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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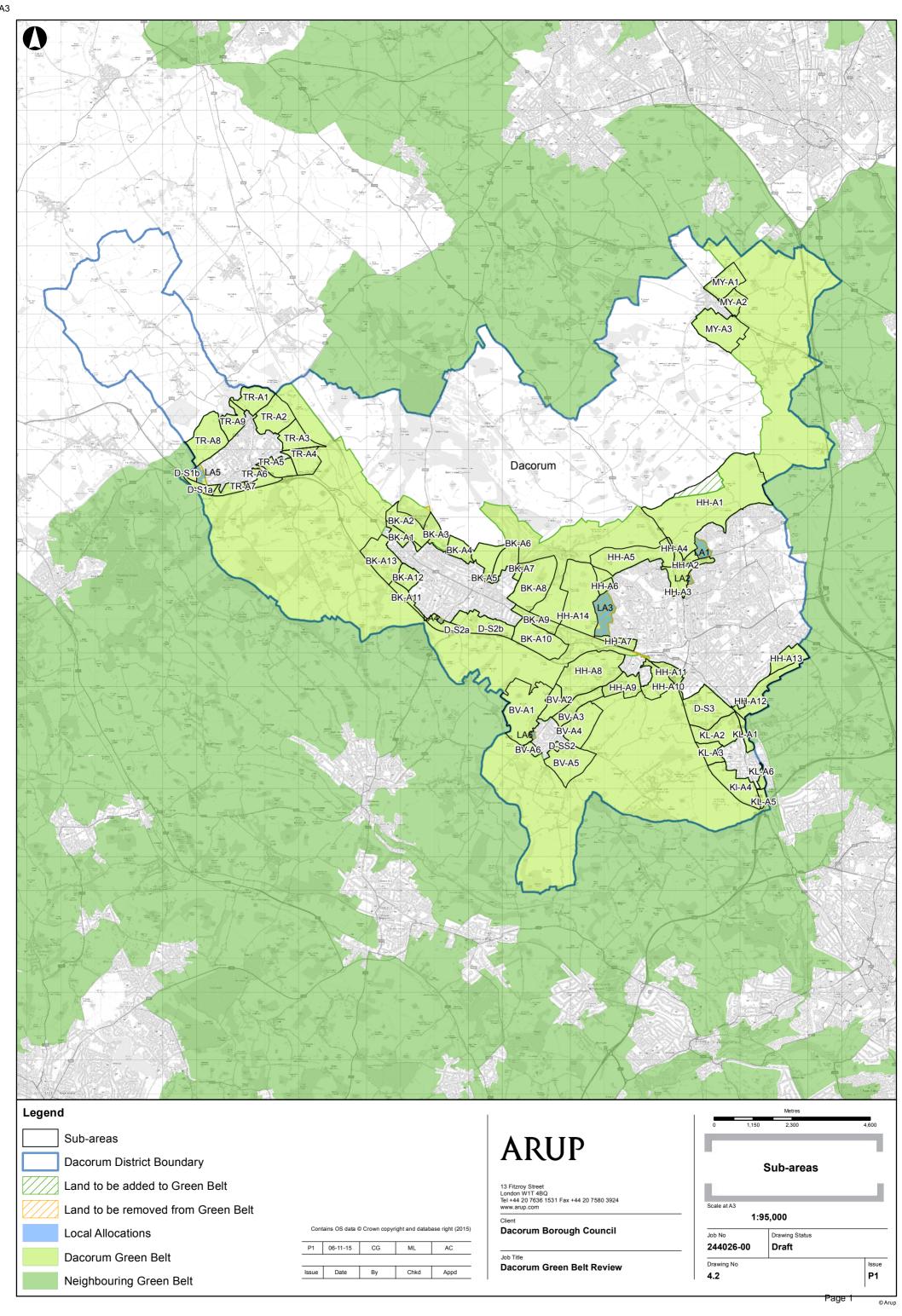


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Legend





Sub-area	BK-A1
Area (ha)	26.14
Location Plan	Northckssi sssi sssi sssi sssi sssi sssi sssi
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	Norcott Ourt Farm SSI SSSI SSSI SSSI II S SSSI SSSI SSSI
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	SSSI SSSI SSSI SSSI SSSI SSSI SSSI SSS
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	BK-A3 BK-A4 BK-A5
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	BK-A4 BK-A5 Berkhamsted Berkhamsted BK-A7 Berkhamsted BK-A7
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	BK-A5 BK-A6 BK-A7 BK-A8
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	BK-A7 BK-A8
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	BK-A5 BK-A6 BK-A7 SIBD BK-A8 Bullbecontre. Wood BK-A9 BK-A9 BK-A9
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	BK-A8 Hedgerow Place Place Broadway Farm Broadway Orchard
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 southeast.
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	1
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	D-S2b Broadway Corchard BK-A10 Lower Farm Lower Farm HH-A8 P
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	BK-A13 BK-A12 The Plantation BK-A11 D-S2a
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	BK-A12 BK-A11 le ation
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	Hamberlins Farm Great BK-A13 Dickshill Wood Little Dickshill Wood Shootersway Farmhouse Shootersway Farmhouse BK-A12 BK-A12
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	BK-A11 D-S2b
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	D-S2b D-S2a D-S2a Droppings Wood Green Harriott's End Farm Pleaten
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	Hill Gray (Wood) Bovingdon Airfield BV-A2 BV-A3 BV-A4 BV-A4 BV-A4 BV-A4 BV-A4 BV-A4 BV-A5
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	BV-A1 Farm BV-A2 Highcroft Trailer Gardens BV-A3 BV-A4
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	BV-A1 BV-A2 BV-A3 BV-A3 BV-A4 BV-A4 BV-A4 BV-A4 BV-A4 BV-A4
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	BV-A2 BV-A3 Higheroft Trailer Gardens BV-A4 Street Farm Bungalow Bulstrode
Constraint	Commentary
Flooding	1
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	BV-A4 BV-A5 BV-A5 Cottingham Farm Cottagee Cottingham Farm Venus Hill Venus Hill Cottingham Farm Cottagee Cottingham Farm Cottingham F
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	1
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	BV-A6 BV-A5
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	D-SS2 BV-A5
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	Control of the state of the sta
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	HH-A4 Piccotts End HH-A3 Fletc
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	нн-А3
Area (ha)	61.80
Location Plan	HH-A1 HH-A2 HH-A2 Fietcher-Way Gadebridge Highfield Hammerfield Adey
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 Piccoutts End Road is not subject to any absolute constraint.

Sub-area	НН-А4
Area (ha)	15.63
Location Plan	HH-A1 HH-A2 HH-A3 HH-A3
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	Binghan's Park Ferm Business Centre Contains Contains
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	НН-А6
Area (ha)	14.22
Location Plan	Ids HH-A6
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	НН-А7
Area (ha)	25.95
Location Plan	Pouchen End hell-A14 Hall Chaulden Green End Find Meadow Verbourne Pydere Delificial-A8 Preston Chaulden Green End Find Meadow Meadow Preston HH-Michael Chaulden Green End Find Find Find Find Find Find Find Fi
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	НН-А8
Area (ha)	185.41
Location Plan	BK-A10 Memorial Overbourne Ryders Bourne End Westbrook Hay Preparatory School HH-A8 Bovingdon Reach Sheethanger Common HH-A9 BV-A2 BV-A1 BV-A3 Highcroft Trailer Gardyns BV-A4 Struktion Sheethanger Common HH-A9 Struktion Struktion
Constraint	Commentary
Flooding	Commentary
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	НН-А9
Area (ha)	56.47
Location Plan	Preston HH-AB Wood ingdon each Sheethanger Common HH-A9 Felden HH-A10
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	Hemel Hempstead A4251 SSI SSS Jown Further Roughdown HH-A11 Home Wood HH-A9 HH-A10 Felden
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	Hemel Hempstead A4251 SSSI SSSI SSOWN Further Roughdown HH-A11 Home Wood HH-A10
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	1
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	Bennetts End HH-A13 Space HH-A13 Space HH-A12 Nash Mills D-S3 White House Farm Bungalow Moodlands Pourts/ Park Moodlands
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	HH-A12 HH-A12 Long Downs HA12
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	BK-A8 Boshof Mond Bulliand Noted HH-A14 Bulliand Noted HH-A14 BK-A9 Pouchen End Pou
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	HH-A11 Apsley Apsley
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	KL-A2 Woodlands Poultry Farm KL-A3 Kings KL-A3 Langley
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	1
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	Apsley Manor Wood Farm Barns D-S3 Rucklers Lane Rucklers Wood KL-A2 KL-A3 Kings Langley Common Kings Langley Common Kings Langley Common
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	KL-A3 KL-A3 KL-A3 KI-A4
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	KL-A3 Langley Common KL-A4 Langley Lodge Farm Cottages Cate Farm A KL-A5 Lower Cate Farm A RC-A6
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	1
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	Kings Langley KI-A4 Lower Gate Farm The Ole Farmhou
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	Kings Langley Ova Egg KI-A4 KI-A5 Langley
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	Cell Park Farm Cell Park Farm Lower Farm End MY-A1 MY-A2 MY-A3
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).

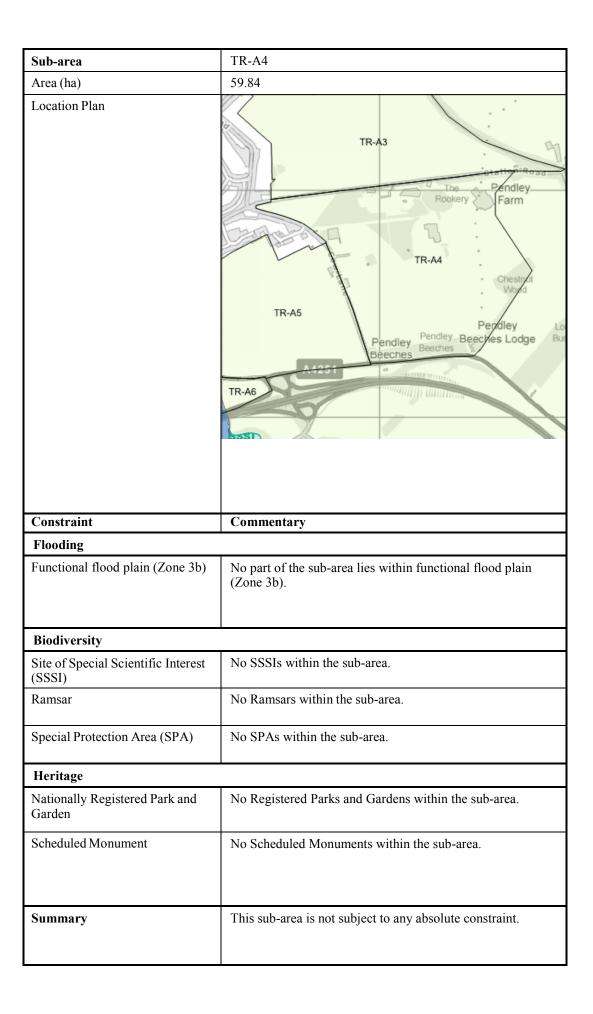
Sub-area	MY-A2
Area (ha)	34.32
Location Plan	MY-A1 High Winds Farm MY-A2
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	
Site of Special Scientific Interest (SSSI)	No SSSIs within the sub-area.
Ramsar	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	MY-A1 Man Vate MY-A2 Rainbot Hall Fa MY-A3 Cotton Spring Fam Friendless Valley-Lane Valley-Lane
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	SSSI SSSI SSSI SSSI SSSI SSSI SSSI SSS
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	TR-A1 TR-A2 Marshcroft Cottages TR-A3
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	1
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	TR-A2 Marshcroft Cottages TR-A3 TR-A4 TR-A4 TR-A5 Chestylt Wood
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	TR-A4 TR-A5 TR-A6 Pendle Beeche Reche R
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	TRING A CO
Constraint	Commentary
Flooding	
Functional flood plain (Zone 3b)	No part of the sub-area lies within functional flood plain (Zone 3b).
Biodiversity	<u></u>
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	D-S1a Great West Plantation Rith SSSI SSS SSS SSS SSS SSS SSS SSS SSS S
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	Drayton leauchamp Broadview Farm Crows D-S1b LA8
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	1
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	Tringford SSI SSI SSI SSI SSI SSI SSI SSI SSI SS
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	D-S1a D-S1a West Leith West Leith
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	D-S1b LAS
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.