



LITTLE GADDES DEN *parish council*

LOCAL PLAN CONSULTATION – 11 December 2023 Deadline

LGPC responses to the 5 questions are below

Question 1. Hemel Hempstead, Berkhamsted, Dacorum's Countryside

Question 2. Disagree

Question 3

1) The proposed development will have a very damaging effect of the villages to the north of Hemel-Great Gaddesden, Little Gaddesden, Potten End and Nettleden - and will almost inevitably lead to the development of rat-runs through the villages, and increased traffic for visitors to Ashridge and those travelling north from Hemel who seek to avoid congestion at Water End Bridge. The decision to accelerate building proposals will only increase the damage inflicted.

2) The proposal of a new road from the M1 to the B440 will have a detrimental effect on the B440, which has been downgraded from an A road and now cannot take more heavy traffic- particularly at Water End. If the new road is intended to be a strategic road then it should outfall onto another strategic road - which the B440 is not.

3) The intended Garden Community is to be built largely on Green Belt land which should be protected from exactly this sort of development. The new development will distance areas for walking/running/dog-walking recreational activities from existing Hemel residents, so increasing traffic on the roads and decreasing their mental well-being. The loss of Green Belt will result in the absorption of historic villages such as Piccotts End into an urban sprawl - exactly what the Green Belt was designed to prevent. The proposals to incorporate recreational areas do not compensate for this significant loss of local amenity.

4) 11,000 news houses built so close to the Ashridge Estate will cause serious long-term damage to an AONB which is already under threat from excess footfall. It is also contrary to the recent requirement from Natural England that it be protected. The development is well within the Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (SAC).

5) The proposed development will put pressure on the water supply. The water supply in the Chilterns is fragile and any additional need to pump water from the chalk aquifer will have a deleterious effect on the Rivers Gade and Bulbourne.

6) In addition we would like

- the Plan expressly to provide Little Gaddesden with the same protection from development as exists under the current Dacorum Adopted Core Strategy (2013), under which development is constrained by Policy CS7.
- to see in the Plan a stated intention that the area of land on the south side of Church Road from the Bowls Club car park to the hedge beyond and opposite the church and the fields to the south (all of which is shown edged red on the plan attached) will be designated as a Local Green Space on which no development will be permitted. This area of land between the village

of Little Gaddesden and the church is of special historic interest and value to Little Gaddesden and designation as Open Green Space would protect the openness of the land and the uninterrupted view of the church from the village.

7) We continue to believe that there are alternative principally brownfield sites that could be used that would avoid the significant potential downsides mentioned above.

Question 4: -

Question 5: -

Little Gaddesden Parish Council