
Council meeting:	19 th April 2024	Agenda item:	24/051.d
Agenda item:	Proposed SANG on the land between Leighton Buzzard Rd, Potten End Hill and Nettleden Rd		

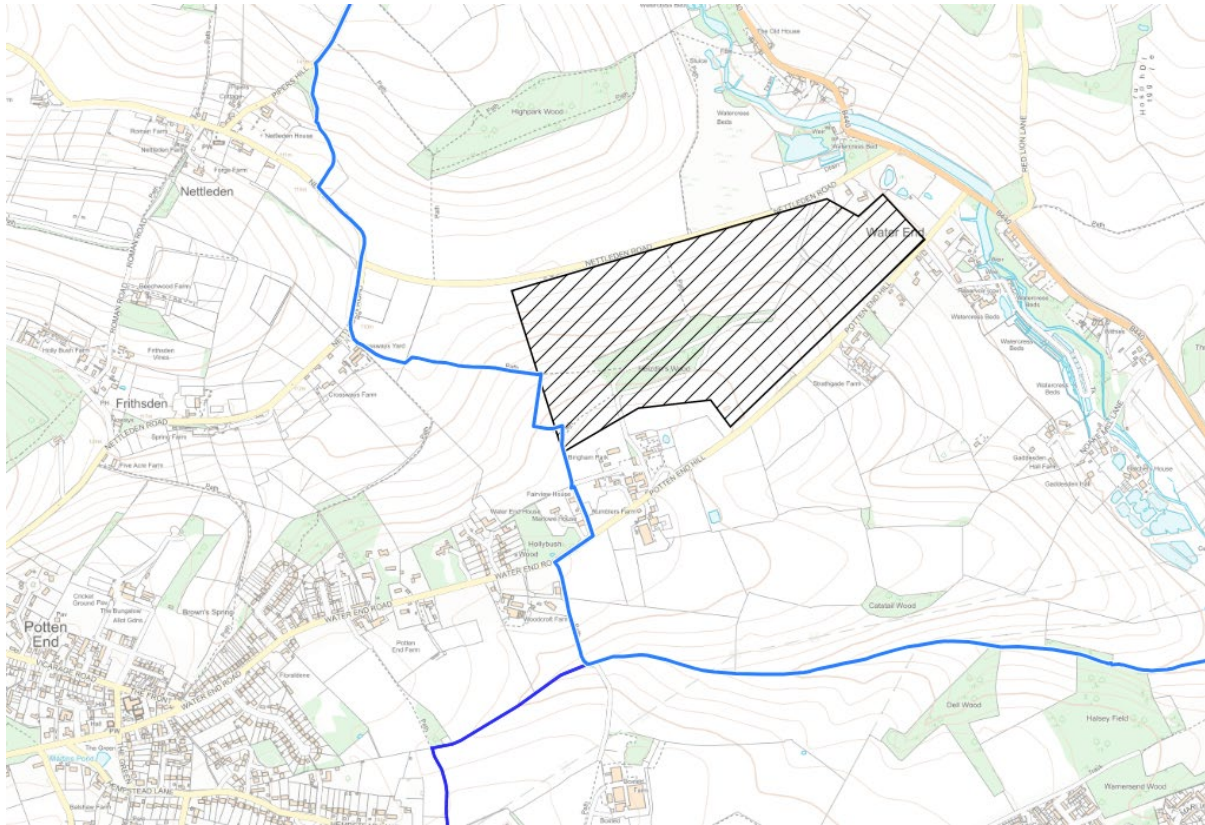
Great Gaddesden PC were contacted by Savills, Taylor Wimpey Homes and Barratt Developments to give a presentation about a proposed Suitable Alternative Natural Greenspace (SANG) at the GGPC council meeting on 15th April. They are in the process of obtaining pre-application advice from Dacorum, i.e. there is no planning application to consider, this is part of a communication exercise in advance of a planning application being submitted.

The SANG relates to a development of 1,100 houses at the bottom of Pouchen End Lane and is a requirement imposed by Natural England to provide an alternative open green space to Ashridge. In effect it involves the conversion of farmland with limited public access into a freely available park.

There are two reasons for raising it at NWPEPC

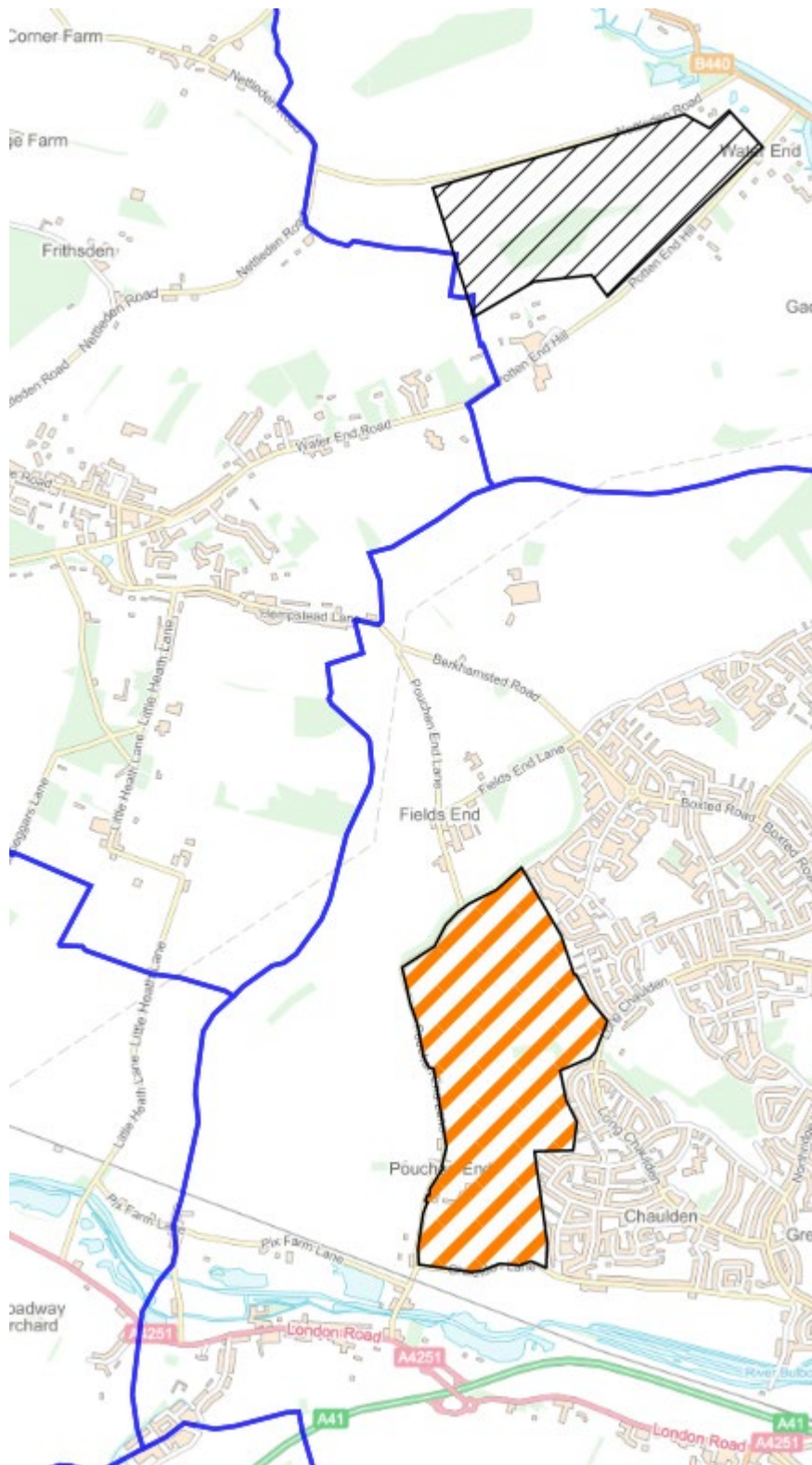
- Regardless of the parish boundary demarcation (the blue line in the map below), this is a major change of use and we should be aware of it
- Depending on the extent to which the new residents at the bottom of Pouchen End Lane will regard this SANG as 'theirs' could lead to an increase in traffic as the obvious route from the development to the SANG is via Potten End. I think this is unlikely but will know more after the 15th.

The proposed SANG lies between Potten End Hill and Nettleden Road roughly covering the area hashed in black below – I stress that this is approximate because although I was promised some background none was forthcoming in time for the circulation of the agenda and so this is based on my recollection of what I was told by Savills. A car park is proposed in the hashed area close to the Leighton Buzzard Rd.



The concept of SANGs was approved by Dacorum in 2022 as a mitigation measure for the over-utilisation of the Ashridge Commons and Woods. All new developments within a specified zone which includes all of Dacorum need to make provision for a SANG, or alternatively contribute towards the maintenance of a suitable SANG project elsewhere. Larger developments (10 or more new homes) must be located close to a suitable SANG. Smaller developments can contribute towards an existing SANG.

We understand that this SANG relates to a proposed development of c. 1,100 houses at the bottom of Pouchen End Lane (hashed in orange below).



If you are interested in digging further a very extensive set of documentation has been prepared for Dacorum's Development Management Committee in relation to a proposed SANG at Haresfoot Farm, Berkhamsted. The proposal documentation for this application can be found at [23/02508/MFA](#) and presumably is not dissimilar to what we will see in due course. The paper to DMC which summarises the objections can be found at [Item 5a Haresfoot SANG DMC Report v2 FINAL.pdf \(dacorum.gov.uk\)](#)

but many of these such as the impact of noise from the proximity to the A41 and the restricted nature of the site won't be relevant to the Potten End Hill SANG if it proceeds.

In advance of the presentation the Council submitted a list of questions to Savills which are below. There were prepared without the benefit of the Haresfoot Farm application.

Questions in advance of the Great Gaddesden Council meeting on 15th April.

1. The Council understands that the proposed SANG relates to the development at the bottom of Pouchen End Lane.
 - a. Will this be the only SANG relating to that development?
 - b. To what extent will households in the new development consider this to be “their” SANG?
2. Who owns the proposed SANG now and who will own it if it becomes a SANG?
3. What protection is there against future development on the proposed SANG? Is there any change in its categorisation as being part of the Chilterns National Landscape?
4. Who will be responsible for developing and maintaining the proposed SANG – whether this is regular litter collection or longer-term path and car park management – and how will this be paid for?
5. How will the footpaths in the proposed SANG be constructed – presumably they need to be all weather but can they reflect the nature of the valley and the chalk stream?
6. Why has the carpark been proposed at the bottom of the hill so close to the River Gade? As a chalk stream the Gade is of national importance and whilst it hasn’t always received the protection it deserves, the Parish Council is in the very early stages of preparing a Neighbourhood Plan in which protecting and enhancing the Gade will feature heavily. What other options have been considered for the siting of the carpark – could it for example be sited at the top of the hill near the existing Bingham’s Park complex where it would be less intrusive in the landscape?
7. With regard to the carpark as proposed:
 - a. How big will it be?
 - b. What is the risk of over-flow onto Potten End Hill or surrounding lanes?
 - c. Were other access points considered, for example off the Leighton Buzzard Rd?
 - d. Will it just cater for cars, or will it encourage active travel with facilities for example for bikes?
8. The Council believes that the proposed SANG may include Heizdins Wood, an area of Ancient Woodland listed in S41 of the NERC Act, and if it’s outside the SANG there are public footpaths running through it from the SANG which will presumably increase footfall. What steps will be taken to protect this habitat?
9. There are four areas (D13569, M03852, D13633 and land adjacent to D13547 (in purple on map below) which appear to be in the proposed SANG and are all described by the Herts Environmental Records Centre as having high potential for qualifying under S41 of the NERC Act and which should be restored where possible. Has this been considered and what action will be taken?
10. What consideration has been given to unintended consequences of opening up this land? For example:
 - a. commercial dog walkers are already a problem in some areas of the parish, and this site will be closer to Hemel

