



# SANG Update – Chipperfield Common

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Steven Werrell



New  
benches

September  
2025





**Wander on  
the common  
event**

**10<sup>th</sup>  
September  
2025**





**Roboflail  
works**

**October  
2025**





## Pond Works

October  
2025





**Apostles  
Pond**

**May 2025**





**Apostles  
Pond**

**March  
2025**





**Pill Pond**

**June 2025**





**Pill Pond**

**October  
2025**





**Manor  
Pond**

**October  
2025**





**Apostles  
Pond**

***Chipperfield  
Common***

**November  
2025**





**Apostles  
Pond**

***Chipperfield  
Common***

**December  
2025**





**New signage  
& way  
markers**



**Chipperfield  
Common**

**December  
2025**





**David  
Taylor MP  
Site Visit**

**Chipperfield  
Common**

**April 2026**



# Funding & spend to date

Chipperfield  
Common credits  
sold:  
**42%**

- SANG credits are 'sold' to new developments in the borough as per the guidelines in the Chiltern Beechwoods Special Area of Conservation Mitigation Strategy
- Recent revision to the SANG credit cost from:
  - £4,251.71 per dwelling to £6,083.53 per dwelling

Financial Year	Quarter	Location	Spend
24/25	Q1-Q4	General costs	£ 56,040.40
		Bunkers Park	£ 44,599.90
		Chipperfield Common	£ 6,787.58
	Q1	General costs	£ 21,909.06
		Bunkers Park	£ 4,364.50
		Chipperfield Common	£ -
25/26	Q2	General costs	£ 29,333.43
		Bunkers Park	£ 32,054.97
	Q3	Chipperfield Common	£ 8,150.00
		General costs	£ 36,115.91
		Bunkers Park	£ 9,897.78
		Chipperfield Common	£ 55,320.95
Q4	General costs	£ 24,999.86	
	Bunkers Park	£ 22,346.28	
		Chipperfield Common	£ 5,260.00
<b>General costs</b>			<b>£ 168,398.66</b>
<b>Bunkers Park</b>			<b>£ 113,263.43</b>
<b>Chipperfield Common</b>			<b>£ 75,518.53</b>
<b>TOTAL</b>			<b>£ 357,180.62</b>

1. Salary
2. Habitat Management
3. Site Maintenance



# Upcoming plans

When?	What?	Where?
September 2026	New litter / dog waste bins – replacements	Existing locations
September 2026	Tree information signs & updating existing signage	Tbc
September / October 2026	Surfacing works on the Easy Access Routes	Map on next slide
October 2026	Creation of ‘welcome area’ including picnic tables, tree planting	South end of Cricket Ground Car Park
November 2026	‘Phase 2’ works on Ponds – Pill Pond scrub removal & Apostles Pond Lime Tree pollarding	Pill Pond & Apostles Pond



**BOROUGH  
COUNCIL**



Rev	1	2	3	4	5	6	7	8	9	10
By										
Date										
Author	S2 - Issued for Information									
Checked	Commercial in Confidence									
Drawn	Dacorum Borough Council									
Project	Chipperfield Common Path Design									
Drawing	Footpath Design Plan									
Scale at A1	1:1500	Drawn	YC	Checked	TC	Approved	TC			
Project No	25-0072	Date	2025-12-12							
Drawing Identifier	Chipperfield-XX-OR-L-0001									
Project Designer	epd									
Project Manager	epd									
Project Engineer	epd									
Project Surveyor	epd									
Project Checker	epd									
Project Approver	epd									
Project Sign-off	epd									

epd  
 Client: Courtmouth Limited  
 The Stables, Oakbury Park,  
 Oakbury Hill Road, Chorley, PR7 4AT  
 Tel: 01257 455 451 www.epdgroup.co.uk



- Existing footpath to be resurfaced (2m width) (1878 lm, 3739 m<sup>2</sup>)
- New footpath to be created (2m width) (558 lm, 1138 m<sup>2</sup>)
- Proposed board walk (1.3m width) (164 lm, 214 m<sup>2</sup>)
- RPA



Rev	BY	TC	TC	Modification as per client's request	2025-10-02
1				Adding board walk and trees	2025-09-02

Purpose of issue  
S2 - Issued for Information

Classification  
Commercial in Confidence

Client  
Dacorum Borough Council

Project  
Chipperfield Common Path Design

Drawing  
Footpath Design Plan

Scale at All	Drawn	Checked	Approved
1:1500	YC	TC	TC

Project No: 25-0072 Date: 2025-12-12

Drawing Identifier: CHI-epd-ELS-XX-DR-L-0001

Project: Dacorum Borough Council  
Drawing: CHI-epd-ELS-XX-DR-L-0001

Scale 1:1500

epd  
Glenlake Countryside Limited  
The Station, Chipperfield Park,  
Dunbury Hill Road, Chorley, PR7 4AT  
Tel: 01257 450 451 www.epdlandscape.co.uk



# Chipperfield Common Working Group

- 3.1 To discuss and provide recommendations on the implementation of the SANG management plan for Chipperfield Common.
- 3.2 To discuss and provide recommendations on new or revised management plans for Chipperfield Common.
- 3.3 To monitor and evaluate the effectiveness of management activities and recommend improvements where appropriate.
- 3.4 To represent the opinions of the members' own organisation and their key purposes, and to feedback discussions to their respective organisations.
- 3.5 To discuss any other business which impacts the management of Chipperfield Common.

## Composition

### **DBC (Chair)**

Suitable Alternative Natural Greenspace (SANG) Delivery Officer: Steven Werrell

## Fixed Members

### **Chipperfield Parish Council (CPC)**

Parish Councillor - Representative: Malcolm Paton

### **Friends of Chipperfield Common (FoCC)**

Contributing Volunteer - Representative: Wendy Bathurst



# Our volunteers!

## Bunkers Park & Chipperfield Common

Once a month  
Thursdays and  
Saturdays

Included - Tools, Tea,  
Coffee, Biscuits and  
much more...





Thank you!

Email: [steven.werrell@dacorum.gov.uk](mailto:steven.werrell@dacorum.gov.uk)  
Phone: 01442 228187 (ext. 2187)