

Dacorum Borough Council

**Stage 2 Green Belt Review and
Landscape Appraisal**

**Annex Report 2 – Absolute
Constraints Pro-Formas**

224026-00-4-05-AN2

Issue | January 2016 (Published December 2016)

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

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

Job number 224026-00

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ARUP

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

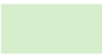
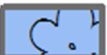

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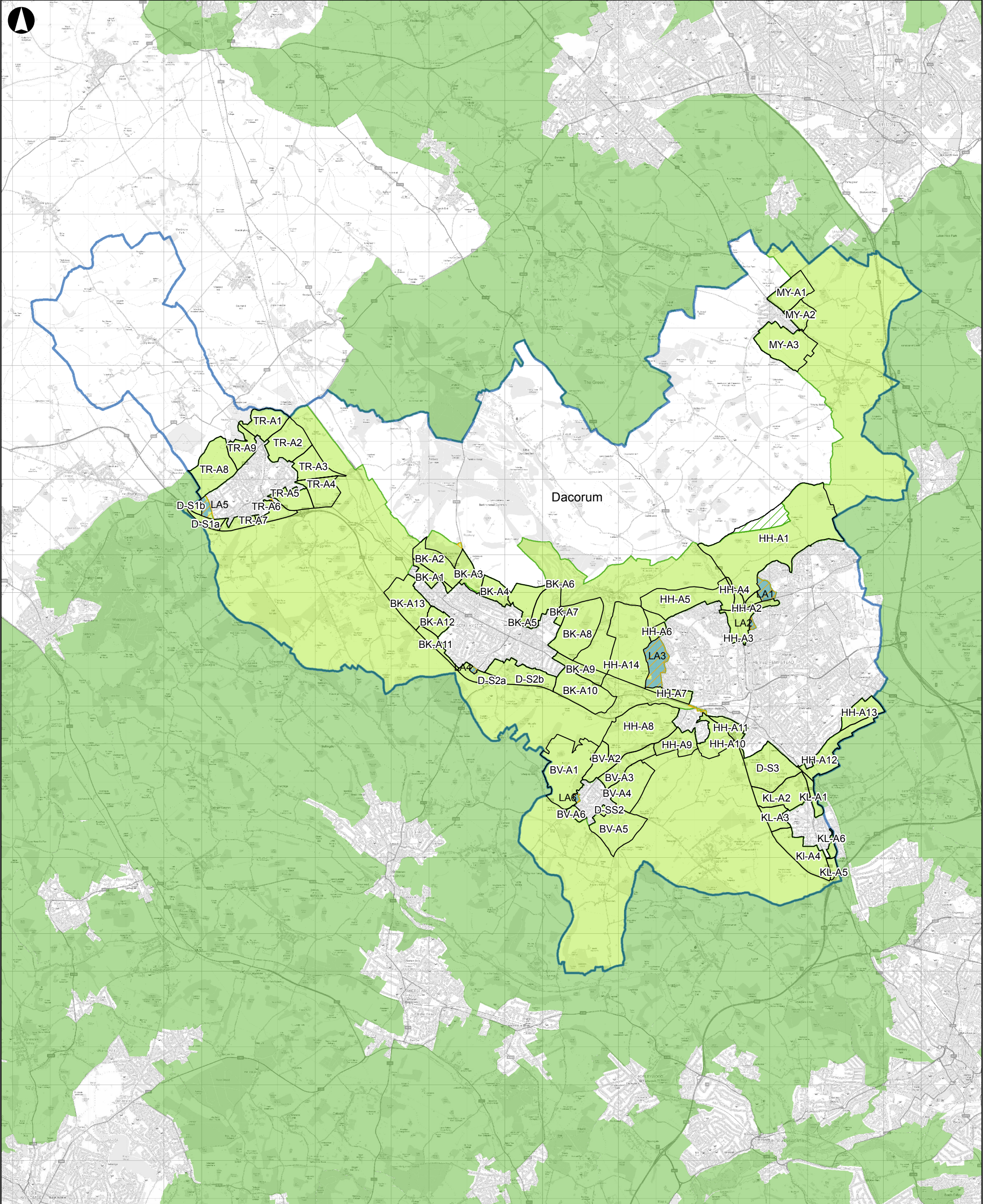
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	SFRA 2007- Flood Zone 3b		Land to be added to Green Belt
	Local Allocations		Land to be removed from Green Belt
	SSSI		Dacorum District Boundary
	Scheduled Ancient Monuments		Dacorum Green Belt
	Special Areas of Conservation		Neighbouring Green Belt
	Historic Parks and Gardens		Sub-areas



Legend

Sub-areas

Dacorum District Boundary

Land to be added to Green Belt

Land to be removed from Green Belt

Local Allocations

Dacorum Green Belt

Neighbouring Green Belt

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P1	06-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

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Client
Dacorum Borough Council

Job Title
Dacorum Green Belt Review

Metres

01,1502,3004,600

Sub-areas

Scale at A3

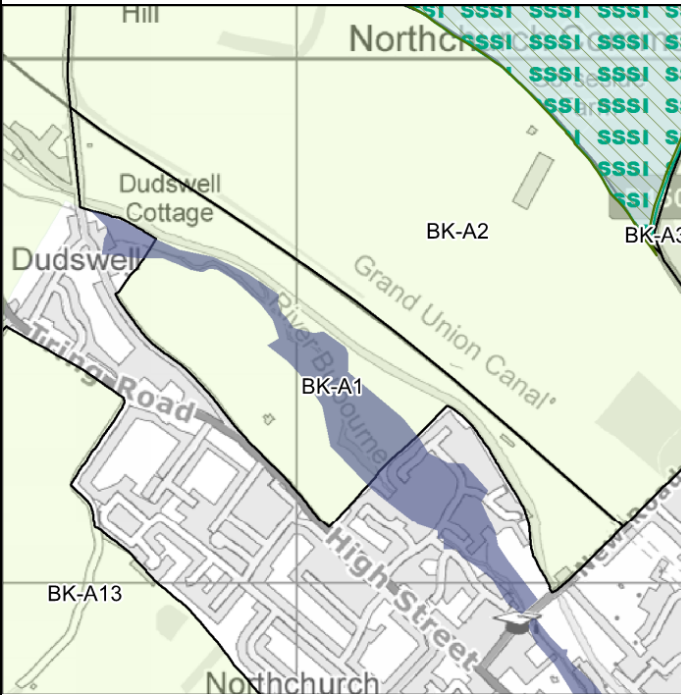
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Job No
244026-00

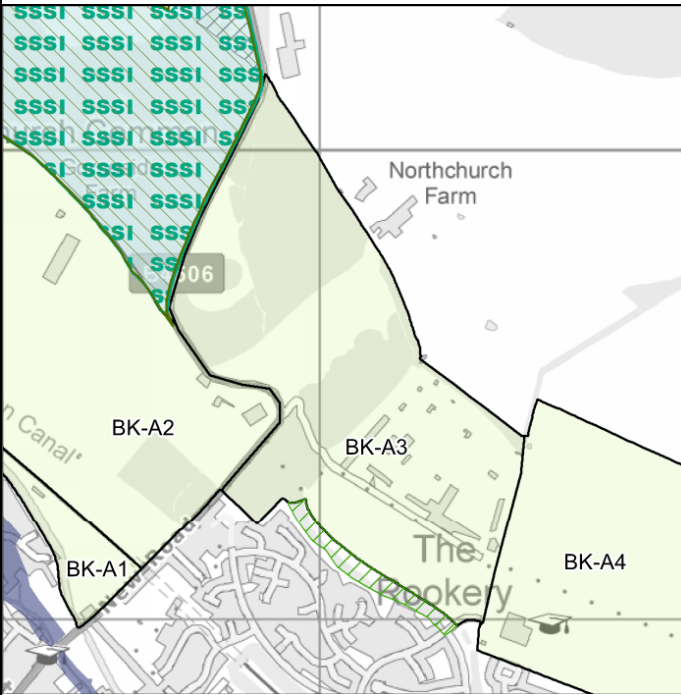
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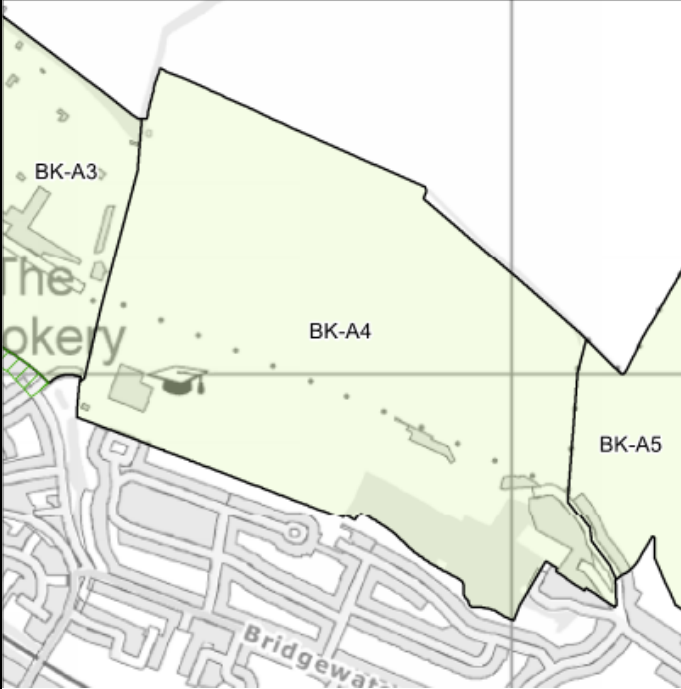
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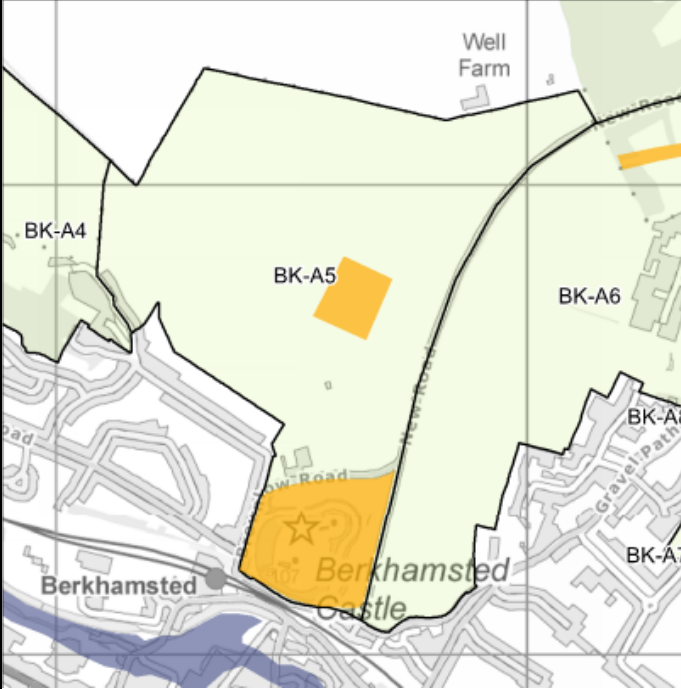
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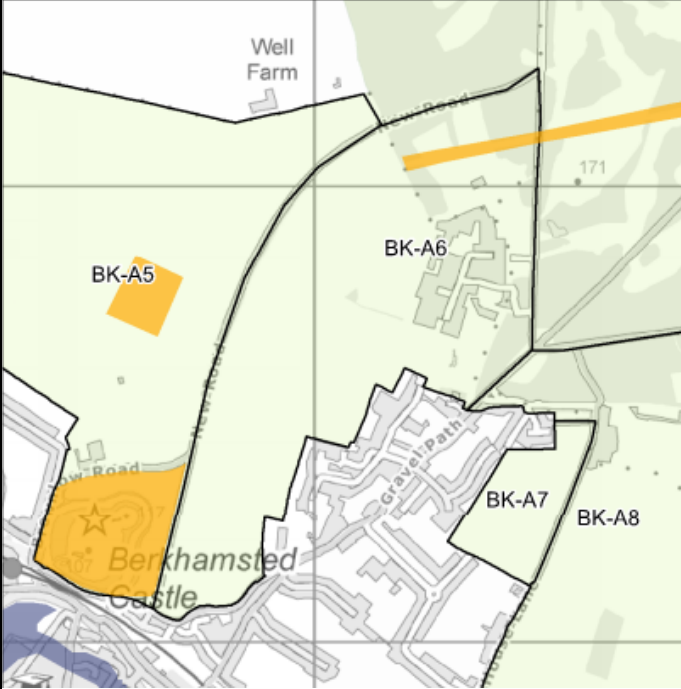
Sub-area	BK-A1
Area (ha)	26.14
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The flood plain (Zone 3b) covers a substantial portion of the sub-area, running north-west to south-east following the River Bulbourne.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is subject to flood plan (3b) constraint, running north-west to south-east.

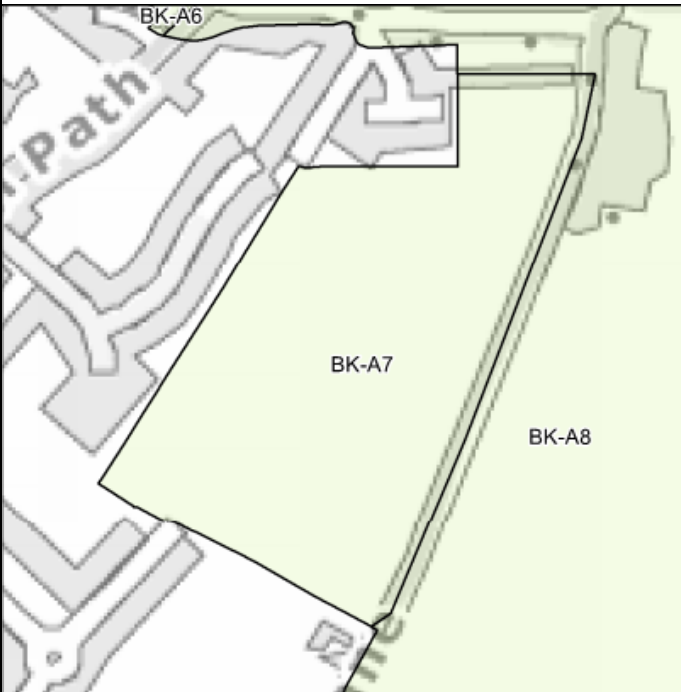
Sub-area	BK-A2
Area (ha)	70.51
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

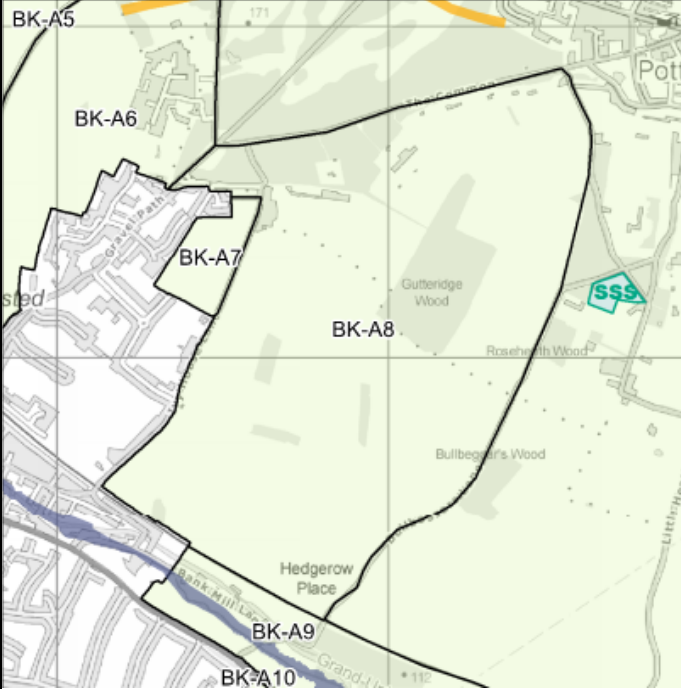
Sub-area	BK-A3
Area (ha)	43.05
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	BK-A4
Area (ha)	38.70
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

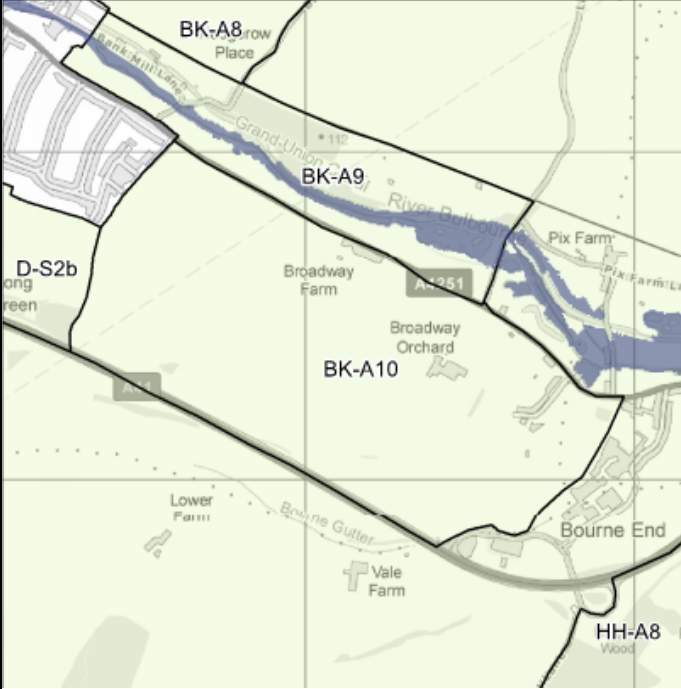
Sub-area	BK-A5
Area (ha)	59.31
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	The southernmost part of the sub-area is the location of Berkhamsted Motte and Bailey Castle. To the north of the Castle is the location of a roman building. Both sites are designated Scheduled Monuments.
Summary	This sub-area is highly constrained in the south and the centre. Areas to the north, east and west are relatively unconstrained.


Sub-area	BK-A6
Area (ha)	47.67
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	A 300 metre section of Grim's Ditch is located in the north eastern corner of the sub-area.
Summary	The sub-area is relatively unconstrained, with the exception of the north east corner.


Sub-area	BK-A7
Area (ha)	6.08
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

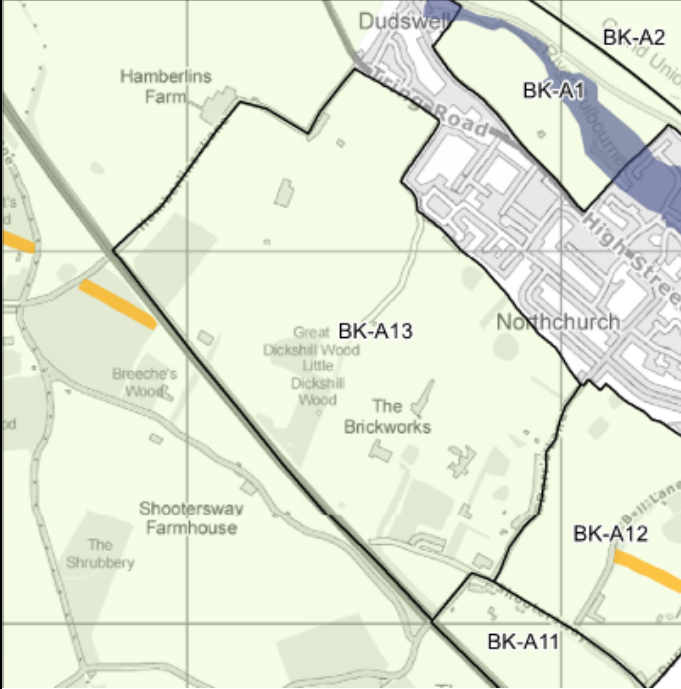
Sub-area	BK-A8
Area (ha)	140.71
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

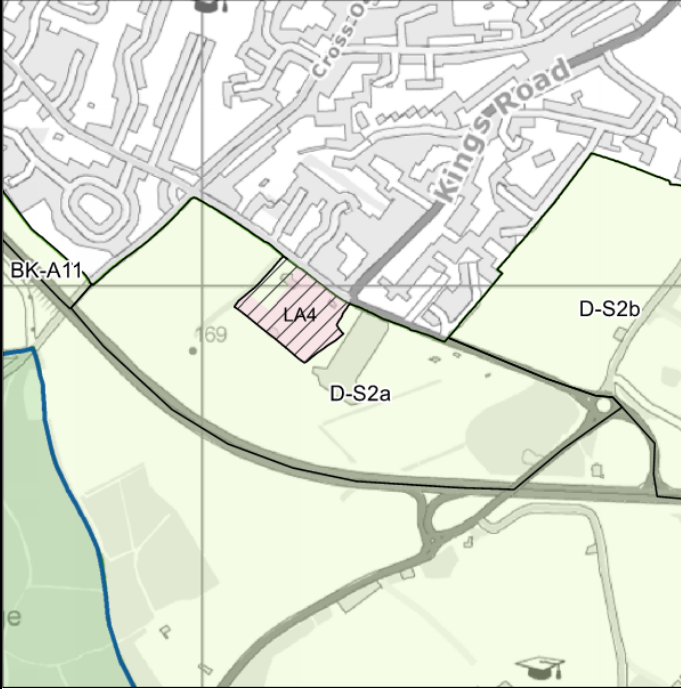
Sub-area	BK-A9
Area (ha)	39.89
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	Functional flood plain (Zone 3b) covers just less than 50% of the sub-area, running through the central portion of the sub-area along its whole length from north-west to south-east.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	The sub-area is highly constrained by flood risk (Zone 3b).

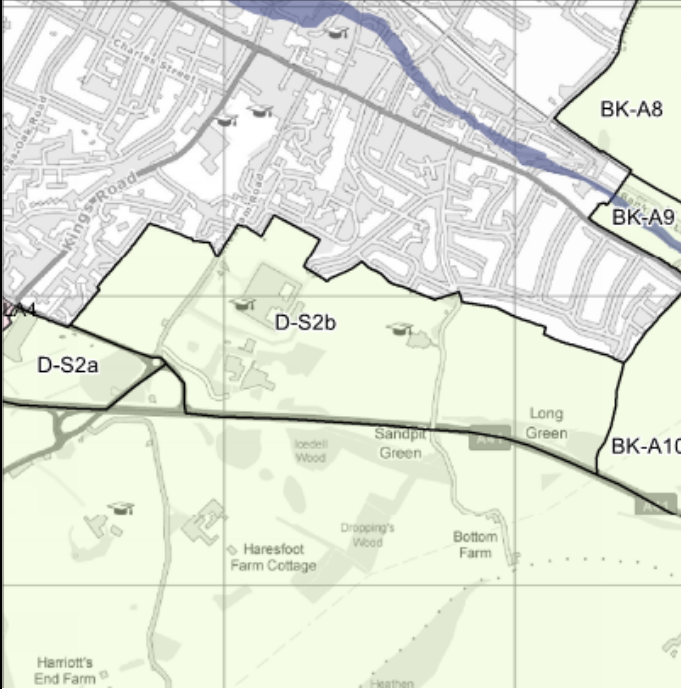
Sub-area	BK-A10
Area (ha)	107.21
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

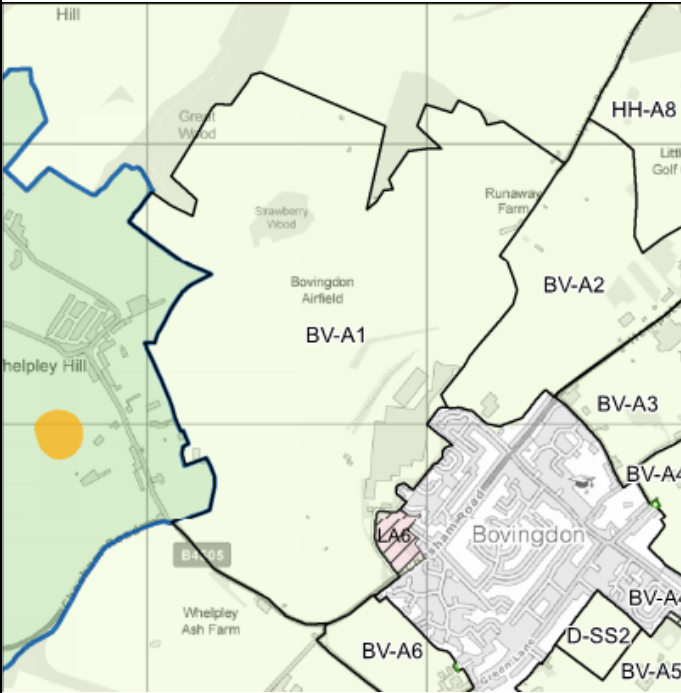
Sub-area	BK-A11
Area (ha)	25.39
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

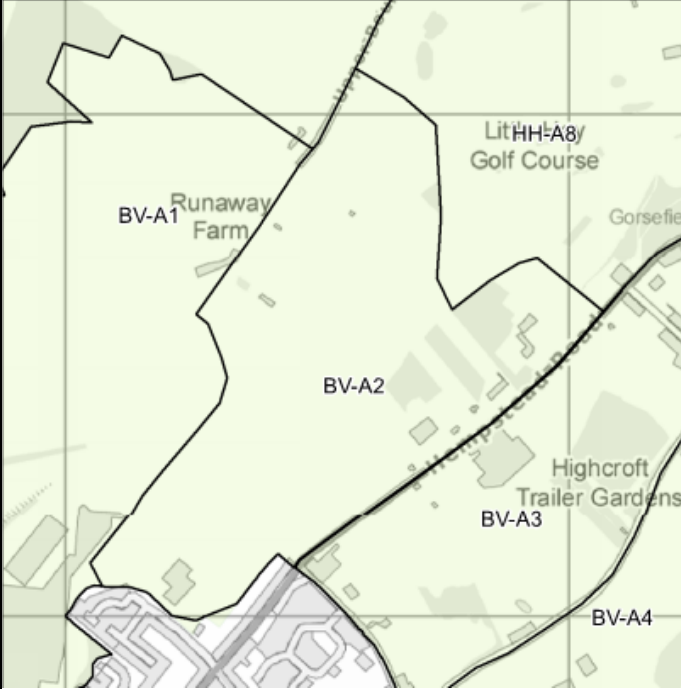
Sub-area	BK-A12
Area (ha)	37.72
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	A 210m long section of Hertfordshire Grim's Ditch is located broadly in the centre of the sub-area.
Summary	This sub-area is largely unconstrained with the exception of the central portion of the sub-area.

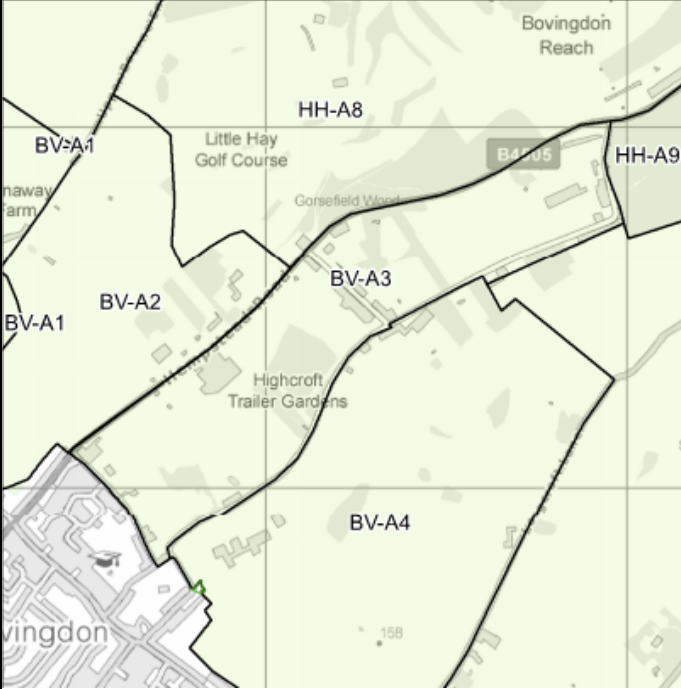
Sub-area	BK-A13
Area (ha)	95.47
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	D-S2a
Area (ha)	26.25
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

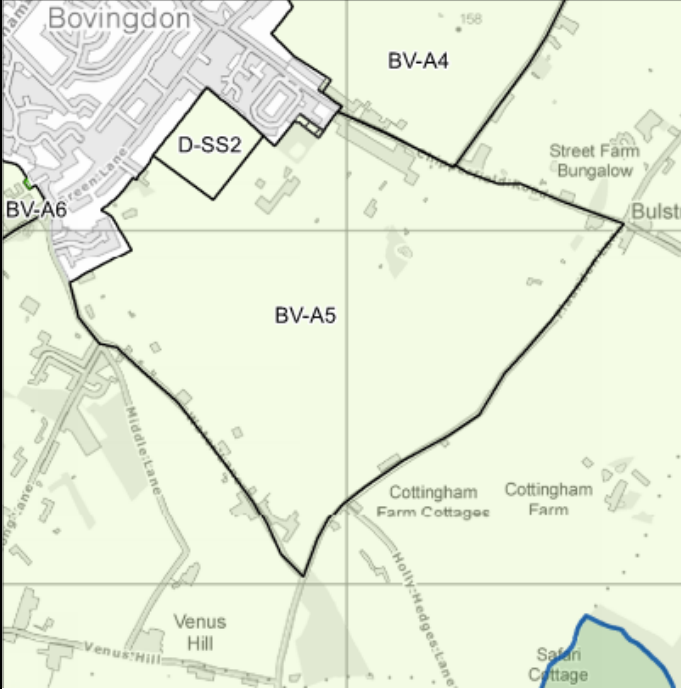
Sub-area	D-S2b
Area (ha)	87.06
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	BV-A1
Area (ha)	178.73
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	BV-A2
Area (ha)	47.02
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

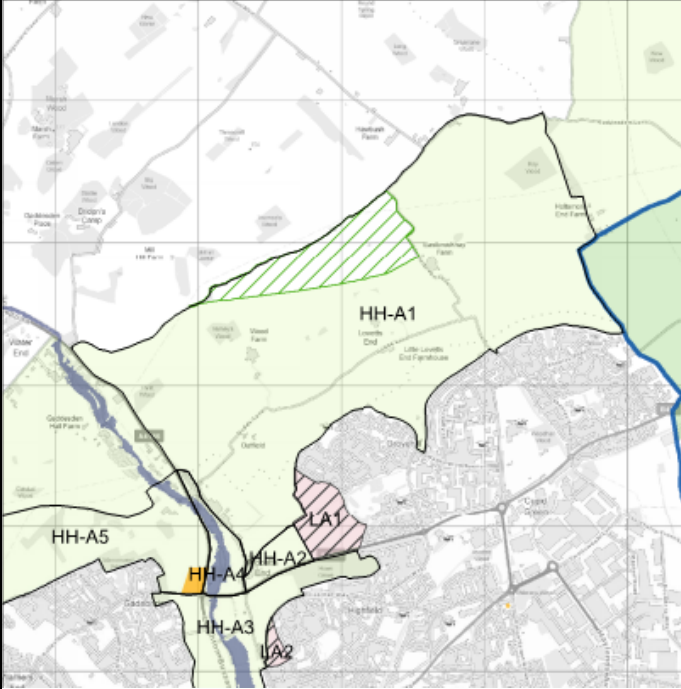
Sub-area	BV-A3
Area (ha)	54.46
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

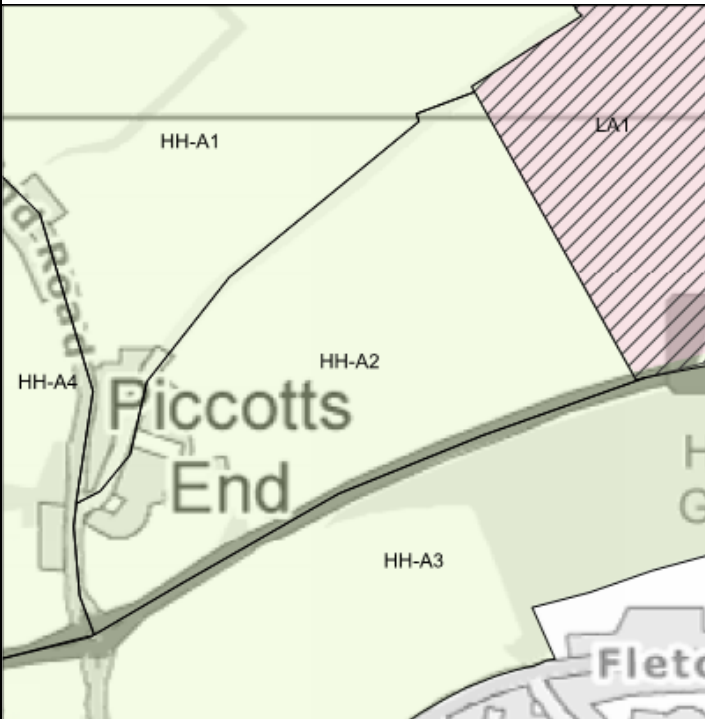
Sub-area	BV-A4
Area (ha)	89.28
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

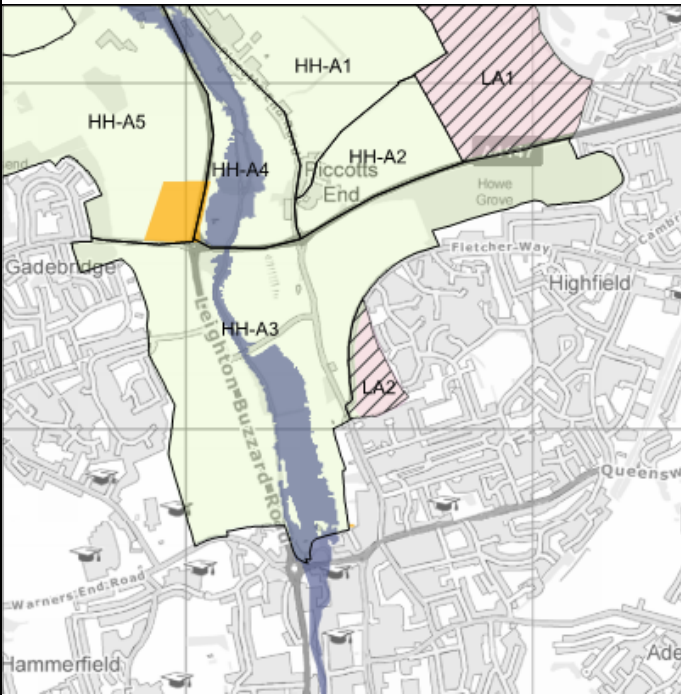
Sub-area	BV-A5
Area (ha)	104.31
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

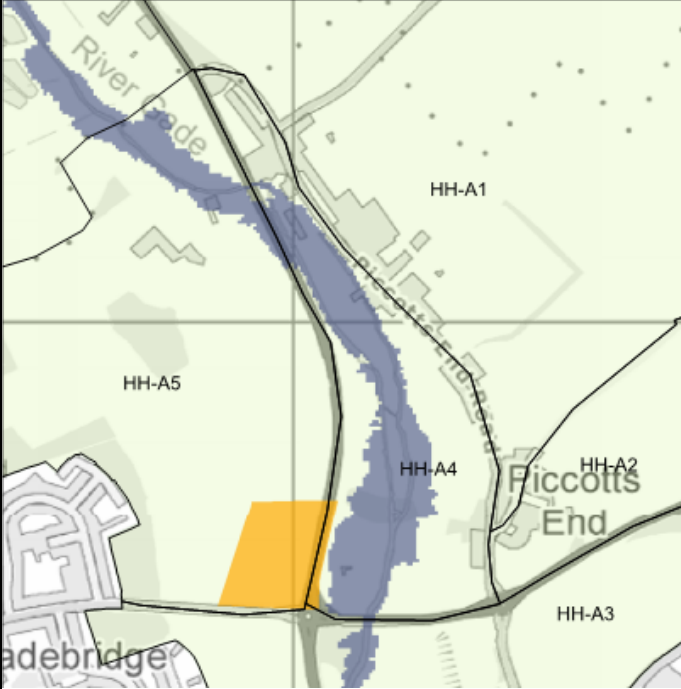
Sub-area	BV-A6
Area (ha)	12.32
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

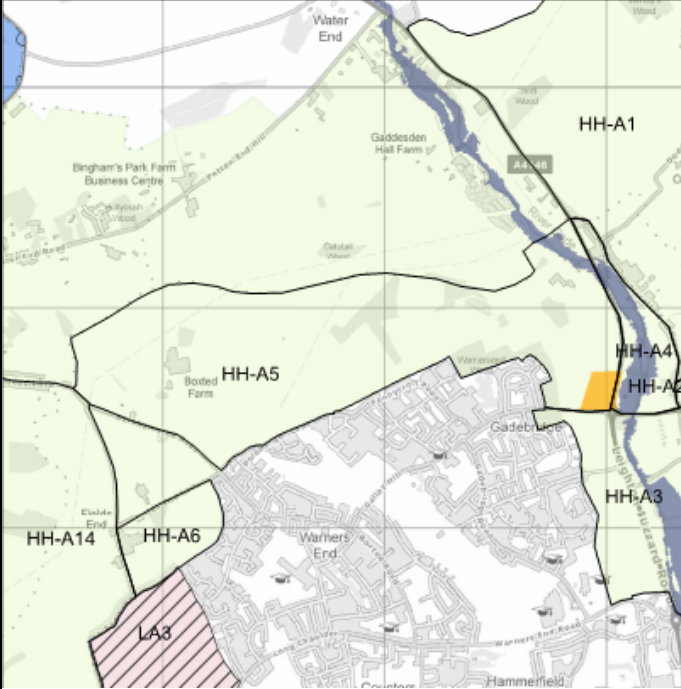
Sub-area	D-SS2
Area (ha)	4.99
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	HH-A1
Area (ha)	490.16
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

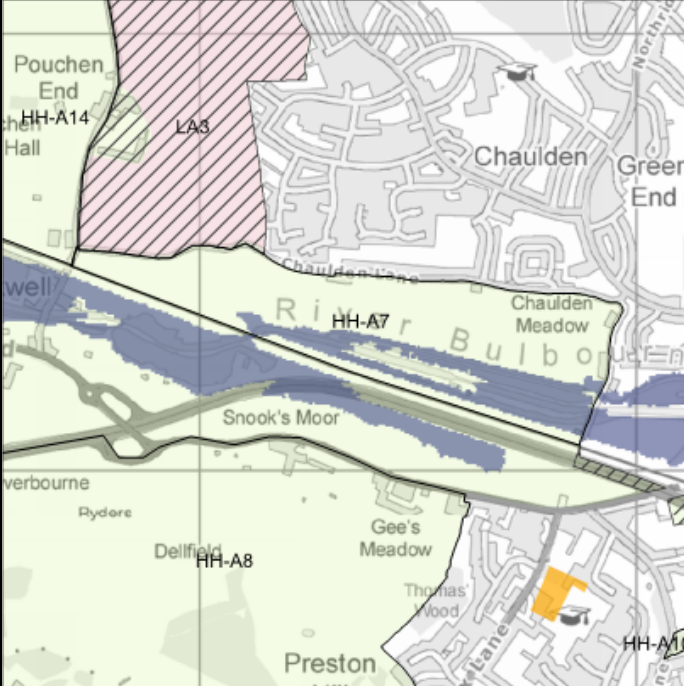
Sub-area	HH-A2
Area (ha)	10.33
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

Sub-area	HH-A3
Area (ha)	61.80
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	Functional flood plain (Zone 3b) runs through the centre of the sub-area north to south.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	The sub-area is substantively constrained by flood risk (Zone 3b), however the portion to the east of Piccotts End Road is not subject to any absolute constraint.

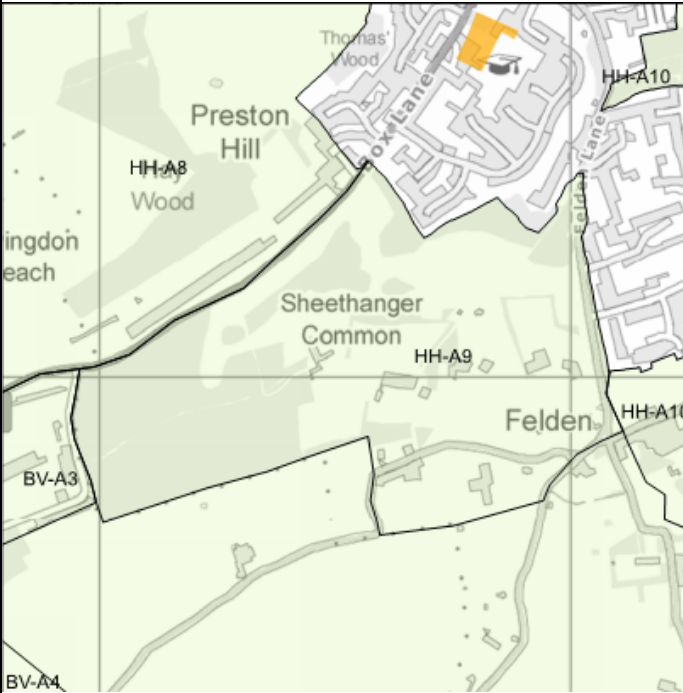
Sub-area	HH-A4
Area (ha)	15.63
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The majority of the sub-area is constrained by flood plain (Zone 3b) of the River Gade, running north to south. The limited unconstrained areas to the south east of the sub-area are separated from the settlement edge.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is highly constrained by Zone 3b flood risk within the River Gade flood plain.

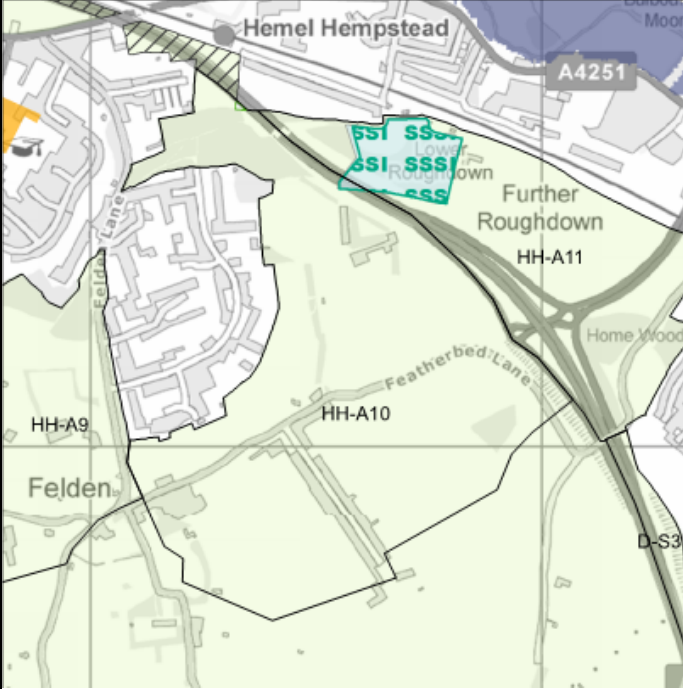
Sub-area	HH-A5
Area (ha)	137.64
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	A small portion in the north-east of the sub-area is within Functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	Gadebridge Roman Villa is located on the south-eastern boundary of the sub-area, adjacent to the River Gade.
Summary	Flood risk (Zone 3b) and Scheduled Monument constrains the easternmost portion of the site adjacent to the River Gade, however the vast majority of the sub-area is not subject to any absolute constraint.

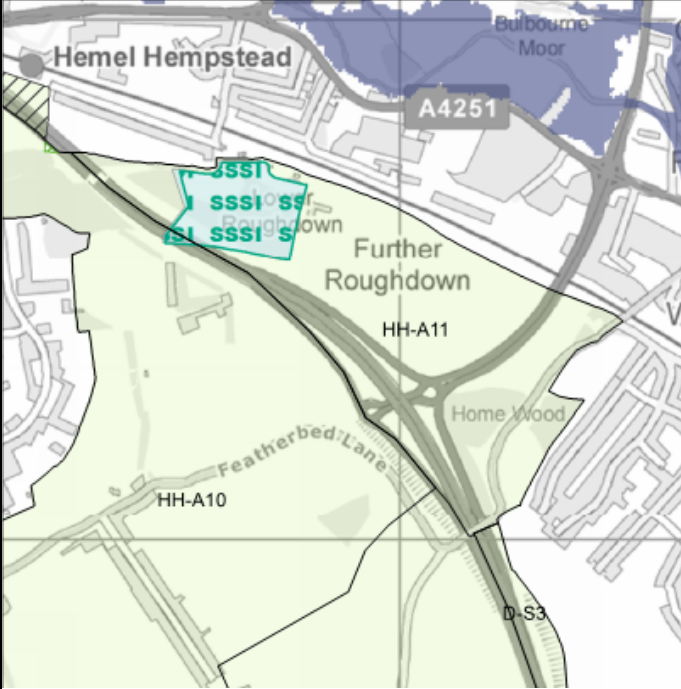
Sub-area	HH-A6
Area (ha)	14.22
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within Function flood Plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	Gadebridge Roman Villa is located on the south-eastern boundary of the sub-area, adjacent to the River Gade.
Summary	This sub-area is not subject to any absolute constraint.

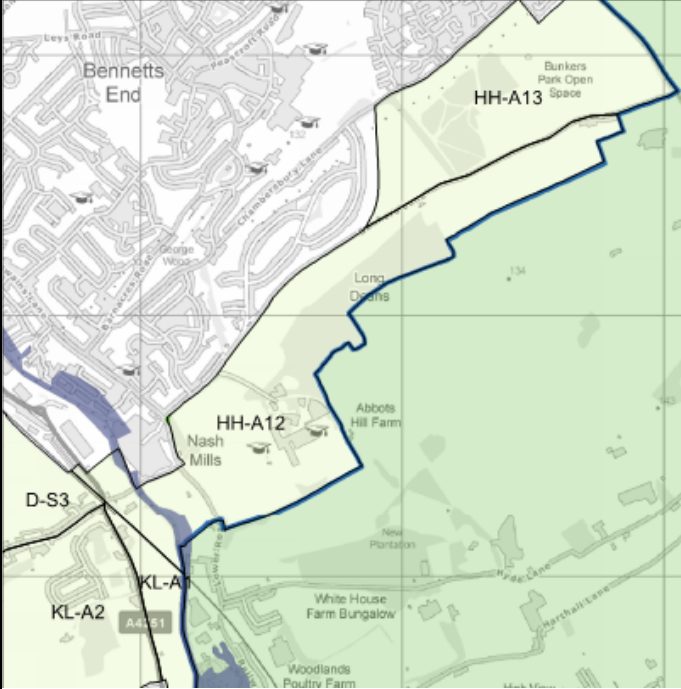
Sub-area	HH-A7
Area (ha)	25.95
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The southern part of the sub-area is within Functional flood plain (Zone 3b) of the River Bulbourne.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	A significant portion of the sub-area adjacent to the River Bulbourne and Grand Union Canal is subject to flood risk (Zone 3b), while the remaining area is unconstrained.

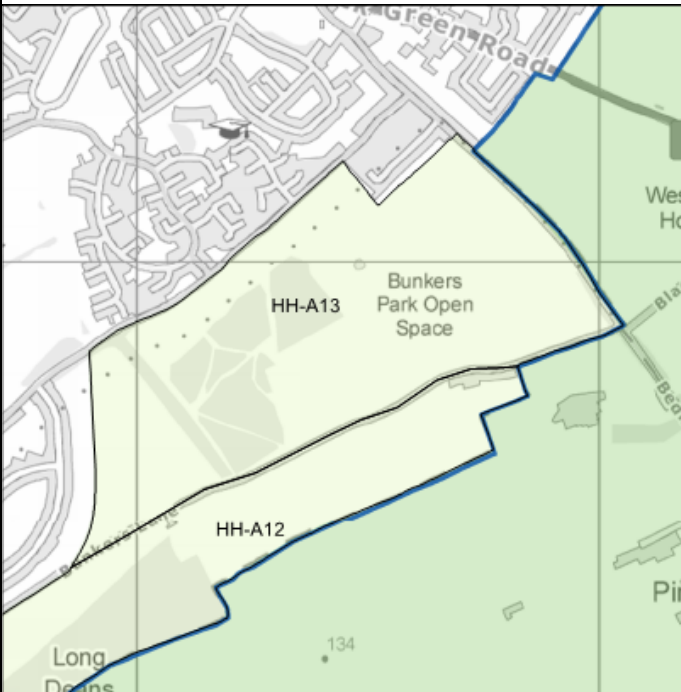
Sub-area	HH-A8
Area (ha)	185.41
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

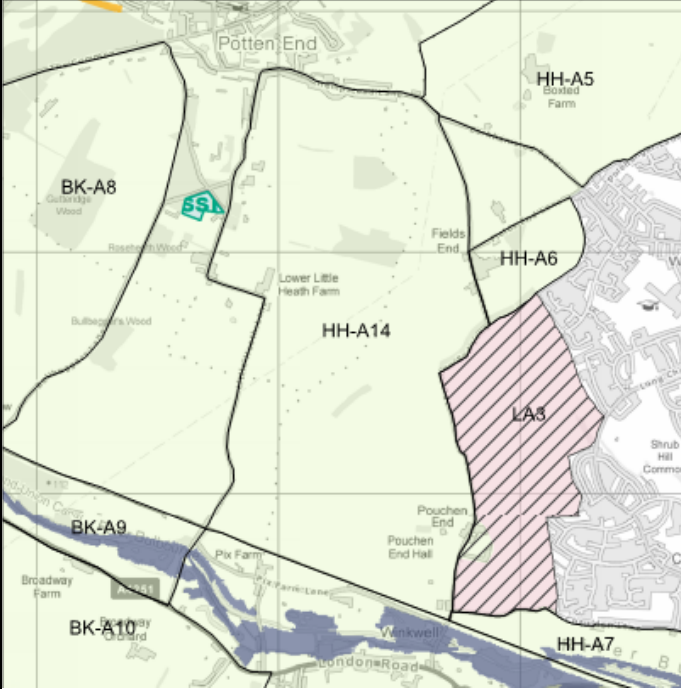
Sub-area	HH-A9
Area (ha)	56.47
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

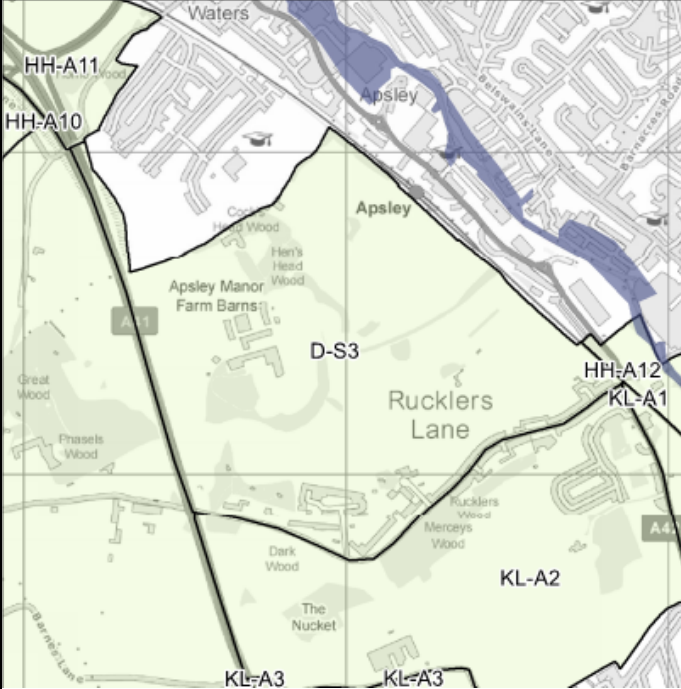
Sub-area	HH-A10
Area (ha)	58.08
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	A very small portion of Roughdown Common SSSI (primarily located within adjacent sub area HH-A11) falls within this sub area, adjacent to the A41.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	A small part of the sub-area is designated SSSI. The remainder of the sub-area is not subject to any absolute constraint.

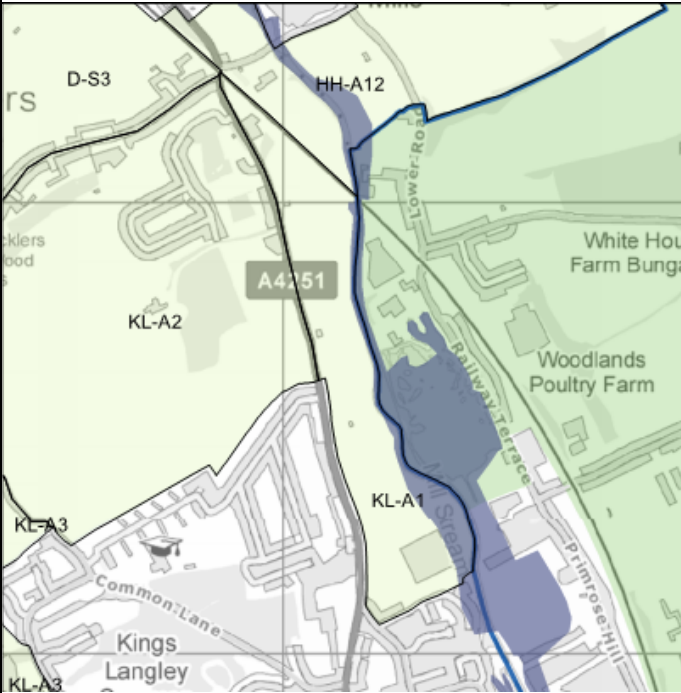
Sub-area	HH-A11
Area (ha)	28.66
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	The north-western corner of the sub-area is the location of Roughdown Common SSSI, covering approximately 10% of the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is moderately constrained by SSSI designation in the north-western portion of the sub-area, where the existing access route is located.

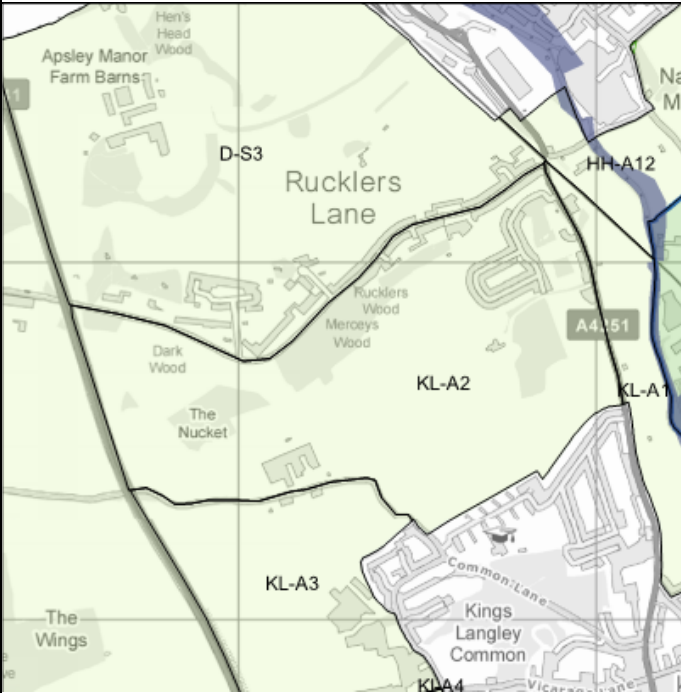
Sub-area	HH-A12
Area (ha)	77.92
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	A small portion of the sub area in the south-western corner is within the functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is mostly un-constrained, with a small area subject to flood constraint in the south-western corner.

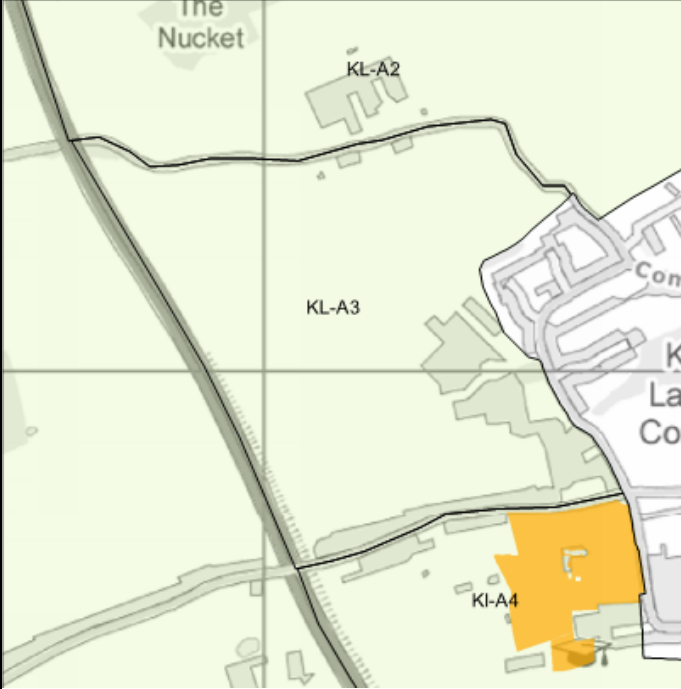
Sub-area	HH-A13
Area (ha)	49.42
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

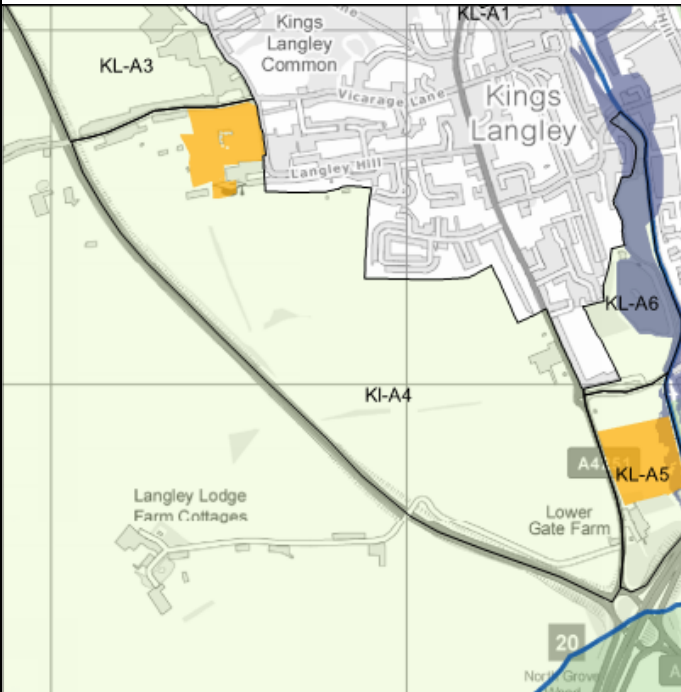
Sub-area	HH-A14
Area (ha)	194.59
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

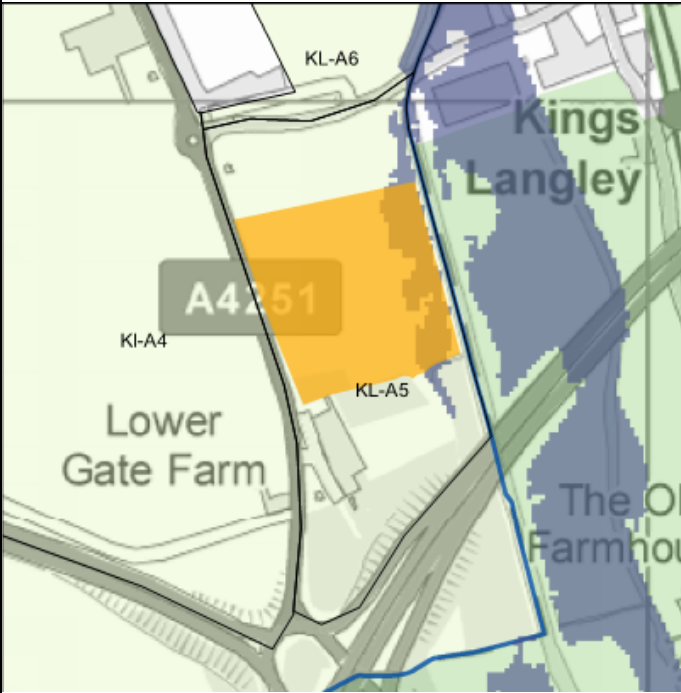
Sub-area	D-S3
Area (ha)	117.58
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

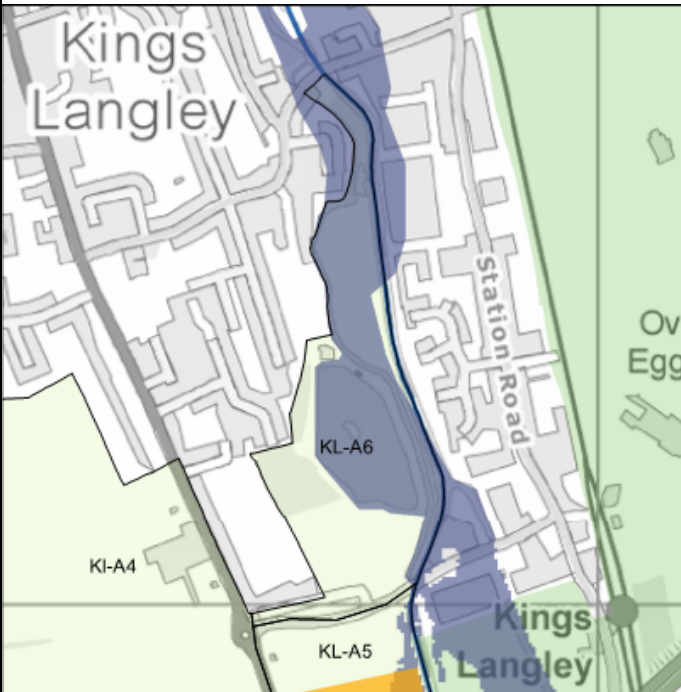
Sub-area	KL-A1
Area (ha)	18.09
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The eastern edge of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	The eastern edge of this sub-area is subject to functional flood plain (Zone 3b) absolute constraint.

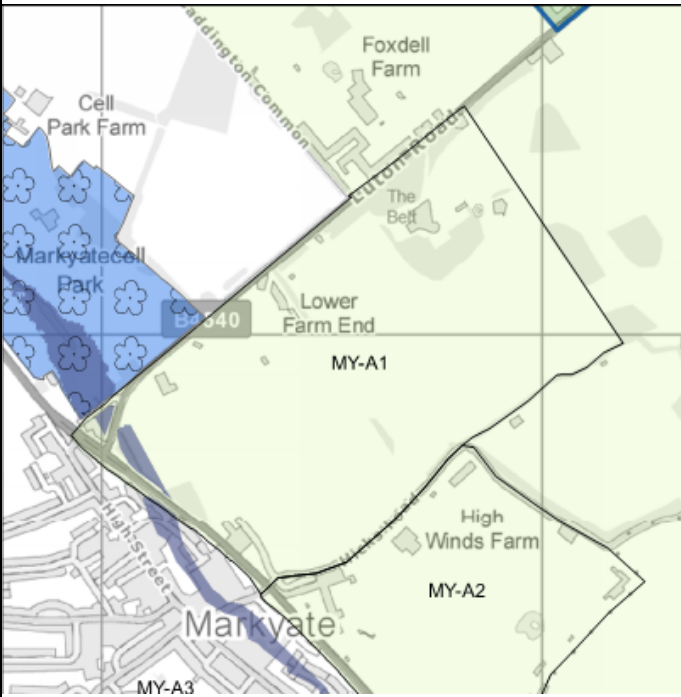
Sub-area	KL-A2
Area (ha)	85.98
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	KL-A3
Area (ha)	34.79
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

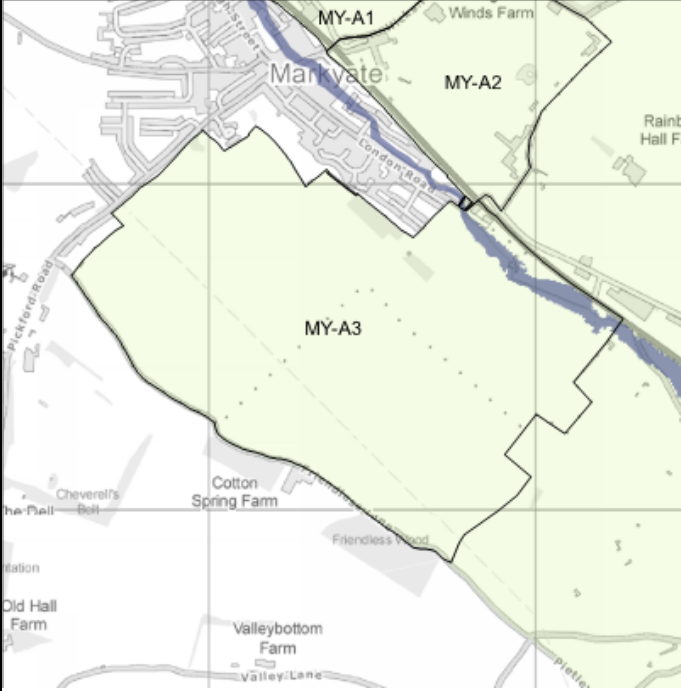
Sub-area	KL-A4
Area (ha)	91.09
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	The site of a Dominican Priory is located at the northern edge of the sub-area.
Summary	The northern portion of the sub-area is subject to absolute constraint due the presence of a Scheduled Monument, however the remainder of the sub-area is unconstrained.

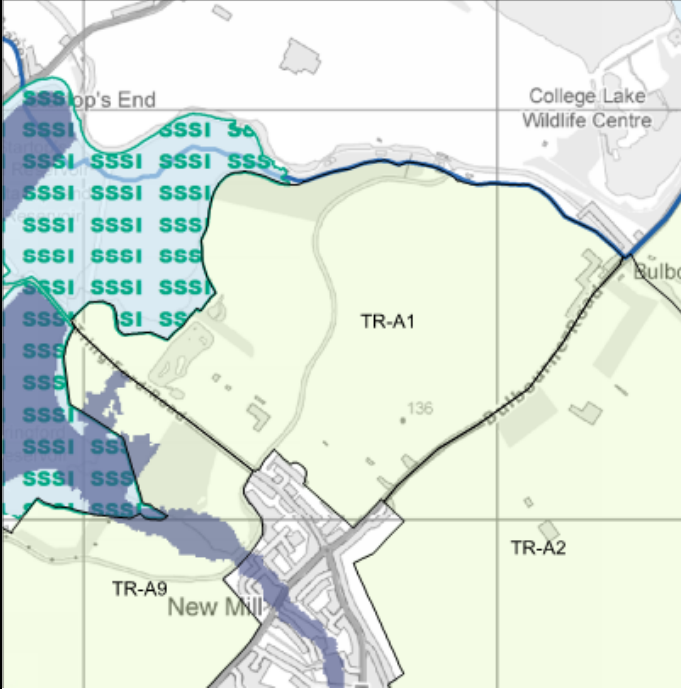
Sub-area	KL-A5
Area (ha)	10.92
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	A small portion on the eastern edge of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	The Little London moated site and surrounding earthwork enclosures cover a significant proportion of the sub-area, to the north of the sub-area.
Summary	The sub-area is significantly constrained by flood risk (Zone 3b) and the location of a Scheduled Monument.

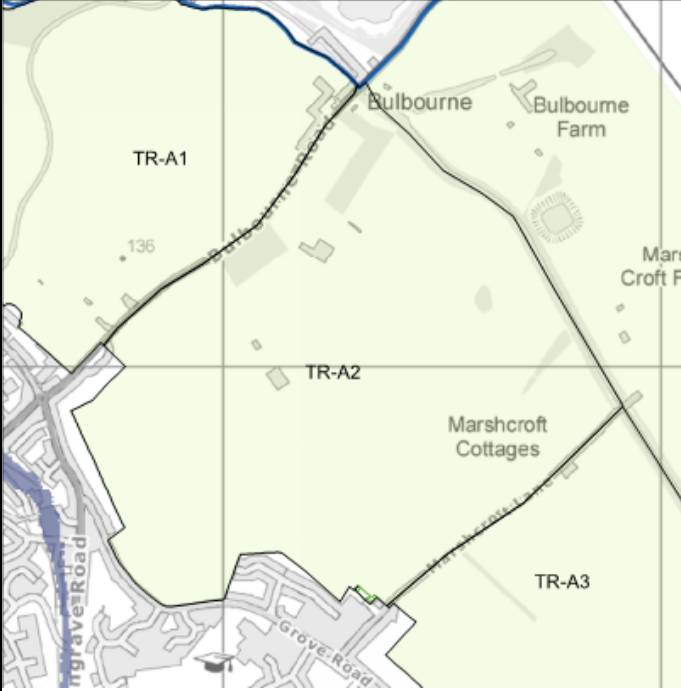
Sub-area	KL-A6
Area (ha)	10.03
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The majority of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	The sub-area is significantly constrained by flood risk (Zone 3b). Only the south-west corner of the sub-area is unconstrained.

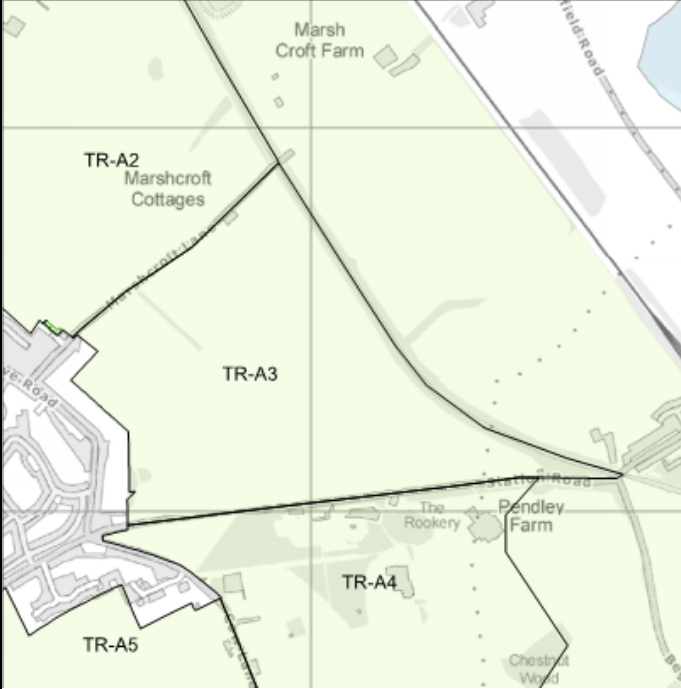
Sub-area	MY-A1
Area (ha)	66.27
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The majority of the sub-area is unconstrained by flood plain (Zone 3b), with the exception of a small portion in the western corner of the sub-area.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	The majority of this sub-area is not subject to any absolute constraint, with the exception of the western corner which lies within a flood plain (Zone 3b).

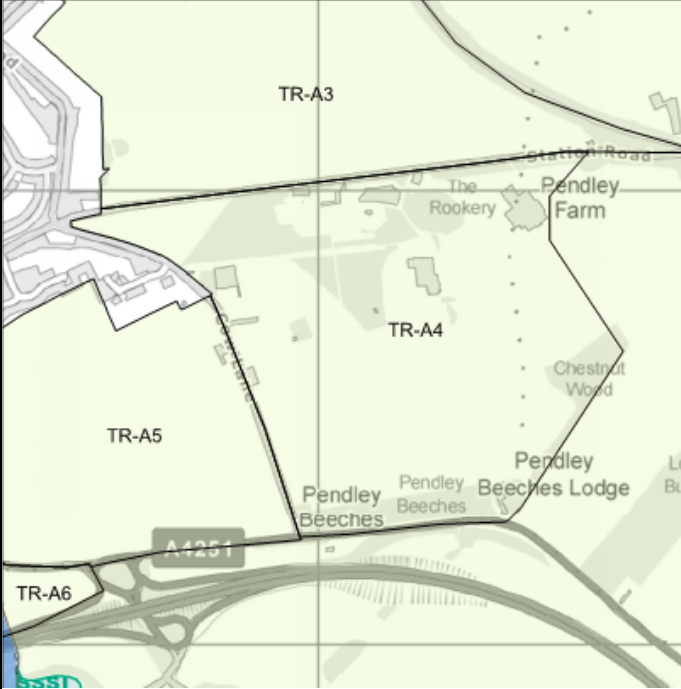
Sub-area	MY-A2
Area (ha)	34.32
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

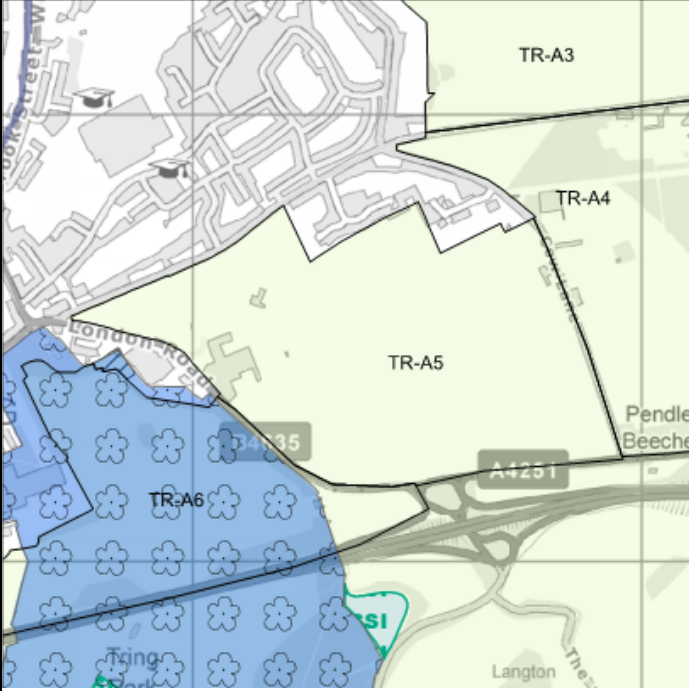
Sub-area	MY-A3
Area (ha)	123.30
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	The majority of the sub-area is unconstrained by flood plain (Zone 3b), with the exception of a small portion following the north-eastern edge of the sub-area.
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This majority of this sub-area is not subject to any absolute constraint, with the exception of the eastern edge which lies within the flood plain (Zone 3b).

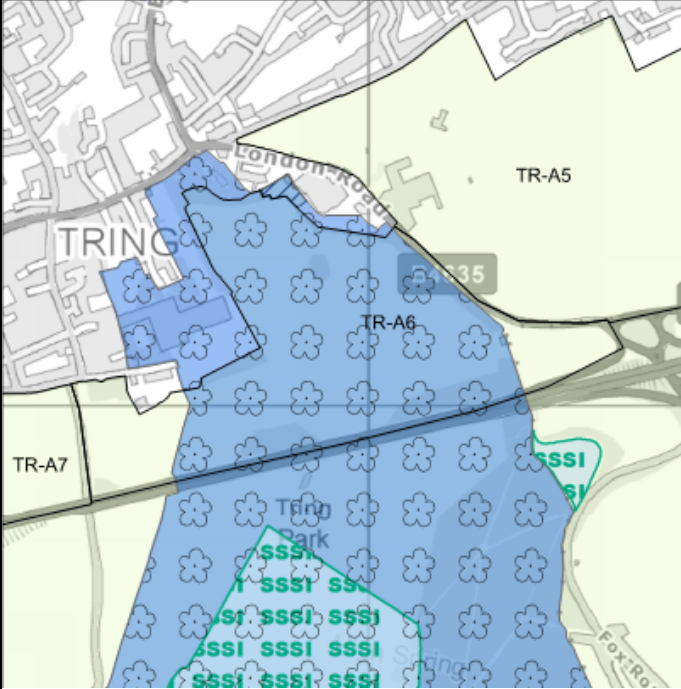
Sub-area	TR-A1
Area (ha)	65.16
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

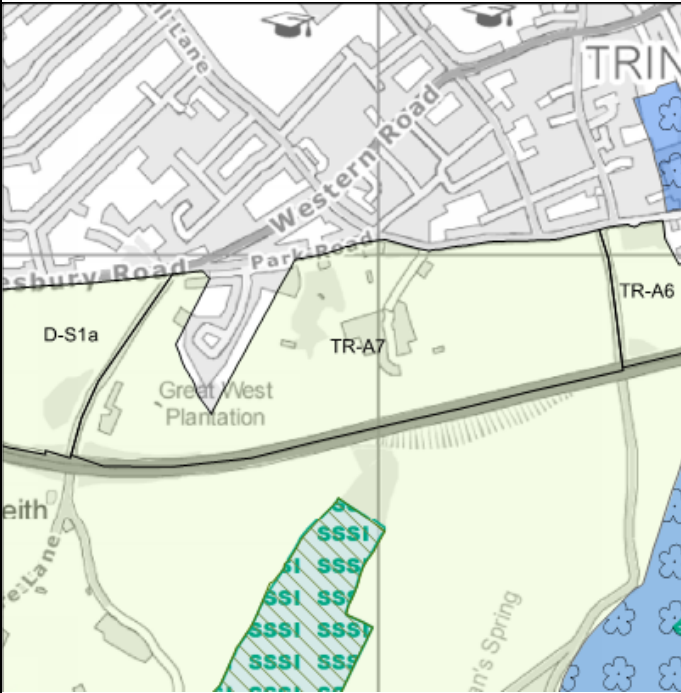
Sub-area	TR-A2
Area (ha)	88.44
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

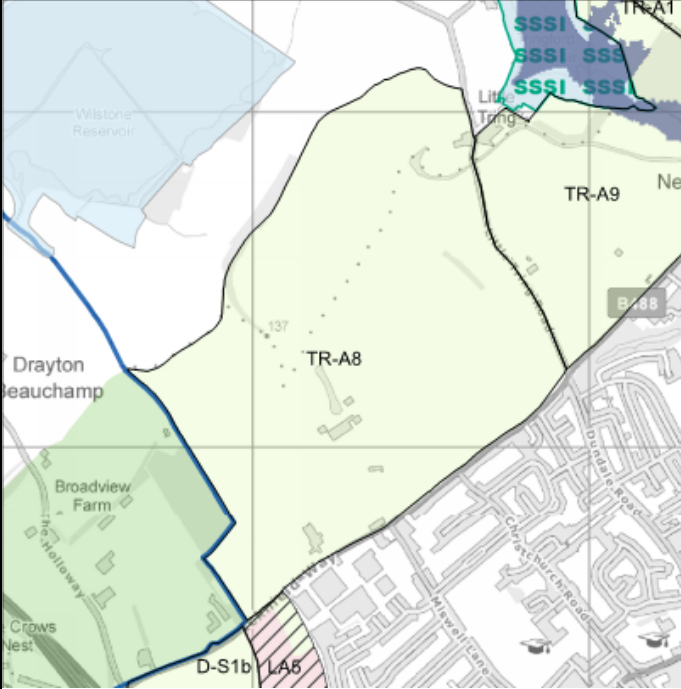
Sub-area	TR-A3
Area (ha)	60.08
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

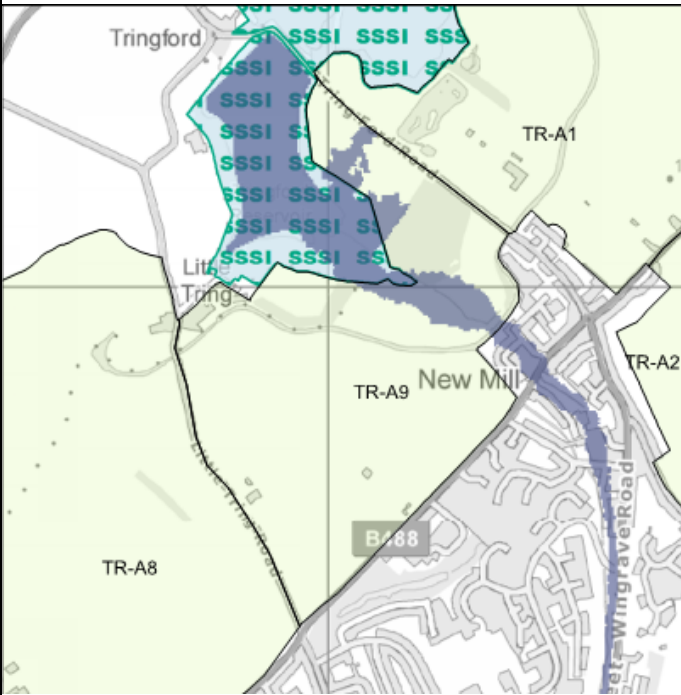
Sub-area	TR-A4
Area (ha)	59.84
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.


Sub-area	TR-A5
Area (ha)	47.02
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

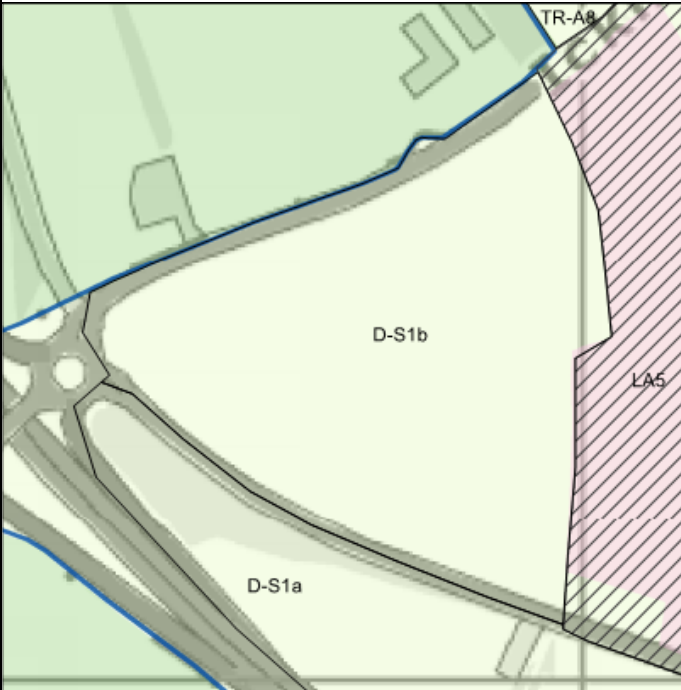
Sub-area	TR-A6
Area (ha)	32.79
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	Almost the entire sub-area is located within Tring Park (Historic Parks and Gardens).
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is almost entirely constrained by Historic Parks and Gardens designation, with the exception of two small portions in the western and eastern corners of the sub-area.

Sub-area	TR-A7
Area (ha)	24.53
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

Sub-area	TR-A8
Area (ha)	110.38
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

Sub-area	TR-A9
Area (ha)	48.22
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	Part of the sub-area to the north east lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is moderately constrained by Flood risk (Zone 3b)

Sub-area	D-S1a
Area (ha)	19.27
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.

Sub-area	D-S1b
Area (ha)	9.56
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	No Ramsars within the sub-area.
Special Protection Area (SPA)	No SPAs within the sub-area.
Heritage	
Nationally Registered Park and Garden	No Registered Parks and Gardens within the sub-area.
Scheduled Monument	No Scheduled Monuments within the sub-area.
Summary	This sub-area is not subject to any absolute constraint.