

From: Phil Wadey [REDACTED]
Subject: Re: Dacorum BC and St Albans Joint Hearing session -
HGC - PGBT written representation
Date: 20 October 2025 at 23:23:55 BST
To: Louise St John Howe <louise@poservices.co.uk>
Cc: [REDACTED]

Dear Ms St John Howe,

I regret that I am unable to attend the Inquiry on this occasion. I request that the Inspector considers my original submission to the Council, which they never responded to, and this email, as a written representation, please.

National Planning Policy Framework

The Patchetts Green Bridleways Trust CIO considers that the requirements of National Planning Policy Framework (NPPF, December 2024) have not been adequately considered. This says:

Para 96: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Para 105: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better

facilities for users, for example
by adding links to existing rights of way networks including
National Trails.

Para 89: Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Commentary and Request

We believe that the local plan should acknowledge these strands of the National Planning Policy Framework. In particular, where a large area of land is being developed, it is sensible to make a master plan for the area, showing the rights of way, village green and open space outcomes that need to be achieved. If each planning application is taken one at a time, it can be difficult to achieve any rights of way because it may require more than one planning parcel to include part of a path to achieve the through-route. But with a master plan, each developer contributes to the greater plan, resulting in a better outcome for future residents and workers.

This aspect is particularly important for the Hemel Garden Communities, as there are various public rights of way that

exist in law but are not yet on the County Council's definitive map and statement of rights of way. Applications for some of these routes were made 15 years ago and 5 years ago, but have not yet been considered. These routes, or equivalent routes taking account of the developments need to be recorded in order to avoid hardship to houses that get built over the lines of the paths.

The Patchetts Green Bridleways Trust believes that a master plan for the area coupled with discussions about movements of paths could result in better outcomes at lower public expense than simply following the statutory public rights of way recording system, and deliver better benefits to the public and cheaper and quicker results for the developers.

Although I am today presenting this response on behalf of the Patchetts Green Bridleways Trust, I know that the local representatives of the British Horse Society agree with the request that there be a master plan for the area showing the network of public rights of way, village greens and open spaces.

I should be grateful if you would pass this email to the Inspector.

Kind regards,

Phil Wadey
for
Patchetts Green Bridleways Trust CIO