

President: Rt.Hon. the Lord Randall of Uxbridge Kt.PC.

Buckinghamshire Council
South Bucks Area Planning
FAO: Lucy Dolan
February 2022



Dear Lucy,

PL/21/4908/FA - Erection of a starters hut, halfway house and two access gates at Buckinghamshire Golf Club Denham Court Drive Denham Buckinghamshire UB9 5PG

I write to lodge our objection to this application.

I would firstly point out that the Colne Valley Regional Park (CVRP) was not consulted on this application and it was only by chance that a local resident advised us of it.

This is of concern because the CVRP, as an organisation, is charged with protecting and improving the area covered by the Park and this application affects public access to the countryside around Denham. Such access is particularly important due to its location in the Buckinghamshire Green Belt on the edge of London and the long-term objective of improving linkage with routes in and around Denham Country Park and Denham village.

Retaining and promoting public access to and active travel in the countryside is in line with local and national policy and was central to the Colne and Crane Green Infrastructure Strategy, agreed in 2019.

Specific points in support of this objection are:

- This application will reduce public access to paths around Denham and will detract from people's enjoyment of the countryside and the pursuit of healthy and active lifestyles.
- The Council must ensure that any gates or features along Denham Court Drive (path Den 48/3) retain free access for pedestrians on the footpath and do not give the impression (whether deliberately intended or not) that this roadway is not welcoming to pedestrians.
- We note that Jonathan Clark, the Council's Strategic Access Officer has submitted comment by letter dated 2nd February 2022. On page 2 of that letter Jonathan refers to the 1995 additions to the definitive map and that insufficient evidence was available at that time to support dedication of the route (linking with the

Colne Valley Park Trust
Charity Registration Number: 1181303
Colne Valley Park Community Interest Company
A company limited by guarantee. Registered in England. Company No. 08131867

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church and centre of the village). The situation is that there is now evidence of at least 27 years of public use of that route and its dedication as a full public right of way is now appropriate.

- The gate proposed would obstruct the established public access in this area and must not be agreed to.
- The Council, as a condition of any consent that may be given, should require the Golf Club to agree to the dedication of the footpath from paths Den 52/4 & Den 19/4 to Den 48/3
- We highlight the following extracts from national planning policy (from the 2021 NPPF) to reinforce our objections:

92. "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which ... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling"

100. "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."

145. "Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation"

We therefore ask that this application, as submitted, be refused.

Yours sincerely,

J. Unsworth

Jerry Unsworth

Planning Consultant

For and on behalf of the Colne Valley Regional Park

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