



**PLANNING STATEMENT**

**Valley View Farm, Barnes Lane, Kings  
Langley, Hertfordshire WD4 9LB  
for Mark Kelman**

**28 FEBRUARY 2024**



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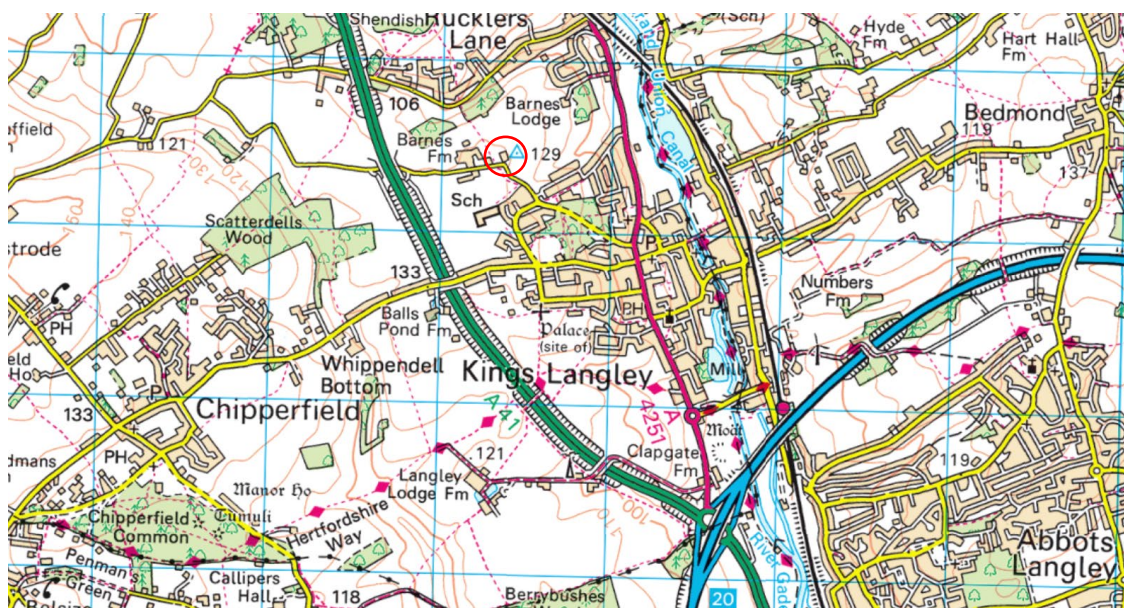
Appendix 1 Landscape Character Assessment

Appendix 2 Official Listing Entries



## 1.0 Context

- 1.1.1 The Applicant's family has farmed Valley View Farm for many years. The Farm is in Dacorum Borough Council to the north west of Kings Langley.



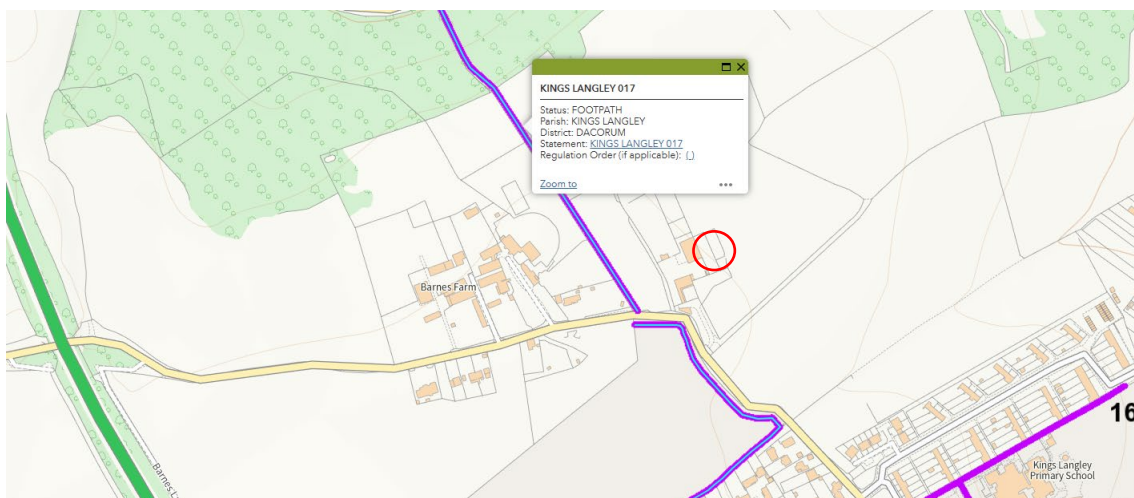
**Figure 1 – Site Location**

- 1.1.2 The Farm is accessed from Barnes Lane. Directly south of Barnes Lane (across the road) are the playing fields associated with Kings Langley School; in the Local Plan adopted in 2004 this land was identified as a major developed site within the Green Belt on the Policies Map. The Farm is to the north and east of the Application Site leading down towards the A4251 Hempstead Road.
- 1.1.3 The farming enterprise is arable. The yard comprises a range of agricultural buildings and former stables. This Application seeks the retrospective consent for a doggy day care facility which forms part of a farm diversification scheme.

## 2.0 Site Characteristics

- 2.1.1 The Farm is located in Landscape Character Area 008 Upper Gade Valley. The Landscape Character is described as;

*A narrow but marked floodplain. There is a strong influence from built development arising from its function as a transport corridor over the centuries. Steep and topographically matching slopes rise to either side with occasional dramatic open views across the valley. Major land use on the valley floor and west slopes is pastoral with some recreational. To the eastern slopes there is a mix of arable and pasture. The area is visually and functionally divided by built development, including industrial uses, along the valley floor but more noticeably up the valley sides, where residential development follow roads that run steeply perpendicular up the slopes.*



**Figure 2 – Extract of Definitive Map**

2.1.2 No public rights of way cross the Farm however Kings Langley Footpath 17 abuts the western boundary but this is some distance from the Application Site to the east.

### 3.0 Planning History

3.1.1 There is no relevant planning history for the Site save for enquiries made by the Dacorum Enforcement Team.

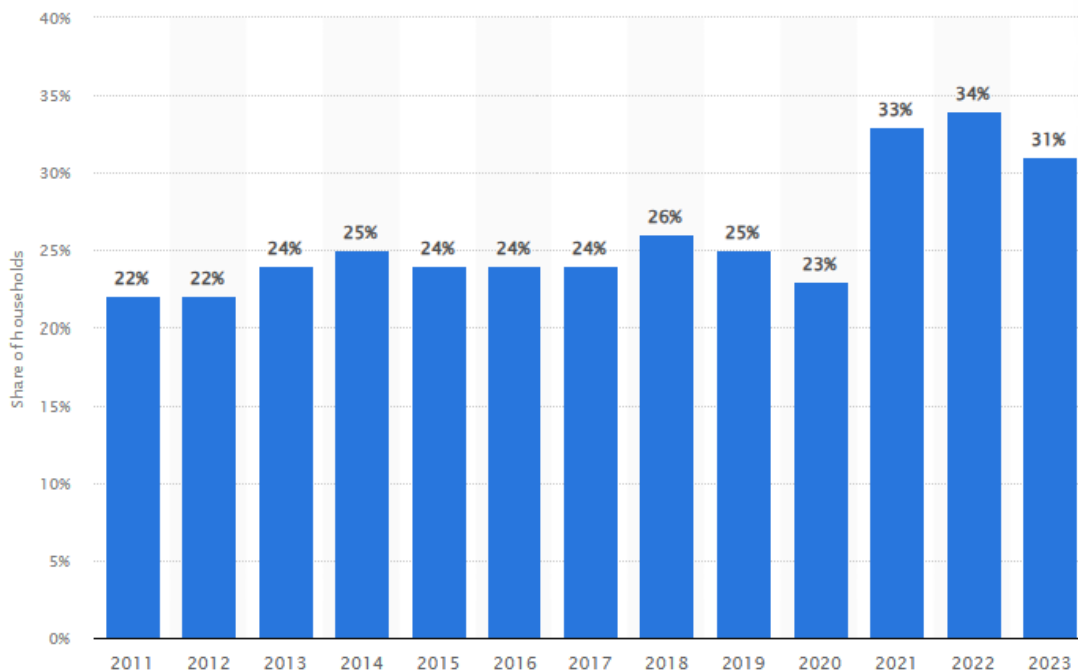
### 4.0 Proposal

4.1.1 According to the most recent pet population survey in 2023, approximately 31% of responding households in the United Kingdom owned at least one dog. Between 2010 and 2020, the percentage of households who own at least one dog remained between 22 and 26 percent.

4.1.2 Whilst dogs used to sleep in a kennel in the garden; the majority of people now consider their dogs to be treasured members of their families and many now live within houses. With the majority of people working from home or being furloughed during the Covid-19 pandemic and many dogs getting used to their owners being home most of the time and not being left home alone for extended periods.

4.1.3 As a consequence of people returning to work in the office many dog owners do not wish to leave their pets at home. As such there has been significant growth in dog walkers and the doggy day care industry.

4.1.4 Doggy day care is the short-term daytime care of dogs. It shares many similarities with day care for children. Dogs get picked up or dropped off at day care in the morning (usually when their owners are on the way to work) and they get picked up again in the afternoon or the evening.

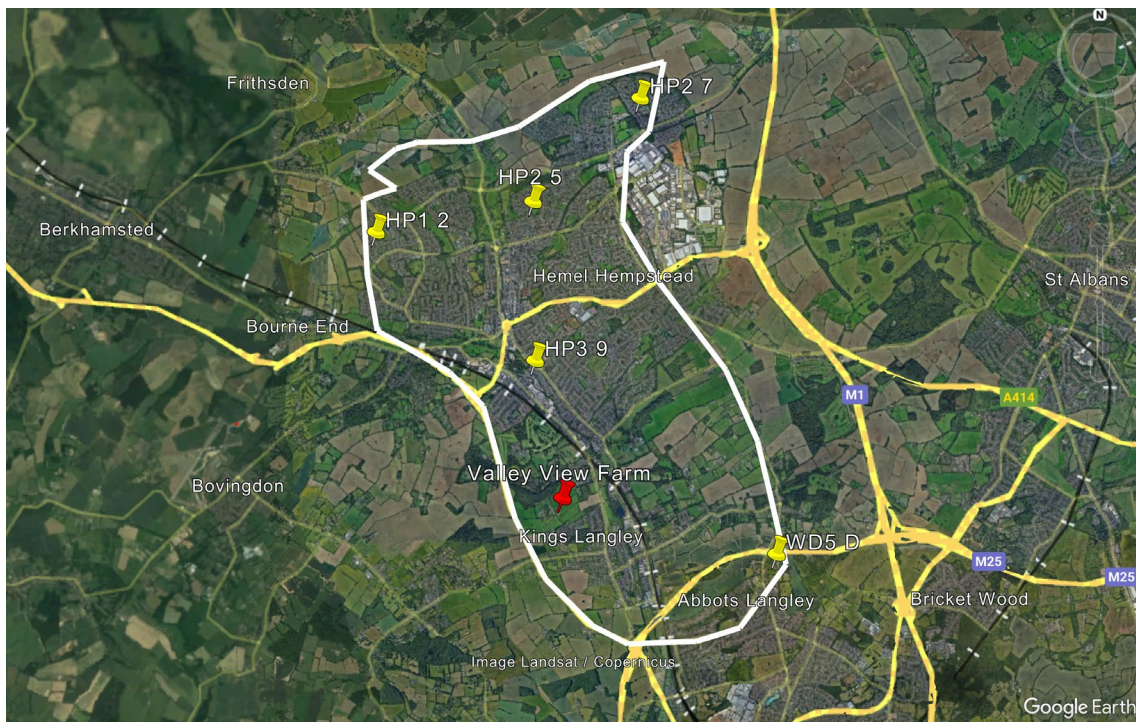


**Figure 3 - Share of households owning dogs in the United Kingdom (Source: Statista)**

- 4.1.5 During their time at day care, the dogs are in a safe and purpose-built environment. They get plenty of attention from workers, can socialise with other dogs and can engage in activities that have been specifically designed to suit each dog’s specific needs and temperament. The dogs usually have the opportunity to spend time indoors and outdoors, playing with toys and resting or sleeping if they choose. Dog day care provides both mental and physical stimulation and activity for the dogs.
- 4.1.6 Doggy day care differs from a dog walking service in that it provides n a controlled environment rather than activities within public spaces. The dog day care centre removes public interaction and therefore potential for intimidation and complaint.
- 4.1.7 The doggy day care centre at Valley View Farm is a daytime facility; no dogs are kennelled over night. The facility only operates Mondays to Fridays 8am to 4pm (with latest collection at 4.30 for owners who are “running late”), not on Saturday or Sundays nor on Bank Holidays. No dogs or staff remain on-site overnight or at the weekends.
- 4.1.8 The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 sets out clear guidelines for the space required for dogs in day care (spanning internal and external space). The space available for the dogs exceeds the Regulations requirements. The centre has capacity for up to 50 dogs however the preference of the Applicants is for a maximum of 20 dogs per day, with daily numbers varying between 13-20.
- 4.1.9 Typically the Applicant picks up 80% of the dogs for the day however there is an option for the owners to drop their dogs off and pick them up. The busiest day for owner drop off and collection tends to be on Wednesdays with 4-5 drop offs. The doggy day care generates up to 14



owners cars/Applicant's small transit van movements in the morning and 14 movements in the afternoon. The collection of dogs from their homes significantly reduces the number of vehicle movements in and out of the Farm.



**Figure 4 – Valley View Catchment Area**

- 4.1.10 The dogs who attend the doggy day care centre at Valley View Farm are typically from a 4 mile radius of the Farm.
- 4.1.11 The facility is fully licenced and insured and the staff are first aid trained.
- 4.1.12 Retrospective planning permission is sought for the retention of a doggy day care centre through the change of use of 0.07ha of land (including former manège) to sui generis, siting of four containers to provide reception area, indoor play area and quarantine and erection secure of perimeter fencing to regularise the doggy day care centre.
- 4.1.13 All fencing is under 2m in height. Under Schedule 2, Part 2, Class A of the General Permitted Development Order 2015 (as amended), the erection of a gate, fence, wall or other means of enclosure up to a height of 2 metres can be undertaken under Permitted Development Rights

## 5.0 Planning Policy

- 5.1.1 Section 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.1.2 The Development Plan for Dacorum Borough Council comprises



- The Adopted Local Plan Policies 2004
- The Adopted Core Strategy 2013
- The Site Allocations DPD
- The Kings Langley Neighbourhood Plan (adopted 2023)

5.1.3 The National Planning Policy Framework (2023) is also a material consideration.

5.1.4 The Application Site is located within the Green Belt and is outside any defined settlement boundary and therefore within the countryside.

5.1.5 The site is not within a Conservation Area, ecological designation or local landscape designation. Within Barnes Farm to the west there are two Grade II Listed barns (See Appendix 2). The site lies within Flood Zone 1.

## 5.2 The National Planning Policy Framework

5.2.1 The National Planning Policy Framework (2023) (“NPPF”) sets out the Government’s up-to-date strategy for plan making and decision taking. The NPPF sets out a presumption in favour of sustainable development as a golden thread running through both plan-making and decision taking. Sustainable development requires consideration of three equal dimensions, relating to the social, environmental and economic impacts of development.

5.2.2 Section 6 of the NPPF provides policy on “*supporting a prosperous rural economy*”. Paragraph 88 sets out that planning policies and decisions should enable:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship*

5.2.3 Section 13 of the NPPF provides policy on “*protecting Green Belt land*” which adds another level of protection over and above the open countryside.

## 5.3 Green Belt

5.3.1 Paragraphs 142 and 143 in the NPPF identifies that the Government attaches great importance to Green Belts and goes on to list the five purposes that the Green Belt serves. Of particular relevant is

- c) *to assist in safeguarding the countryside from encroachment*



- 5.3.2 Paragraph 152 of the NPPF sets out that, *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*.
- 5.3.3 The NPPF specifies that the local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with some exceptions, which are set out in Paragraph 154; of particular relevance is;
- b. *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- 5.3.4 Paragraph 155 of the NPPF sets out other forms of development that are not inappropriate in the Green Belt; of particular relevance is;
- e. *material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);*
- 5.3.5 The Development Plan CS5 (Core Strategy – Green Belt) follows that national policy will apply provided that it has no significant impact on the character and appearance of the countryside and supports the rural economy and maintenance of the wider countryside.
- 5.3.6 Clearly material changes in use of land for outdoor sport and recreation may not be considered inappropriate as long as the use preserves the openness of the Green Belt.
- 5.3.7 The Mental Health Foundation have found that pets can help owners live mentally healthier lives; in particular it reports that owning dogs can reduce anxiety through companionship and dog walking increases owners physical activity as well as feeding, exercising and caring leading to a structure to owners days.
- 5.3.8 The recreation aspect of the facility is twofold; firstly providing recreation for dogs whilst owners are attending the office, and secondly ensuring that humans can own dogs which in turn provides enhanced recreational ability for them. There is nothing in planning policy that “recreation” refers solely to humans.
- 5.3.9 The nature of this form of development can only be located in open green spaces found outside urban centres. The Application Site is well located to local conurbations and it has been demonstrated through the success of the business to date that there is a strong demand for the facility.
- 5.4 Economic Justification**
- 5.4.1 The UK saw significant economic unrest in 2023 with high inflation and interest rates, while the cost-of-living crisis was a major concern for consumers and businesses.
- 5.4.2 The higher interest rates in 2023 dampened down the demand-pull inflation as consumers cut back on purchase decisions. But cost-push inflation – first in the form of higher fuel costs, and then in higher wage demands as workers attempted to keep pace with the rising cost of living –

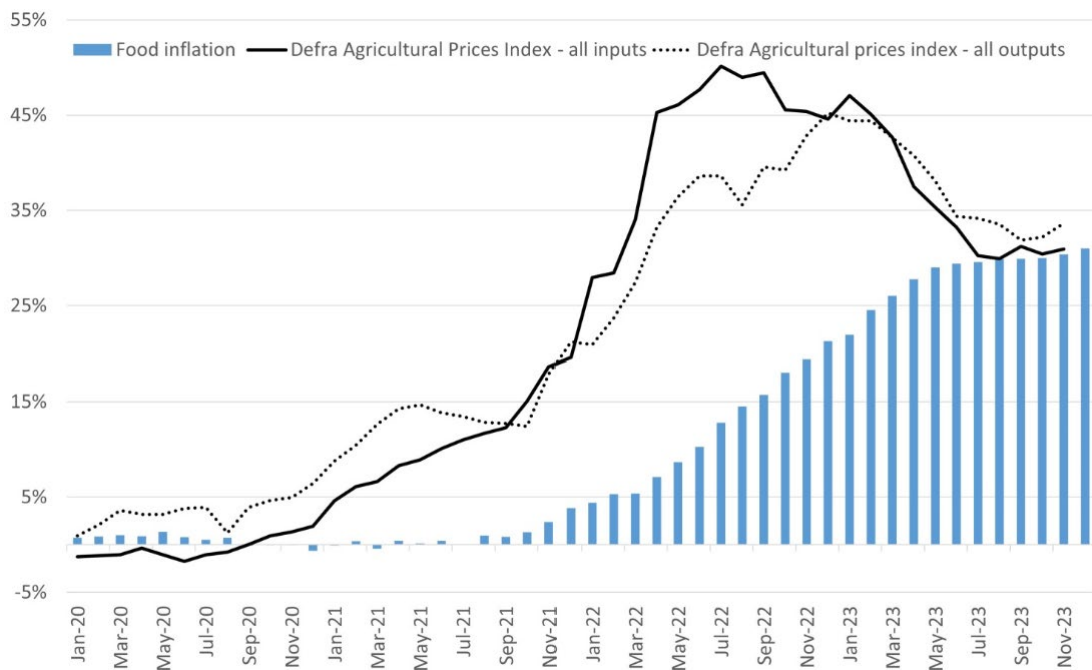




remained stubbornly high until late 2023. Gross domestic product (GDP) growth was flat, raising fears of the economy tipping into recession.

5.4.3 Inflation, as measured by the CPI, rose in 2023 and peaked in October 2022 at 11.1%. This led to several increases in Bank of England base rates in an attempt to contain inflation, taking the current rate to 5.25%. The slowing of inflation to 3.9% in November 2023 suggests that interest rates are finally taking effect, although there was an unexpected uptick to 4% in December. This scenario of gradual reduction in inflation and the downward pressure on interest rates is threatened by the potential for prolonged escalation of the Israel/Gaza conflict.

5.4.4 Similarly, farmers faced soaring input costs in 2023, which have persisted far beyond what annual inflation statistics might portray. Figure 5 shows agricultural input inflation and food inflation since 2019, it considers the whole of the input and food category, and undoubtedly different inputs and products will be subject to different inflationary levels. This is the total amount of inflation since 2019 rather than the latest annual inflation. Agricultural input costs are analysed using Defra's Agricultural Price Index (API) and it should be noted that labour is not included in this data set.



**Figure 5: Inflation in Agriculture (Source: ONS)**

5.4.5 Compared to 2019, both farming inputs and food prices have increased by over 30%, which is striking considering that these items typically operate at around 0% in the modern age. While some inputs have begun to fall back in price, it currently feels unfathomable that things will return to the 2019 norm.



- 5.4.6 Linked to the biological systems at play, a lag of around a year can be seen between the onset of inflation of inputs and that of food. This is pertinent from a food security point of view, as impacts on global input prices should be considered early indicators for food market impacts.
- 5.4.7 The above means that agricultural businesses are under increasing pressure to improve efficiencies to ensure a profitable farming business within the unpredictable nature of commodity trading.
- 5.4.8 The diminution of agricultural subsidy payments, that farming businesses have received, means that farming businesses are required to scrutinise their costs and find ways to ensure profit without financial support from the Government.
- 5.4.9 The retention of the doggy day care centre will continue to support the Farm, a rural enterprise and have a positive economic impact in accordance with paragraph 88 of the NPPF.
- 5.4.10 Policy 109 of the Dacorum Local Plan encourages farm diversification that are consistent in scale and design of the local area. The proposal is a moderate development which contributes to the farming business thus providing contribution to the immediate local economy.
- 5.4.11 Furthermore the Kings Langley Neighbourhood Plan supports farm diversification under Policy KL14.
- 5.4.12 In principle, the change of use of the land is supported by both local and national planning policy as identified above subject to the proposal not having a greater impact on the openness for purposes of the Green Belt. Above, we have appropriately demonstrated how through careful design, the proposal would protect the openness of the Green Belt and in turn protect the purposes of the Green Belt.

## 5.5 Highways

- 5.5.1 Typically there are no more than 20 dogs per day at the doggy day care centre. There are between 2-3 staff members supervising the dogs. The day care centre operates Monday to Friday 8am to 4pm The maximum number of vehicles movements per day comprise

		Movements
8am	one staff cars	1
	two staff van (having picked dogs up)	2
	five client drop off	<u>10</u>
		<b>13</b>
4-4.30pm	one staff cars	1
	two staff van (dropping dogs off)	2
	five client pick up	<u>10</u>
		<b>13</b>

- 5.5.2 In reality the number of daily vehicle movements is less than the above.



5.5.3 The Farm has a shared parking area which is surfaced with permeable shingle. There is sufficient space within the yard for the safe turning of vehicles to ensure forward gear egress from the Farm.

5.5.4 Overall, it is considered that the vehicle trips associated with the development is minimal and does not cause detrimental impact on the local highway network. The proposal accords with local and national policy.

## **5.6 Historic Environment**

5.6.1 CS27 seeks to protect and conserve the integrity, setting and distinctiveness of designated and non designated heritage assets. There are two Grade II listed buildings on the neighbouring Barnes Farm (see Appendix 2). The listed buildings are surrounded by other buildings and there exists a mature hedgerow along the Valley View boundary.

5.6.2 The development is not visible from the listed buildings nor are the listed buildings visible from Valley View Farm or the Application Site. The proposal does not impact on the setting of the listed buildings in any way.

## **5.7 Biodiversity**

5.7.1 The Application Site extends to 700sqm, it is entirely contained and will not have any impact on the loss of biodiversity.

## **5.8 Sustainable Development**

5.8.1 The Core Strategy notes how the Council intends to achieve sustainable development in accordance with the NPPF. The site is well located with regard to its target market area resulting in short travel distances. This would meet the environmental objectives of sustainable development within the NPPF.

5.8.2 The location of the site within the countryside would provide an economic benefit as it would secure a long-term rural business which would provide employment opportunities.

5.8.3 The centre would provide a service to local communities thereby enabling them to have a dog whilst also working. Since COVID dog ownership has risen significantly meaning when people return to their offices/places of work there will be an increased demand for services of this nature. This centre provides a social benefit as it facilitates a better work-life balance for people using the centre. This would meet the social objectives of sustainable development within the NPPF.

5.8.4 The local and national policy requirements are met

5.8.5 There are challenges when dealing with the excrement that obviously is generated when walking groups of dogs in public spaces. The centre would utilise the services of a dog waste management company to ensure that all dog waste is collected and removed from the site in the correct fashion.



## 5.9 Flooding

- 5.9.1 The Application Site extends to 0.13ha and as such a Flood Risk Assessment is not necessary. Important to note that the land subject of the change of use and development is significantly less.
- 5.9.2 Save for the four structures (portacabins) which provide for the reception, internal play areas and quarantine area the surfacing of the outdoor play and shared parking area is permeable.
- 5.9.3 The site is located within Flood Zone 1. This is confirmed by the Governments flood map for planning which is submitted with the Application (Reference 3085/11840/004). Zone 1 flood risk areas are at less than 0.1% chance of flooding in any year, a 1:1000 a year chance.
- 5.9.4 Flooding possibility of the site is extremely low, and the proposed development would not increase the flooding likelihood on or off-site.

## 6.0 Other Matters

### 6.1 Contamination

- 6.1.1 The Application Site is not contaminated.

### 6.2 Licencing

- 6.2.1 The doggy day care business is fully licenced with Dacorum Borough Council.

### 6.3 Community Infrastructure Levy

- 6.3.1 Dacorum adopted its CIL charging schedule in 2015. The proposal does not fall within any of the developments set out within the CIL charging schedule therefore there is no CIL payable for this proposed development.

## 7.0 Application Documents

- 7.1.1 The following provides a summary of the application documents which have been submitted via Planning Portal.

REFERENCE	DOCUMENT TITLE
PP-12843640	Application Form
3085/11850/001	Planning Statement
3085/11850/002	Site Location Plan
3085/11850/003	Block Plan
3085/11850/004	Flood Risk Assessment
3085/11850/004	Elevations
3085/11850/005	CIL Questionnaire

Table 2



## 8.0 Summary

- 8.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.1.2 The proposed development has been carefully considered in the context of all the relevant national and local planning policies.
- 8.1.3 A rural location is necessary for this unique use due to the open space required for exercising the dogs. The proposed centre services the local surrounding communities to enable people to work and have dogs. It provides a safe, controlled and purpose-built environment for the enjoyment, exercising and care of dogs using the site. It is an attractive alternative option for dog owners which would in turn reduce the number of dogs being walked on mass in public areas.
- 8.1.4 Permission is sought to regularise the low-key rural business. It has been demonstrated that the proposal would be considered acceptable in Green Belt terms which does not have a greater impact on the openness of the Green Belt or the purposes of the Green Belt. This is in accordance with national and local planning policy.



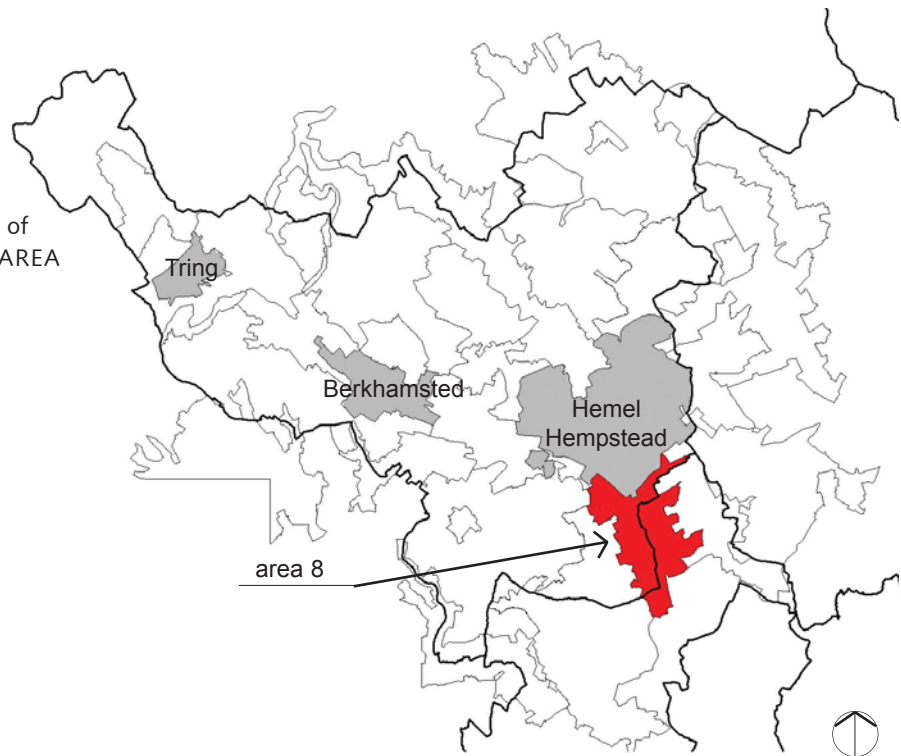
## APPENDIX 1

# Landscape Character Assessment

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District Map showing location of LANDSCAPE CHARACTER AREA

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Hertfordshire County Council  
LA076678 2003



**LOCATION**

The area follows the Gade valley and associated side slopes from the southern edge of Hemel Hempstead to Hunton Bridge.

**LANDSCAPE CHARACTER**

A narrow but marked floodplain. There is a strong influence from built development arising from its function as a transport corridor over the centuries. Steep and topographically matching slopes rise to either side with occasional dramatic open views across the valley. Major land use on the valley floor and west slopes is pastoral with some recreational. To the eastern slopes there is a mix of arable and pasture. The area is visually and functionally divided by built development, including industrial uses, along the valley floor but more noticeably up the valley sides, where residential development follow roads that run steeply perpendicular up the slopes.

**KEY CHARACTERISTICS**

- level valley floor
- multiple arterial routes including roads, rail and canal
- steeply sloping valley slopes with secondary valleys running perpendicular to the Gade
- high proportion of 20th-century built development, both in valley and on the slopes

- linear woodland on steep slopes and edge of adjacent plateau
- pastoral slopes in the west and arable to the east
- meadow pasture on the valley floor
- medium-scale parklands overlooking the valley
- M25 viaduct major landmark along the valley

**DISTINCTIVE FEATURES**

- canal locks
- Kings Langley Common
- Ovaltine factory



Gade Valley slopes from Kings Langley • (J. Billingsley)

## PHYSICAL INFLUENCES

**Geology and soils.** On the south side slopes of the valley the soils are a mix of well-drained fine loamy over clayey soils and coarse and fine loamy over clayey soils with slowly permeable sub soils (Marlow association). The underlying geology is a combination of plateau and river-terrace drift. To the north, the soils (Hornbeam 2 association) have a similar composition but overlie plateau drift. A narrow belt of soils is found to the north east slopes. These are well-drained calcareous fine silty soils, some being shallow on the slopes (Coombe 1 association), and lie over chalky drift and chalk. On the valley floor the soils are comprised of shallow calcareous and non-calcareous loamy soils (Frome series) over flint gravel and small areas of peat.

**Topography.** The valley floor varies in width between 200-300m wide. The side slopes fall from the adjacent plateau at about 125m. There is a marked pattern of rippling secondary valleys running perpendicular to the main slopes.

**Degree of slope.** The valley floor falls at 1 in 400. The valley slopes typically range between 1 in 11 and 1 in 14, with some of the secondary valleys at 1 in 8.

**Altitude range.** Valley floor between 75 - 65m. Adjacent plateau at 125m.

**Hydrology.** The Grand Union Canal, built in the 1790s to provide a direct link between London and Birmingham, combines with the river Gade for most of the valley, giving a full yet slow-moving character to the watercourse. There are two separate waterbodies, one an angling site and the other, Kings Langley Lake, a spring-fed former gravel pit. There are secondary channels, some of which act as mill races, and a number of weirs, locks and dams. The water meadows have a few drainage ditches but on the side slopes there are no significant streams. There are wells at Numbers Farm.

**Land cover and land use.** There is a wide range of land uses in the area. On the valley floor there is a mix of pasture, recreation including the canal, allotments, a football club, fishing and a number of major industrial sites. On the east slopes the primary land use is pastoral, particularly in smaller fields, but there are also areas of arable. Woodlands are linear in form yet make a significant visual contribution and emphasise the landform. An area of parkland exists at Nash Mills, now Abbots Hill School. On the western slopes there is a mix of visually prominent pasture, residential and an area of parkland with mature specimen trees including cedar and pines at Shendish Manor, now a golf club. Woodlands tend to follow the secondary valleys, e.g. The Nucket.

**Vegetation and wildlife.** The slopes contain some areas of Chiltern dip slope woodland where the main species is beech. Other species include oak, ash, field maple and hornbeam. Hedges on the slopes are generally in good condition and medium to tall. Species include hawthorn, beech, blackthorn and holly. Barnes Lane, north-west of King's Langley, is ancient in origin with dog's mercury in both verges. There are also a few areas of remnant calcareous grassland on the slopes, e.g. Rucklers Lane and

within the Long Deans Nature Reserve at Nash Mills. Tree rows and hedges follow the canal and emphasise the watercourse. Species are mainly willow, poplar and sycamore.

## HISTORICAL AND CULTURAL INFLUENCES

The royal deer park (largely to the west of the character area) reached a maximum size of 950 acres, and was enclosed in the 14th century. The Tudors abandoned the royal palace but the site of a hunting lodge is still present in the floodplain close to the M25.

**Field pattern.** On the eastern slopes there is a strong pattern of pre-18th century co-axial enclosure, i.e. fields that have parallel boundaries on one axis with further sub divisions at right angles. These boundaries follow the parallel lanes running up from the Gade which are a strong feature of the area. The co-axial pattern is retained in the centre of these slopes, but there has been a move to larger prairie fields to the south adjacent to the M25. On the valley floor areas of traditional meadow pasture remain south of the M25 viaduct. The Gade valley was once a centre for growing alder for tableware. The meadow pasture is partly unenclosed and partly marked by fencing. On the western slopes there is a predominance of a parliamentary field pattern characterised by straight lines. Kings Langley Common, with its wayside cottages, still survives within the settlement.

**Transport pattern.** A number of arterial routes pass along the valley floor, including the Grand Union Canal, Euston railway, A41 and the A4251 (formerly A41). Crossing the valley and running up the slopes perpendicular to the main corridor are a series of minor roads. The M25 crosses the valley on a large elevated viaduct.

**Settlements and built form.** Kings Langley dates from the 11th century. In the 14th century a deer park created by Edward I brought royal patronage. Industrialisation arrived with the advent of the Grand Union Canal. Nash Mill was converted to papermaking in the 18th century and by 1840 the Dickinson family were producing a fine quality silky paper which was distinctive because it could safeguard against forgery. A number of prominent local buildings utilise flint as a building material, e.g. Nash House. Larger houses include Shendish Manor and Abbots Hill (1839) built by John Dickinson. Other local materials include red brick and clay tiles.

### **Other sources for area-specific information**

English Heritage: Schedule entries



**VISUAL AND SENSORY PERCEPTION**

The natural topography creates a coherent medium-scale landscape unit despite the presence of considerable built development on the valley floor and the side slopes. There are clear views into the area from the edge of the adjacent plateau areas and from the M25 viaduct. Within the area the facing slopes create a sense of containment. There are more limited views along the valley due to either the variety of built development or in the more open areas by hedges along the main arterial routes.

**Rarity and distinctiveness.** The character of the valley is uncommon in the county. The concentration of arterial routes and the visually prominent built forms within a strongly contained valley with steeply rising slopes are the most distinctive features.

**VISUAL IMPACT**

Urban development is a key element of the area. Residential areas follow the secondary valleys up the side slopes and there are significant industrial units dating back to the advent of the paper industry on the valley floor. The main Euston railway line passes through the valley on embankment, and the M25 viaduct is a major landmark hovering over the ancient flood meadows. Radio masts on the horizon to the east are notable.

**ACCESSIBILITY**

The Grand Union Canal/river Gade with its associated long-distance footpath are a major feature through the area. There are a number of footpaths on the upper slopes.

**COMMUNITY VIEWS**

There is currently insufficient evidence that the community regards this as a distinctive landscape (E).

**LANDSCAPE RELATED DESIGNATIONS**

- AONB: (part-north of Sarratt)
- Landscape Conservation Area (majority)
- SM: two barrow sites on Chipperfield Common
- SSSI: Westwood Quarry (geological interest).
- Area of Archaeological Significance: Chipperfield Common

<b>CONDITION</b>	
<i>Land cover change:</i>	<b>localised</b>
<i>Age structure of tree cover:</i>	<b>mature or young</b>
<i>Extent of semi-natural habitat survival:</i>	<b>fragmented</b>
<i>Management of semi-natural habitat:</i>	<b>variable</b>
<i>Survival of cultural pattern:</i>	<b>interrupted</b>
<i>Impact of built development:</i>	<b>high</b>
<i>Impact of land-use change:</i>	<b>moderate</b>

<b>ROBUSTNESS</b>	
<i>Impact of landform:</i>	<b>prominent</b>
<i>Impact of land cover:</i>	<b>apparent</b>
<i>Impact of historic pattern:</i>	<b>interrupted</b>
<i>Visibility from outside:</i>	<b>locally visible</b>
<i>Sense of enclosure:</i>	<b>contained</b>
<i>Visual unity:</i>	<b>incoherent</b>
<i>Distinctiveness/rarity:</i>	<b>unusual</b>

<b>CONDITION</b>	<b>GOOD</b>	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	<b>MODERATE</b>	Improve and reinforce	<b>Improve and conserve</b>	Conserve and restore
	<b>POOR</b>	Reconstruct	Improve and restore	Restore condition to maintain character
		<b>WEAK</b>	<b>MODERATE</b>	<b>STRONG</b>
<b>ROBUSTNESS</b>				

### STRATEGY AND GUIDELINES FOR MANAGING CHANGE: IMPROVE AND CONSERVE

- emphasise the valley form by planting new woodlands and shelterbelts on the top of the valley slopes and the plateau edge
- provide planting to minimise the impact of existing built development up the valley sides
- promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible
- manage existing tree belts and individual trees along the valley floor and supplement where there are intrusive features
- encourage the establishment of wet native woodland along watercourses, including alder and pollarded willow
- promote the management of Kings Langley Common to provide a mix of habitats including grassland, scrub and woodland. Encourage traditional management if compatible with suburban context
- promote sustainable and integrated multiple uses for gravel pits and canals
- encourage the establishment of buffer strips of semi-natural vegetation along all watercourses avoiding potential conflict with recreational use
- resist the targeting of redundant or derelict pasture for development
- protect river corridors and water meadows from development that would alter its character visually or environmentally, such as culverting, impact on a floodplain, loss of water meadows, ditches or storage ponds
- improve the management of old meadows and pastures by ceasing fertiliser and herbicide application and by introducing sensitive grassland management such as late hay cutting or low-density livestock grazing
- promote the creation of buffer zones between intensive arable production and important semi-natural habitats and the creation of links between semi-natural habitats
- promote crop diversification and the restoration of mixed livestock/arable farming where possible
- conserve unimproved and semi-improved calcareous grassland, avoiding agricultural improvements and over-grazing to maintain their nature conservation value
- traffic-calming measures, where considered necessary, must be of a scale and design that relates to the local landscape character of the settlement
- ensure all existing and proposed recreational land uses include appropriate measures to manage and enhance the existing landscape setting and historical and ecological value
- ensure new planting is encouraged to maintain age diversity. Ensure landscape improvements respect the historic context of existing features and the form and character of parkland and gardens. Ornamental species should only be used to replace damaged or over-mature specimens where appropriate
- encourage reversion from arable uses to pasture and grassland
- restrict ploughing of grasslands within parklands
- ensure that design proposals for minor roads fit the grain of the local landscape, both horizontally and vertically; avoid significant impact on the local field pattern and hedgerows
- maintain and develop the traditional pattern of roadside verges as a local feature and a wildlife resource
- promote a clear strategy for the visual and noise mitigation of the M25 and A41
- improve public rights of way between the canal and the valley slopes



• Grand Union Canal and M25 viaduct (J. Billingsley)



## APPENDIX 2

### Barnes Farm Official Listing Entries

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# SOUTH BARN AT BARNES FARM (40 METRES TO SOUTH WEST OF HOUSE)

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1100440**

Date first listed: **02-Dec-1986**

List Entry Name: **SOUTH BARN AT BARNES FARM (40 METRES TO SOUTH WEST OF HOUSE)**

Statutory Address 1: **SOUTH BARN AT BARNES FARM (40 METRES TO SOUTH WEST OF HOUSE), BARNES LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **SOUTH BARN AT BARNES FARM (40 METRES TO SOUTH WEST OF HOUSE), BARNES LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **Dacorum (District Authority)**

Parish: **Kings Langley**

National Grid Reference: **TL 06163 03432**

## Details

KINGS LANGLEY BARNES LANE TL 00 SE (North side) 7/119 South Barn at - Barnes Farm (40m to SW of house)

GV II

Barn. E part C17, W part near contemporary addition. Timber frame dark weatherboarded with steep red tile roofs, renewed on E part. A tall 3-bay barn with a wider 5-bay barn adjoining to W with the N sides in-line. Gabled projecting porch in middle of S, side of W part, with double doors opposite on N. 3-bay E part has jowled posts, mid-height rails in line, straight braces to tie-beams, inclined queen-strut clasped-purlin roof, wind-braces in middle bay and squint-butted scarf joint in wallplate. Taller 5-bay W part has stepped jowls to posts, mid-height rail in-line, straight braces to tie-beam, collar trusses with struts across lower angles, clasped upper purlins, staggered butt jointed lower purlins with straight wind braces, straight tension braces in walls, and squint-butted scarf joint in wallplate. The W part was built to intercommunicate with older E part. Modern entrance at W end. (The farmhouse at Barnes Farm is not listed).

Listing NGR: TL0616303432

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **157647**

Legacy System: **LBS**

# Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

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# NORTH BARN AT BARNES FARM (10 METRES TO WEST OF HOUSE)

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1173496**

Date first listed: **02-Dec-1986**

List Entry Name: **NORTH BARN AT BARNES FARM (10 METRES TO WEST OF HOUSE)**

Statutory Address 1: **NORTH BARN AT BARNES FARM (10 METRES TO WEST OF HOUSE), BARNES LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **NORTH BARN AT BARNES FARM (10 METRES TO WEST OF HOUSE), BARNES LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **Dacorum (District Authority)**

Parish: **Kings Langley**

National Grid Reference: **TL 06160 03460**

## Details

KINGS LANGLEY BARNES LANE TL 00 SE (North side) 7/118 North Barn at - Barnes Farm (10m to W of house)

GV II

Barn. C17. Timber frame dark weatherboarded with steep old red tile roof carried down over S aisle. A tall 5 bays single aisled barn with gabled porch in middle of S aisle with pidgeon loft in gable. Stepped jowl posts with straight braces to tie-beams and arcade plate. Mid-height rails in walls in-line. 45° pitched roof with collar trusses and struts across lower angles. Side-purlin roof, the upper purlin clasped with diminished principals, the lower butt purlins staggered in line, with straight wind braces. Aisle purlin propped by inclined strut from aisle-tie. Squint-butted scarf joint with 2 edge pegs in arcade plate. Modern entrance at W end. (The farmhouse at Barnes Farm is not listed).

Listing NGR: TL0616003460

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **157646**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## Map

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**End of official list entry**

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