



## Hertfordshire and North Middlesex Area

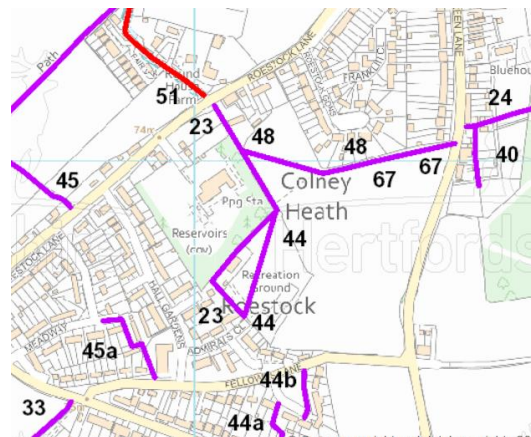
### **PLANNING APPLICATION 6/2020/2248/OUTLINE** **(Roundhouse Farm, Land off of Bullens Green Lane, Colney Heath)** **RAMBLERS SUBMISSION**

1. The Ramblers is a registered charity. It is also a statutory consultee under Public Rights of Way and Planning Law, and in this role represents the wider walking community. I am the Ramblers Footpath Secretary (Paths & Ways Officer) for Welwyn Hatfield Borough.
2. I formally represent the Ramblers at this level within Welwyn Hatfield Borough with the authority of its Herts and North Middlesex Area (H&NMA) through the Area Council's Footpath Secretaries Sub-committee. In turn the Area draws its authority from The Ramblers' Board of Trustees through the Ramblers' Chief Executive Officer.
3. I also support, complement and liaise with colleagues who represent the Ramblers at local (parish/town) level within Welwyn Hatfield. John Dean is the Local Footpath Secretary for the local area which includes the location of this planning application. He may submit his own comment. I also liaise where appropriate with colleagues who represent the Ramblers in other Boroughs/Districts within Hertfordshire. In this instance I have liaised with colleagues in St Albans District, as this planning application (PA) has also been lodged there (as PA 5/2020/1992), since the development site straddles the boundary between the two second tier councils.
4. This is my submission regarding PA 6/2020/2248/OUTLINE (Roundhouse Farm, Land off of Bullens Green Lane, Colney Heath), made within the 19<sup>th</sup> October 2020 deadline. It is attached to my covering email, with a summary comment in the comments box for this application on your website (which does not allow the docx format).
5. Referring to the plan in the application and to the lines of the public footpaths (PFP) as shown on Hertfordshire County Council's (HCC) online representation of the Definitive Map (DM), PFP North Mymms 67 and PFPs Colney Heath 23, 44 and 48 run across, along the edge of, or adjoin the development site. Note that the north section of PFP CH23 together with PFPs CH48 and NM67 form a linking section

within a longer PROW route. Also note that the south-west section of PFP CH23 (not shown on the application plan) and PFP CH44 link to the east section of PFP CH48 along a non-PROW path (shown on the application plan) across the development site:



PA Location Plan



Online DM Map

6. The Ramblers is a national charity which works to protect the countryside and to safeguard and enhance the places where people walk. We oppose this application which is for inappropriate development in the Green Belt. It would seriously reduce the amenity of the public rights of way which cross the site and result in the loss of productive arable land. However the applicant claims that there are very special circumstances in favour of this application. If this is upheld, and planning permission is to be granted, then we have the following comments on the access issues. We welcome the following aspects of the proposal which must be mandatory in any subsequent detailed application:

- all existing public rights of way are maintained on their existing lines
- the well-used informal path linking FP44/FP23 and FP48 is preserved

- new footways are provided round the eastern and southern boundaries of the site with a connection to the recreation ground in the SW
7. We consider that the following measures are also essential:
- 1) At present the legal widths of the existing public rights of way are undefined. To safeguard these routes from encroachment in the future their legal widths should be defined as a minimum of 3m. Note that the surfaced width can be less than the legal width
  - 2) The existing informal path should be dedicated as a public right of way with a minimum width of 3m. This path is included as a proposal in the County Council's Rights of Way Improvement Plan with reference 6/234
  - 3) If the green space in the north of the site is to remain in private ownership there need to be guarantees of public access in perpetuity. This can be achieved by registration as a Town or Village Green under section 15(8) Commons Act 2006. Registration provides the permanent protection of land under section 29 Commons Act 1876 and section 12 of the Inclosure Act 1857 and ensures local people have the right to use the land for recreation
8. We will be grateful if you will ensure that any planning permission includes these safeguards. Identical comments are being sent to St Albans council.

Ian Hardy  
05<sup>th</sup> October 2020

Ramblers Area Borough Paths & Ways Officer (Hertsmere and Welwyn Hatfield Boroughs, Hertfordshire; Enfield Borough)

Ramblers Local Paths & Ways Officer (Shenley, Ridge, South Mimms and Potters Bar Parishes, Hertsmere Borough, Hertfordshire; Northaw & Cuffley Parish, Welwyn Hatfield Borough, Hertfordshire)

Copies to:

Dawn Grocock, Access officer, Herts County Council Rights of Way Service  
Julian Thornton, Access Officer, Herts County Council Rights of Way Service  
Phil Escritt, Ramblers Footpath Secretary for St Albans

The Ramblers' Association is a registered charity (England & Wales no 1093577, Scotland no SC039799) and a company limited by guarantee registered in England & Wales (no 4458492).  
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