

Patron His Majesty The King

Bringing Horses
and People Together

The British Horse Society
Abbey Park,
Stareton,
Kenilworth,
Warwickshire CV8 2XZ

Email enquiry@bhs.org.uk
Website www.bhs.org.uk
Tel 02476 840500
Fax 02476 840501

The
British
Horse
Society

Naomi Reynard
Development and Conservation Manager
North Herts District Council
PO Box 10613
Nottingham
NG6 6DW

Naomi.reynard@north-herts.gov.uk

Sunday, 26 January 2025

Please Reply to:

The Old Ram and Hurdle
Luffenhall
Walkern
Stevenage
Hertfordshire
SG2 7PX

N.H.C.

03 FEB 2025

NORTHGATE

Re: 24/02889/FP Residential Development of 281 dwellings and associated roads, parking, realignment of Back Lane, drainage, landscaping, open space, servicing facilities, and associated works. Land at Roundwood, Back Lane, Graveley, Hertfordshire.

Dear Naomi Reynard,

I wish to comment on the above planning application.

I concur with the comments made by my colleague Brian Worrell in his letter to you dated 25 January 2025.

In addition to his comments, I would like to see a new Restricted Byway to be created between the east termination of the new line of Back Lane with the old Back Lane to the Northeast of the development and for it to run parallel with Back Lane to the junction of Weston 017 Bridleway with Back Lane just south of the village of Weston. This is because Back Lane is a narrow road with many sharp bends, and this development will cause a dramatically increased flow of traffic along it, making it much more dangerous and hostile for horse riders.

The British Horse Society has been alerted to several horse-related incidents and accidents along this section of road, so this new Restricted Byway is a proven necessity. In addition, we would like to see the whole Back Lane to the village of Weston subject to a 20-mph speed limit using speed enforcement cameras, if possible.

I also noticed that there has been no legally enforceable s106 funding requested from the developers for improvements to the Rights of Way Improvement Plan, and I would suggest that funding to no less than the following should be included within the conditions for planning consent.

The British Horse Society is an Appointed Representative of SEIB Insurance Brokers Limited who are authorised and regulated by the Financial Conduct Authority.

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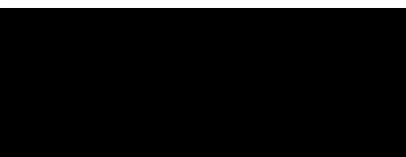
One Bedroom House	£625.00 per unit
Two Bedroom House	£750.00 per unit
Three Bedroom House	£1,125.00 per unit
Four Bedroom House	£1500.00 per unit

In addition, each new dwelling should be provided with a BHS-approved leaflet explaining that horses use the surrounding roads and that vehicles should pass them at a speed of no more than 20 M.P.H and a distance of no less than 2 Metres.

Signs should be provided so that all vehicles entering and exiting the development are reminded to pass horses at a speed of no greater than 20 M.P.H and a distance of no less than 2 Metres.

Please do not hesitate to contact me if you require further clarification on the above.

Yours sincerely



Peter J Natt BHS Access and Road Safety Officer - Hertfordshire

N.H.C.

03 FEB 2025

NORTHGATE

North Herts District Council Re: 2402889 Development
of 281 Dwellings Restricted byway Between New
Development to Weston

