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**Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)**

**Director of Planning**

Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire  
WD6 1WA

District ref: 21/2444/CLE  
HCC ref: HM/10493/2022  
HCC received: 7 January 2022  
Area manager: Alan Story  
Case officer: Alan Story

**Location**

WILLOWS ACTIVITY FARM COURSERS ROAD COLNEY HEATH ST. ALBANS AL2 1BB

**Application type**

Full Application

**Proposal**

Retention of the existing site as a Farm Adventure Park. Certificate of Lawful Development (Existing).

**Decision**

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

**Comments:**

The proposal seeks Certificate of Lawful Development for the use of the site as a farm adventure park. It is described within the application that the use began in 1990 and therefore has been present for 30 years. It is for the LPA to determine, on the evidence submitted and burden of proof, whether such period of activity is demonstrated. To advise, the Highway Authority are unable to open the evidence pack provided by the applicant in demonstrating this evidence, but the HA cannot be expected to determine such statements.

The site (willow farm) is understood to provide a children's activity village. The farm is themed with Peter Rabbit and friend and provides adventure play, farm animals, tractor ride, live children's shows as well as gift shop and café.

Whilst the site is not easily accessible by any form of transport other than the private car, with limited alternatives (noting no. 84 bus does provide some connectivity between the site and other modes (rail) it is necessary to note that if the evidence is accepted that the CLE is evidenced, then the application of national planning policy and the County Councils Local Transport Plan policies and objectives cannot reasonably be applied. The site, under current planning requirements would be difficult to accept in terms of a sustainable location, however the use as existing already places trips on the adjacent highway network with such trips not causing a severe impact. Review of accidents does not identify any accidents directly attributable to its' demands on the network.

The applicant is encouraged to consider a travel plan, providing more information and support to visitors and staff in terms of accessing the site and activities by non-car modes, and the HA would direct the applicant to its' advice and guidance in such respects, however, given the nature of the application and its' effort to be recognised as established in planning law over a significant duration of time, the Highway Authority do not consider (subject to the LPA accepting the evidence submitted) that an objection could be sustained on highway grounds for this existing use.

**Signed**  
Alan Story

12 January 2022