

Our Ref: 022_8210856_DK Issue 2

07 November 2022

Mr George Burgess
Planning Department
St Albans District Council
Civic Centre
St Peters Street
St Albans
AL1 3JE

Dear Mr Burgess

Land South of Chiswell Green Lane (5/2022/0927) – Response to the Ramblers Association

Thank you for providing the consultation response from the Ramblers Association on the Outline planning application for the above site and dated 30 May 2022. This letter provides a formal response to these comments.

Public Accessibility

We can confirm that the routes within the site will provide new and improved connections between Long Fallow and Forge End and the wider Public Right of Way network. The potential for adoption of the internal layout will be confirmed at the Reserved Matters stage but even if these roads and footways are private, the applicants will ensure that the routes remain available for the public to use except when they need to be temporarily closed for maintenance.

Connection Miriam Lane

We acknowledge the Association's request for consideration of a future connection to Miriam Lane to provide a walking route to Noke Lane. Miriam Lane is currently private highway and is within third party land. It is not currently listed as a Public Right of Way (PROW) but is identified as a potential future route (6/282) within the 'Hertfordshire Rights of Way Improvement Plan' (July 2017).

Consequently, as there is no existing PROW classification, a connection is not feasible without the approval of the owner of the Butterfly World site. The illustrative masterplan provided within Appendix A of the Transport Assessment, however, shows a footpath to the site's western boundary within the green core of the development. It also shows a potential connection point to Miriam Lane which could potentially be provided subject to the agreement of the Butterfly World owner once Miriam Lane is classified as a PROW.

- Structural Engineering
- Civil Engineering
- Transport & Highways
- Geomatics - Land Survey
- Building Surveying

Potential Public Bridleway

We have reviewed the potential for providing a public bridleway through the site. It is considered that a bridleway could potentially be provided between Forge End and Chiswell Green Lane along the western boundary of the site if HCC requests its provision. However, even if a bridleway is not provided, there will be pedestrian / cycle access through the site which will be available for use by the public and so it is not considered that a Public Bridleway is necessary for public access.

An alternative route has also been identified through the site but as part of the Reserved Matters application, the provision of an emergency link between the two development parcels will need to be confirmed as Public Bridleways can not be used for vehicular access. Consequently, any part of the bridleway through the green core would need to be retained as just a footway / cycleway link if it also forms an emergency link.

Similarly, the footway / cycleway link from Fong Fallow cannot be classed as a Public Bridleway as it also forms an emergency access but it will have public access.

A drawing showing the potential Bridleway links within the site has been attached to this letter.

We trust that this is helpful but please let us know if you have any queries.

Regards



David Kemp
Associate Director
Glanville Consultants

Enc: Drawing Number: 8210856-1040 I2 – Potential Public Bridleways



NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS, DOCUMENTS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THIS AND ANY OTHER DRAWING SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY STATED AS 'FOR CONSTRUCTION' IN THE DRAWING STATUS.
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5. THE LAYOUT WITHIN THIS DRAWING IS ILLUSTRATIVE AND WILL BE DEVELOPED FURTHER AS PART OF THE FUTURE RESERVED MATTERS APPLICATION. THE LAYOUT SHOWN WITHIN THIS DRAWING IS TAKEN FROM MCBAINS DRAWING NUMBER REDC01-MCB-ZZ-DR-A-0210-D5-P1.

KEY

- ILLUSTRATIVE SITE LAYOUT
- POTENTIAL PUBLIC BRIDLEWAY ROUTE (TO BE CONFIRMED AT RESERVED MATTERS STAGE)
- POTENTIAL ALTERNATIVE BRIDLEWAY ROUTE
- POTENTIAL EMERGENCY ACCESS TO BE RETAINED AS A FOOTWAY / CYCLEWAY

POTENTIAL CONNECTION TO MIRIAM LANE
SUBJECT TO AGREEMENT WITH LAND OWNER

MIRIAM LANE

Secondary Vehicular Access

Pedestrian and/or cycle Access

Vehicular Access

PROPOSED FOOTWAY / CYCLEWAY ON CHISWELL GREEN LANE

School Site

Protected Woodland

Vehicular Access

PROPOSED FOOTWAY / CYCLEWAY AND POTENTIAL EMERGENCY LINK BETWEEN PARCELS (ROUTE TO BE CONFIRMED AS PART OF THE RESERVED MATTERS APPLICATION)

The Green Core

Pedestrian and/or cycle Access

PROPOSED FOOTWAY / CYCLEWAY AND EMERGENCY ACCESS

Emergency and Pedestrian Access

Water Pumping Station

12	UPDATED TO REFLECT CLIENT COMMENTS	07/11/2022	DK	JB
11	FIRST ISSUE	04/11/2022	DK	JB

Rev.	Description	Date	Chkd
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Client: CALA HOMES (CHILTERN) & REDINGTON CAPITAL

Project: LAND TO THE SOUTH OF CHISWELL GREEN LANE

Title: POTENTIAL PUBLIC BRIDLEWAYS

Project Engineer: DK Scale NOT TO SCALE @ A3
 Project Director: JB Date: NOVEMBER 2022
 Status: INFORMATION

Drawing No. 8210856-1040 Rev 12