrictive and whether policies can be flexible regarding schools in the green belt. Schools on settlement boundaries (e.g. Bridgewater) could be redesignated as open land, or building pressure could be directed towards premises which are more suitable in planning terms.</p>
<p>P. 46: In the west of Berkhamsted and Northchurch there are several amenity greens and small facilities which alleviate some of the deficit. Langely Meadow in the west of Berkhamsted provides a playground and playing fields for formal recreation, but was too small to qualify as a local park.</p>	<p>Para 6.5.13: The new Hospice of St Francis building occupies a significant site in the Green Belt. Consideration needs to be given to how the LDF responds to the needs of the hospice, i.e. Should it be treated as a MDS in the greenbelt?</p>
<p>P. 46: A comparatively high percentage of Berkhamsted's open space is school playing fields, which are widely distributed. Due to the limited opportunities for new open spaces within Berkhamsted, the option of dual use should be considered further to reduce some of the deficiency. Currently dual use arrangements occur at Ashlyns School (South/East), Berkhamsted Collegiate (South/East), Greenway School (South) for the use of their outdoor sport pitches by clubs.</p>	
<p>P. 47: The topography of Berkhamsted does not allow for easy access to the countryside, as many non-car users would experience a hill climb to reach open countryside, or a relatively long walk along the towpath.</p>	
<p>P. 51: The main areas are Canal Fields/The Moor; Butts Meadow Recreation Ground, allotments and Berkhamsted Collegiate School; and Sunnyside Allotments. There is also a discussion on possible additions to the open land designations in the town.</p>	
<p>P. 51: Although Berkhamsted is deficient of leisure space especially parks and gardens and public sport facilities, it does however, have a high level of school sport facilities and natural green space.</p>	
<p>Access to countryside open space is constrained by the topography.</p>	
<p>Due to the limited opportunities for new open spaces within Berkhamsted, the option of dual use arrangements with schools should be considered further to reduce some of the deficiency.</p>	
<p>Existing open space should not be considered for development due to the current deficiency in Berkhamsted.</p>	
<p>P. 62: The settlements with the largest relative deficits of open space are Berkhamsted, Bovingdon and Markyate. Where possible opportunities should be sought to increase the amount of formal and informal open space in these settlements.</p>	
<p>Section 10.2 P. 77. Potential additions to designated Open land include: St Mark's Church grounds; Bridle Way; Victoria and Swing Gate Junior Schools; and St Peter's Church grounds (currently under Town Centre designation). The opportunity could be taken to include part of the Edgeworth House site nearest the canal as Open Land.</p>	

Berkhamsted

UDA 2006	UNCS 2006
P. 14: There are important footpaths that connect to the Green Belt. These should be protected and enhanced.	P. 55: there is no open space which provides any form of link across the town and there is little linked open space through the town other than the canal itself, now a rather artificial environment given the man-made character of the feature. Neither are there any open land wedges into the town from the surrounding open countryside which break up the edge of the settlement.
P. 17: There is very good access into the Green Belt from Northchurch.	P. 56: Ashridge Commons and Woods SSSI is just within the town's hinterland, and there are a number of important Wildlife Sites in the area (P 56). Alpine Meadow SSSI has been shown on the map for point of reference, given that it represents a nationally important site habitat. Other important Wildlife sites include the 'meadow' by the Bulbourne at Northchurch and the Tunnel Fields grassland complex adjacent to New Road, the last surviving remnant of a much larger area. Two other Wildlife Sites are identified for their protected species – Berkhamsted Castle and the nearby Railway Embankment.
P. 20: The allotment gardens in north-east Berkhamsted are significant and offer important views across the town. There are important footpaths through school grounds that connect to the Green Belt.	P. 57: Apart from the canal and its immediate environs, there are no recognised major wildlife corridors of any size or continuity within the town. The canal and river Bulbourne provides the most obvious linear link through the town but heavy development either side has severely reduced its ecological integrity and opportunities. The Grand Union Canal extends beyond the settlement east and west and adds further ecological interest within the Bulbourne Valley, providing a continuous linear corridor for wildlife to and from more open countryside.
P. 46: There are no designated local nature reserves within Berkhamsted. The southern side of the town is relatively deficient in designated open land and has no access to wildlife sites.	P. 59: Berkhamsted is totally deficient in this respect as there are no designated LNRs within or adjacent to the town.
P. 48: There is significant open space along footpaths outside of the officially designated open land areas. These undesignated areas are important for enhancing the rustic nature of the town.	<p>P. 61: Most if not all of the Open Land areas within the settlement are managed formally for amenity, as part of school grounds or sports pitches, allotments or as a cemetery. The other Open Land is the canal itself and immediately adjacent land. There may be considerable scope for ecological enhancement, although this would have to be considered with a view to the other land uses on those sites. The only semi-natural habitat resource not currently managed intensively is Cox Dell.</p> <p>P. 63: Although the extent of associated Wildlife Sites exceeds the target for quality wildlife areas, in general Open Land within the town is relatively limited in extent and fragmented. Apart from the open river corridor which is very narrow in places, there are no other corridors or green wedges into the town and the southern side of the town is effectively deficient in wildlife areas.</p> <p>P. 54: The town has developed in a rather elongated fashion along the valley. Indeed this corridor has a very profound influence on the movement east-west through the town given the open space that at least the railway and canal environments create.</p> <p>P. 57: Apart from the canal and its immediate environs, there are no recognised major wildlife corridors of any size or continuity within the town. The canal and river Bulbourne provides the most obvious linear link through the town but heavy development either side has severely reduced its ecological integrity and opportunities. The Grand Union Canal extends beyond the settlement east and west and adds further ecological interest within the Bulbourne Valley, providing a continuous linear corridor for wildlife to and from more open countryside.</p> <p>P. 57: One of the most important links is from the river corridor, via Berkhamsted Castle to Berkhamsted Common, as the open grasslands and tree belts provide a large continuum of habitat linking the urban area to the common. The railway is, however, a feature inhibiting direct contact. Similar links exist at the other end of the town linking Northchurch Common to Berkhamsted, but here the connections are weaker given their smaller size. Elsewhere smaller corridors largely of roadside tree belts and mature hedgerows provide distinct links through an otherwise urbanised area, although some of these provide locally valuable features along back garden boundaries, probably representing old hedgerows. The A41 embankments also provides a linear habitat corridor of importance along the southern side of the town.</p> <p>P. 61: The latter is particularly prominent in the low density development areas of the Shootersway and Gravel Path areas of the town, and provide small corridors which penetrate into the urban area and school sites from open countryside.</p>

Berkhamsted

UNCS 2006

P. 61: Several Urban fringe sites and corridors can be identified which are of importance:

- A41 embankments – provide a continuous habitat of relatively low quality but extensive and undisturbed;
- Ashlyns parkland;
- Brickhill Green Wildlife Site;
- Bulbeggars grasslands extending south-east along the river corridor;
- Castle Hill woodlands and grasslands;
- Dudswell /Cow Roast river valley grasslands extending north-west;
- New Road valley grasslands. These provide the only direct link to Berkhamsted Common, and consequently have significant potential of locally strategic importance;
- Norcott Court and adjacent lane – provide a link to Northchurch Common
- Woodcock Hill grasslands and woodlands.

P. 62: In general, the only recognisable wildlife corridor within the settlement is along the canal and Bulbourne. Although the A41 embankments to the south and the common land resource to the north provide a relatively secure ecological continuum, the river corridor itself also needs protecting and enhancing, particularly given its urban location and link role within the valley. This must be one of the key management objectives and associated sites need to be maintained and enhanced to achieve this. There is a lack of ecological routes north-south across the town and the road and urban character of the High Street probably militates against trying to create one. To allow wildlife access to other urban areas towards the centre the best approach would be to secure ecological links radiating from the urban areas towards the most valuable ecological resources beyond the town. These will serve to support wildlife within Berkhamsted and ensure that there are corridors or stepping stones that allow the wildlife resources to be sustained. As such, existing open spaces and other features have been identified which will contribute to and support this process.

P. 63: Apart from the open river corridor which is very narrow in places, there are no other corridors or green wedges into the town and the southern side of the town is effectively deficient in wildlife areas. This places considerable importance on enhancing those Open Land areas where possible, and ensuring the network of Wildspace in gardens and other places is protected.

Tring

Open Space Study 2008	UDA 2006
P. 77: Depending on whether Tring Park is included within the audit depends on whether the town has a surplus or deficiency of open space such is the significance of Tring Park.	P. 4: Rear gardens should back other rear gardens to maximise ecological habitats. Need to consider whether front gardens should be communal or individual as front gardens are often critical to the character of the area.
P. 78: It does have a high proportion of outdoor sports facilities (public or private sports clubs) and schools and a low number of facilities for children and young people. Open space is generally well distributed throughout the town.	P. 7: Emphasises the importance of footpaths to connect to open land in the green belt. Large scale new development should provide connections to open land and if particularly large, new designated open land.
P's. 56 – 58: Results from the Citizens' Panel suggest that Natural Green Spaces and Green Corridors are the most important types of Open Space to the people of Tring. Parks and gardens, Natural Green Spaces and Green Corridors are also the most heavily used in the town by some distance. The use of amenity greens and child facilities is lower in Tring.	P. 48: There are few open spaces within Tring. Consultation participants noted a lack of playground space.
P. 61: Respondents felt easy access to the countryside in and around towns is very important, as was the inclusion of wildlife areas/ natural green spaces within the town and the protection of all types of green space.	P. 28: The green belt represents a significant amenity. Protection should be given to the clearly defined borders of the Green Belt and there should be improved signage to Green Belt footpaths.
Page 61: Miswell Lane issue	P. 50: Despite being surrounded by Green Belt the western side of Tring lacks wildlife sites and open spaces. The narrow town centre does not integrate much greenery.
P. 52: The main areas of open land are the swathe from Mortimer Hill allotments through the school grounds to Grove Road; St Peter's Church, Pond Close Open Space, Streamside Walk north to Icknield Way; Dundale; Dundale School; Memorial Garden and Mansion Drive; Bishop Wood School; and Miswell Lane open space including part of the grounds of Goldfield School. The Open Space Study identifies the grounds of Frances de la Salle School as Outdoor Sport. This could be added to the Open Land category. Also part of the extensive school playing fields of Tring School and Grove School could be rounded off. The study also identified a small number of amenity greens some of which may be structurally significant.	
Section 10.3 P. 78. The grounds of Frances de la Salle School is recommended as an addition to the open land designation.	

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P. 119: The Town is almost surrounded by SSSIs – the open water wetland habitats of Tring Reservoirs to the north-west. Tring Woodlands SSSI and the chalk grasslands of Tring Park and Oddy Hill to the South. P. 120: There are important Green Corridors running through the town and that encircle it; particularly around the southern and western boundaries. Some roadside hedges provide strong links to the open countryside. The canal provides a valuable continuous habitat corridor although this is ecologically limited given its artificial banks and disturbance.
P. 120: The pattern of Open Land reflects the wildlife corridor into the centre of the town from Tring Park, Brook Street and beyond to the west. The school grounds are also important in this respect, but are more limited ecologically. There are also a number of locally valuable open space sites on the southern side of Tring, although the intensive sports use of some also limits their local biodiversity contribution.
P. 121: There are few ROW in the town and most of those are associated with existing Open Land areas. These are many through the centre of the town. The eastern side of the town is highly deficient in such links into open countryside.
P. 121: Green-space of high biodiversity quality within the town itself is deficient. Despite the proximity of Tring Park, Tring Woods and the Reservoirs, these do not directly contribute to the urban area itself. Furthermore, some of the 'urban' sites are at a considerable distance for some areas in the town.
P. 118: Open Land consists largely of playing fields, school grounds or amenity land. Many of the few remaining private open spaces of any size within the settlement have been lost to or are proposed to be lost to development. Several areas lack open land with landscaping; however there is good access to open countryside.
P. 122: Tring as a whole would consequently appear to be reasonably well served by ecologically valuable greenspace in the form of wildlife sites. Tring Central has Dundale and Tring East has grassland sites on the edge of town. Despite this, much of the urban area of both wards is effectively deficient in wildlife sites, as is all of the urban area of Tring West. Dundale is the only publicly accessible Wildlife site in the town. This puts greater weight on those accessible open areas which support locally valuable wildlife.
P. 122: Current open land sites may also be important for supporting biodiversity but the current management regime may be inappropriate. Recommends grassland management.
P. 125: Could step up public engagement with Bishopswood school (eco-status) and encourage them to enhance the school grounds. Tring Museum (education function with the wildlife that it rents). Tring Environmental Forum could be influential in pursuing small-scale tasks, such as special roadside verge and hedgerow management.

P. 125: In summary Tring has a large number of local sites of high ecological interest within the boundary of and adjacent to the town. Together these exceed the target for provision but none of these are Local Nature Reserves. Dundale is quite small. Consequently the town its self is generally deficient in high quality wildlife habitats. There are several sites outside of the town that are regionally/nationally important.

P. 126: There should be greater recognition of the known resources and the potential for enhancement of these and other open spaces in the future. There is a clear wildlife corridor along brook street known locally as Streamside Walk, which links directly into the centre of Tring and beyond as a series of stepping stones. There are other links towards Dunsdale in the form of historic hedgerows. This, along with Tring Mansion grounds, represents perhaps the most fundamental ecological resource within the town that should be maintained and enhanced. Future potential is present with the Tring and Grove Road complex. Together the sites and features represent an almost continuous wildlife corridor link and a series of ecological stepping stones through the town. Improved management of appropriate open spaces within Tring would increase their contribution to the biodiversity resource. Improve management of publicly accessible and

Tring

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P. 120: The canal corridor also provides a locally important habitat corridor now being largely wooded. Wildlife corridors are shown on Map App.7.2. The principle corridor into Tring is the canal feeder along Brook Street, which has an historic spring source origin at Bishops Wood school to the west. Important tree belts occur as back garden boundaries within the western end of the town and the historic landscaped planting of the boundaries of the former Grove parkland at the eastern end of Tring. The former drive from Tring Mansion to Dundale also survives as hedgerows and tree belts, almost providing a link across the town. The southern and western edges of Tring could act as ecological routes around the town, whilst some roadside hedges provide strong links to open countryside. The canal environment represents a valuable continuous habitat corridor although the canal itself is ecologically limited given its artificial banks and disturbance.

P. 124: There are some particularly important features that emerge from Tring and link the town to valuable resources further away. These include:

- Station Road link to the canal corridor;
- Marshcroft Lane link to the canal corridor;
- Little Tring Road to the Wendover Arm;
- Miswell Farm lane and hedgerows to Wendover Arm;
- Streamside Walk link to the Grand Union Canal.

Kings Langley

Open Space Study 2008	Social and Communities Facilities Study 2006	UDA 2006
P. 34: The Dacorum part of Kings Langley has a mix of types of open space both formal and informal. It has more than 2.8ha per 1000 people of leisure space. However, it does not have any public outdoor sport facilities. Kings Langley has high provision of natural green spaces; these provide some opportunity for informal leisure activity.	Para 4.1.1: Kings Langely Secondary School is currently designated as a major developed site within the Green Belt, and can accommodate additions by infill development.	P. 8: Access to the open land between the high street and Blackwell road should be improved and signposted.
The Dacorum side of Kings Langley (i.e. West of the Grand Union Canal) is reasonably served by open space, which is evenly spread across the village. The majority of the village is within 280 metres of a local park, apart from the central area. However, within the central area, there are a number of green spaces are located along with the Nap playground. A park (at Primrose Hill, Three Rivers) is available, but is not easily accessible across the canal (p. 47).	Para 4.5.1: The Rudolf Steiner School is considering extension of its premises but is constrained by green belt policy.	P. 10: The existing buildings on Blackwell Road and the high street are poorly orientated in relation to the open land between the two streets. Surrounding land should be developed to front onto this open land if sufficient depth and access opportunity allows.
P. 52: The main complex comprises the cricket ground, Common and junior school, with subsidiary areas at The Nap and the churchyard. No changes are proposed.		P. 13: Pedestrian access to Kings Langely Common should be promoted P. 43: The common makes a significant contribution to the village.
P. 78: It is deficient of 8.48 hectares of leisure space and has no public sport facilities. However, it has a relatively high provision of natural green spaces, these facilities provide some opportunity for informal leisure activity.		P. 43: The open space on the eastern side of the village appears isolated. Should consider development that allows new uses alongside the open space. P. 43: Connections are poor to the canal towpath and memorial gardens. P. 45: Recent developments have encroached onto the edge of the canal.

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P. 97: Currently the urban area has infilled many of the smaller areas or former open land within the core area of the settlement, which now borders the Common and has spread on to the valley floor following the pattern of the original road system. However the current boundary has included significant areas of open land towards the edges of the village.
P. 98: The Nap is the main area of informal open space east of the High Street and includes the bowling green. All Saints Churchyard includes an ornamental garden. The final Open Land area consists mainly of 'islands' of scrub and grassland between the Grand Union Canal, its overflow channels and the River Gade between Mill Lane and Water Lane bridges. This area contributes to the character and environmental quality of the canal.
P. 98: The western side of Kings Langley is dominated by Kings Langley Common, the only wildlife site within the urban area itself. In terms of adjacent Wildlife Sites, there is rather limited ecological interest immediately around Kings Langley. The River Gade / Grand Union Canal corridor is identified and near Barnes Lodge is a small grassland, while to the west, the Nucket and Scatterdells Wood are important.
P. 99: The principle corridor is the river corridor of the Gade / Grand Union Canal although other than the Common there are no other clear corridors which appear to exist within the village itself. Corridors leading away from Kings Langley are along Chipperfield Road and Toms Lane.
P. 100: Kings Langley has no Local Nature Reserves, so in this respect the settlement is entirely deficient. It is important therefore to ensure that every effort is made to protect and enhance the ecological interest of Kings Langley Common as it is a major resource for the village.
P. 101: There are no recognised sites of known local wildlife interest within the village other than Kings Langley Common and the Wildspace identified as part of this study. However, there are a number of additional sites recognised within the Dacorum Biodiversity Action Plan – Rectory Farm, north of Kings Langley, and the playing fields off the High Street.
P. 102: There is almost certainly locally high wildlife value within the area of 'islands' of scrub and grassland between the Grand Union Canal, its overflow channels and the River Gade between Mill Lane and Water Lane bridges.
P. 103: Kings Langley is an historic village that also plays quite a pivotal role in the ecology of the Gade Valley. It is dominated by the common on one side and the canal on the other, and several areas of more local interest or potential around the village. The urban area supports numerous other areas of local 'Wildspace' and private grounds. The river corridor includes two lakes and other areas of grassland which are important in retaining the integrity of the river and its adjacent habitats, all of which provide a series of valuable wildlife resources to the south of Hemel Hempstead.
P. 99: Wildlife corridors are identified on Map App.5.2. The principle corridor is the river corridor of the Gade / Grand Union Canal although other than the Common there are no other clear corridors which appear to exist within the village itself. Corridors leading away from Kings Langley are along Chipperfield Road and Toms Lane, although the latter is quite fragmented and is separated from the village by the railway. The embankments of the A41 provide another continuous corridor to the west although this by-passes the village.
P. 102: The most important area on the edge of Kings Langley is the Grand Union Canal corridor. This includes the canal itself, but also Kings Langley Lake to the north and all of the area between the canal and the village edge to the south east. These are significant assets to the river Gade corridor as a whole which extends both north and south. The historic Priory site may be locally valuable with tree lines, hedgerows and grassland, whilst the gardens along Chipperfield Road represent an important resource leading into open countryside to the west although the A41 does present a barrier. To the north the very long back gardens of Coniston Road have developed a small block of effectively secondary woodland, whilst the habitats associated with Barnes Lodge are also likely to contribute to the Gade Valley as a whole.
P. 103: The river corridor includes two lakes and other areas of grassland which are important in retaining the integrity of the river and its adjacent habitats, all of which provide a series of valuable wildlife resources to the south of Hemel Hempstead.

Bovingdon

Open Space Study 2008	UDA 2006
<p>P. 78: Bovingdon has as small amount of open space. It is deficient of 6.6ha of leisure space. There are no allotments or parks and gardens. There is also low provision for children and young people. New provision should be considered when opportunities arise.</p> <p>P. 78: Old Dean and the amenity space at Lancaster Drive are recommended as potential additions to the open land designation. Look at open space map on GGP.</p>	<p>P. 4: Rear gardens should back other rear gardens to maximise ecological habitats. Need to consider whether front gardens should be communal or individual as front gardens are often critical to the character of the area.</p> <p>P. 7: Emphasises the importance of footpaths to connect to open land in the green belt. Large scale new development should provide connections to open land and if particularly large, new designated open land.</p> <p>P. 10: There are a number of undesignated open spaces which could be improved to serve civic uses. The Docks should be landscaped as part of the southern gateway into Bovingdon.</p> <p>P. 39: There are only two designated open spaces in Bovingdon, which are located on the edge of the settlement. Explore the capacity for public open space as part of any new development. Should create awareness, signage and good connections to the reserve located at Bovingdon Brickworks (p. 39). There are no Local Nature Reserves or Wildlife Sites within Bovingdon.</p>
<p>P.52: The main concentration is on the north-eastern edge around the church and school. Old Dean could be added, and perhaps the amenity space at Lancaster Drive.</p>	<p>P. 39: The privately owned open space in the village centre and along the residential streets tends to be simply maintained grassy areas. Opportunities to bring this into public ownership should be sought. There is a landscaping opportunity site at the southern gateway to Bovingdon. Make the site of the pond a landscaped gateway into Bovingdon.</p>
<p>Page 62: The settlements with the largest relative deficits of open space are Berkhamsted, Bovingdon and Markyate. Where possible opportunities should be sought to increase the amount of formal and informal open space in these settlements.</p> <p>Section 10.4 page 78. Old Dean and the amenity space at Lancaster Drive are recommended as potential additions to the Open land designation.</p>	<p>Page 16: Access to the Green Belt should continue to be promoted. Page 41: There is a landscaping opportunity site at the southern gateway to Bovingdon.</p>

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<p>P. 68: Located within a relatively undeveloped area. It is very compact, largely residential in character and has very little formal open space.</p>
<p>P. 68: Several recent developments have had a considerable impact on the nature of the land use locally (Prison, Brickworks and Airfield).</p>
<p>P. 69: There are no wildlife sites within the urban area, only a small number on the edge of the 1km buffer. A significant feature beyond the village is the network of old hedgerows, especially to the south and east. Woodlands are a feature of the edges of the plateau, such as Coleshill, Strawberry and Great Woods to the North, and Scatterdells and Phasels Wood further to the East.</p>
<p>P. 70: In general, wildlife sites and wildspace does not immediately generate the identification of clear corridors, in the sense of linear features showing a high level of connectivity. Open space around the Mount provides a link around the north-west edge of the village, whilst the adjoining series of pastures and old green lane provide a significant connection to Little Hay and eventually Westbrook Hay to the north-east. There is little biodiversity resource in the village, although there is a prominent line of trees/mature hedgerow which provides a linear stepping stone which has been identified as a small corridor within the urban area.</p>
<p>P. 70 Despite being surrounded by Green Belt the settlement itself has deficiencies in both formal and informal leisure space, particularly the latter. Two contrasting areas on either side of Church Lane have been described in the Local Plan as forming a green wedge to open countryside and have been designated as Open Land</p>
<p>P. 70 The school playing fields unofficially help to meet the need for informal play space in the centre of the village, and the adjoining bowling green contributes to the leisure space standard. There is a strong presumption in favour of their retention. There is effectively little additional open space within the settlement, other than land associated with private property.</p>
<p>P. 71 There is only one ROW in the town and several that emerge from its edges.</p>
<p>P. 71 The settlement is entirely deficient in local nature reserves and wildlife sites.</p>
<p>P. 72: Accessibility is therefore totally absent regarding wildlife sites. The churchyard has open access but the school playing field may be more limited. The football ground on the southern edge of the village has informal open access as well as Bovingdon Green, south west of Water Lane. The series of ecologically valuable grasslands to the north of Bovingdon are also bordered by footpaths. Large parts of central, western and south-eastern Bovingdon is deficient with respect to biodiversity zones in biodiversity zones. There are small parcels of grassland and woodland which border the eastern and southern edges of the village and beyond. It is clear that surviving interconnecting hedgerows are valuable in maintaining a network of wildlife habitat.</p>
<p>P. 73: Directly adjacent to the northern edge of Bovingdon is a series of long thin meadows which link to a series of relatively unimproved cattle pastures which in turn border Little Hay Golf Club, owned by Dacorum Borough Council. These hedgerows and grasslands are considered to be of high local value. Corridors are relatively limited in extent, so there may be considerable opportunity for selective enhancement.</p>
<p>P. 74: There are several sites and areas of importance beyond the edge of the village although the environmental context within which Bovingdon sits is of limited value. However the general proximity of open countryside to most areas of the village other than the northern edge is quite high. This places great emphasis on the few sites of value that are present in the area – particularly the former brickworks site as well as Bovingdon Green and the meadows adjacent to Little Hay. The local wildspace features within the village provide a locally important - although limited - network of habitat resources.</p>

Bovingdon

UNCS

P. 74: There could be potential to create a new wildlife area on the edge of Bovingdon, although this would be dependant upon current ownership and management capability. If expansion of Bovingdon were ever proposed, a decision could be made to create such a site on the current edge which would then contribute to open space or form part of a corridor within a new settlement profile. In any event existing sites of value further away could still be managed to provide locally valuable wildlife areas .

P. 70: Wildlife corridors are shown on Map App.3.2. In general the pattern of Wildlife Sites and Wildspace does not immediately generate the identification of clear corridors, in the sense of linear features showing a high level of connectivity. The old brickworks site is an important site leading into the village from the south-west and there are a number of roadside and field hedges which also provide locally valuable links. Open space around The Mount provides a link around the north-west edge of the village, whilst the adjoining series of pastures and old green lane provide a significant connection to Little Hay and eventually Westbrook Hay to the north-east. Within the village itself there is little biodiversity resource, although there is a prominent line of trees / mature hedgerow which provides a linear stepping stone which has been identified as a small corridor within the urban area.

Markyate

Open Space Study 2008	UDA 2006
P. 35: Markyate has a relatively low level of open space. There are no parks and gardens or public sport facilities in Markyate. Allotment provision is above the NSALG standard. Its rural setting allows access to countryside for informal leisure. Markyate is deficient of 2.495 hectares per 1000 people of leisure space. Opportunities for new future provision should be considered when opportunities arise.	P. 9: The playground in the open space located off of Pickford Road should be well signed. The access path to the space should be well-maintained. Informal open spaces in the roman way estate should be well maintained and preserved.
P. 47: Markyate has a shortage of open space. None of its open spaces qualify as a local park. The main facilities of Markyate are situated at the north (amenity green, football club, and cricket club) and the south (allotment, playground, and amenity green). The central area of Markyate has a few amenity areas.	P. 11: Access to the surrounding countryside should be encouraged.
P. 52: Markyate's open land is very limited and was identified most recently. There is no need for any change. Markyate has a relatively low level of public open space. Its rural setting allows access to countryside for informal leisure. Opportunities for new future provision should be considered when opportunities and small open space is to be provided as part of the Manor Farm development. However, it will only make a small difference to the deficiency of open space in the village.	P. 35: There are three small areas of designate open land within Markyate. There are no LNRs or Wildlife sites.
P. 62: The settlements with the largest relative deficits of open space are Berkhamsted, Bovington and Markyate. Where possible opportunities should be sought to increase the amount of formal and informal open space in these settlements.	P. 35: Improve signage to open land and adjoining community facilities. Improve connections to open spaces outside the village.

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P. 108: There are no known sites of recognised ecological value within the settlement itself, although Markyate is a relatively small village. Cheverell's Green, a Wildlife Site largely because of its unimproved grassland, lies on the very western edge of the village.
P. 108: Wildlife corridors have been identified on Map. The principle corridors are found along the river valley of the Ver, although this has been considerably degraded in places, and the line of continuous habitats along Cheverell's Green. Another significant corridor leads away to the north-east through Markyate Cell. There are no significant corridors through the urban.
P. 109: Markyate is surrounded to the north-east and south-east by Green Belt land, which to the south also lies within the Area of Outstanding Natural Beauty. To the north and west the area is outside of the Green Belt but is all designated AONB except for the school and playing field parcels of land. Markyate Cell is recognised as a park of Special Historic Interest. There are three designated Open Land areas within the settlement as shown on Map App.6.3. - by the Village Hall on the northern edge, a thin strip along Pickford Road and by the playground on the southern edge. All other open space areas identified in the Local Plan are adjacent to the settlement area, being Markyate JMI School, the Village Hall playing field and allotments.
P. 109: Several footpaths emanate from the village. Those to the south-east and north-west are adjacent to the Open Land / open space areas within the village, whilst all others extend into open countryside. Therefore access to biodiversity within the countryside around Markyate, while not extensive, is certainly available on all sides of the village.
P. 110: On the basis of English Nature's accessible greenspace standard, Markyate has no Local Nature Reserves, so in this respect the settlement is entirely deficient.
P. 110: areas of deficiency, and these are to be found in a small area to the west of the village and the south-eastern end along the Ver Valley. However, Cheverell's Green is effectively inaccessible from most of the settlement being at the very western extremity of the village.
P. 110: Within the urban context this perhaps places greater emphasis on enhancing Wildspace sites to improve their wildlife value and provide more accessible sites to other areas of the village. Other than Open Land sites – and not even all of the open land strategy sites have open access, such as the school grounds - this may be limited given that most are in private ownership. It also places some emphasis on the potential for other habitat resources enclosed within garden areas throughout and beyond the village, and the recognition of hedgerows adjacent to footpaths is of significance in this respect.
P. 111: There are only three areas of designated Open Land areas within Markyate, none of which have any recognised biodiversity interest. These are: <ul style="list-style-type: none"> • A continuation of Cheverell's Green in front of residential properties – this wooded verge extends some way along Pickford Road, although it only represents a small contribution to the village environment. • Village Hall - open ground adjacent to the hall used as a children's playground. This would appear to provide limited opportunities for biodiversity. • 'Peggy's Field' at the back of George Street on the edge of the village, which meets leisure space needs - opportunities for biodiversity enhancement in the form of hedgerow or edge management. Their current management and use may be inappropriate to provide a grassland wildlife resource of any significance.
P. 111: There is a considerable extent of other 'Wildspace' of more local value, although the intrinsic ecological interest may be limited. The most important of these is Markyate Cell.
P. 111: There is a considerable extent of other 'Wildspace' of more local value, although the intrinsic ecological interest may be limited. The most important of these is Markyate Cell. Although the pasture is largely improved, the site, with the small lake and River Ver in the valley bottom, along with the wood pasture character, make the site locally valuable in general.
P. 113: Markyate only has one local site of high ecological interest adjacent to the settlement, although this does exceed the target for provision of a quality biodiversity resource. However this not a Local Nature Reserve.

Markyate

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P. 113: In general there is a lack of ecological resources in and around Markyate and this places further significance on Cheverell's Green and some of the small scale features within the village. Habitat creation opportunities should be considered where appropriate, and enhancement of other sites where land use does not conflict with wildlife potential. This could focus on the River Ver corridor and elsewhere on the boundary of the village.

P. 112: River Ver corridor. Generally this is poorly defined, although Markyate Cell provides a valuable setting. To the south east the river flows through a number of rather disjointed fields, although there is a potential for enhancement.

Countryside

Open Space Study 2008

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P. 40: Dacorum's rural villages have varying amounts of open space. They generally have good access to the countryside which, although not entirely accessible to the general public, may be a partial substitute for public open space. Chipperfield is well provided for open space. The Common includes natural green space and a private sport facility. There is lack of public outdoor sport facilities in Aldbury, Flamstead and Flaunden, however this deficit is alleviated by amenity greens and a recreation ground in each village. Apart from Little Gaddesden, Ashridge and Flaunden the selected small villages have a high provision of allotments. There are however concerns about the amount of facilities for children and young people in the selected small villages.

P. 40: The provision of facilities for children and young people in the selected small villages is below the minimum standard as set out in the current Local Plan. There are no natural green spaces in Wigginton, though the nearby Tring Park can be said to make up for this deficit.

P. 40: Dacorum villages are quite well provided for in terms of the amount of open space. Rural wards tend have good access to the countryside which, is a partial substitute for public open space.

P. 40: Chipperfield is well provided: the Common includes natural green space and a private sport facility. There is lack of public outdoor sport facilities in Aldbury, Flamstead and Flaunden, although this is alleviated by amenity greens and a recreation ground in each village. Apart from Little Gaddesden and Flaunden the selected small villages have a high provision of allotments. The provision of children and young people facilities in the selected small villages is below the minimum standard as set out in the current Local Plan: new facilities should be considered if any new developments come forward in these areas.

P. 62: The East of England Plan's emphasis on green infrastructure encourages support for open land provision in the main settlements. This study recommends potential additions to the open land designation: they can be delineated in the Site Allocations DPD.

P. 5: Links to open countryside and other recognised sites of wildlife value should be protected and enhanced with appropriate management where possible. These help to sustain the ecological processes to and from the settlement itself, as wildlife does not stop at the edge of a settlement boundary.

P. 8: As the countryside has been altered to accommodate modern agriculture, the remnant hedges, woodlands, parks, disused railway lines, canals, churchyards and ponds in suburban and urban areas assume increasing value for wildlife and people, where 85% of our population now live.

P. 9: Green infrastructure should operate at all spatial scales and geographic areas, from large to small and from urban centres through to open countryside. A Green Infrastructure Network is outlined within the Glossary of Terms in Appendix 1.

P. 9: Dacorum is characterised by two national zones – the Bedfordshire and Cambridgeshire Claylands (Area 88) and the Chilterns (Area 110). The Claylands are characterised by the low lying and flat damp grasslands which are situated on the gault clay of the Aylesbury Vale, whilst the Chilterns are dominated by the woods, grasslands and arable fields of the chalk scarp and dip slope. The Chilterns Area of Outstanding Natural Beauty is also shown on Map1.

P. 40: The urban fringe has an increasingly important role to play as sustainable approaches to land use planning are developed. Countryside should be easily accessible, derelict land can be enhanced and compensatory green areas provided if open areas are unavoidably lost. Policies should encourage conservation, enhancement, appropriate use and enjoyment of these areas.

P. 31: The importance of the publicly accessible Tring Park and Ashridge areas cannot be overstated, and are of at least County significance in this respect. Ashridge in particular attracts visitors who may expect to have to travel in some way to a large site.

Growth Areas

Appropriate Assessment 2008	Open Space Study 2008
P. ii: Concern is raised re the potential impact of extension on the western side of Hemel Hempstead, from the possible northern bypass and increased recreation as a result of development.	P. 45: Although much of the town's population can gain access to borough parks at the 1200m catchment level, the north eastern side of the town is deficient in terms of 'Borough Park' provision. This places greater importance on the Grovehill Playing Fields as the largest facility in this area. The adopted Maylands Business Park Master Plan recognises that there are not enough high quality open spaces and seeks to address this.
P. ii: the biggest, if indirect threat, to the chilterns beechwood SAC would come from development to the west of Hemel Hempstead and or the implementation of the Hemel Hempstead Northern Bypass and the associated increase in recreational use. A full AA and any mitigational measures would be necessary if large scale greenfield development were to occur within the 3km buffers and if accessibility was improved.	P. 45: North East and East Hemel Hempstead, the Maylands area is the furthest part of Hemel Hempstead from a Borough Park, it also has no local parks. It is a commercial/industrial area, but facilities should be provided for some recreation and a quality environment. Options for open space should be explored in the East Hemel Hempstead Area Action Plan and Maylands Masterplan. PPG 17 mentions the need to provide open space for employees.
P. iii: Increase tourist pressure, increased air pollution from construction works and transport emissions likely to be impacts of development on SAC.	P. 46: New open space as part of Local Plan housing proposal sites H18 Land at North East Hemel Hempstead and H41 Land South of Redbourn Road will also help reduce the demand on existing spaces but not remove the deficiency.
	P. 74: North East Hemel Hempstead is deficient of a Borough Park, the largest facility in the area is the Grovehill Playing Fields but it is not large enough to qualify as a Borough Park. The adopted Maylands Business Park Master Plan recognises that there are not enough high quality open spaces and seeks to address this. There is also a small area of deficiency in Apsley, but Long Deans functions like an extension to Bunkers Park: if this was considered as part of Bunkers Park then this removes the deficiency in Apsley.
	P. 74: The recent amendments to the East of England Plan indicate that Dacorum's population will grow by approximately 10,000 people. This will require additional leisure space in the borough. The Secretary of State's Proposed Changes to the Regional Plan direct extra housing in and around Hemel Hempstead, which currently has a deficit of 6.02ha of leisure space.