**Section 16 of the Commons Act 2006**

**Proposed deregistration of common land at: BOX MOOR COMMON IN HEMEL HEMPSTEAD, CL24**

**The Trustees of the Box Moor Trust have applied to the Secretary of State for Environment, Food and Rural Affairs under section 16 of the Commons Act 2006 for land forming part of the above-mentioned registered common land (the “release land”) to cease to be so registered. The Planning Inspectorate will decide the application on behalf of the Secretary of State.**

**The purpose of this application, following a Public Consultation in February 2019, is to enable the Box Moor Trust to:**

**Box Hill, Boxmoor**

Situated to the rear of Snooks End on London Road, Box Hill is a highly sensitive, prime lambing area in spring as well as a calving area at other times. Historically, Box Hill was given in exchange for the compulsory purchase of land for the A41 bypass, thereby assuming Common Land Status.

The Box Moor Trust would like to deregister Box Hill to use it mainly for livestock management, including the annual lambing event which is free for members of the public to attend. Outside of lambing season, Box Hill would be used for enhancing educational delivery and serve as a secure area for storing agricultural equipment.

There is growing enthusiasm in the UK to bring families closer to farming and to raise awareness of farming itself. The Trust has run very successful lambing events in the past and would like to build on these. The deregistration of Box Hill will allow the Trust to organise more quality educational events and activities. In addition, the Trust is keen to centralise its agricultural activity at Box Hill to minimise fuel usage and increase security. Adaptations would be constantly difficult as common land.

**Two Waters East, Apsley**

Two Waters East is a 1.5 acre field which was cut off from the Moors when the A41 bypass was built. Since then it has not been viable for grazing, recreation or relaxation.

A large proportion of the Trust’s revenue has come from a 35 year lease with a national DIY retailer who occupies the land at Boxmoor Wharf. This lease comes to an end in October 2020 and, as a result of the downturn in the commercial rent sector, there will inevitably be a substantial rent reduction thereafter. This will significantly reduce the Trust’s ability to provide an important outdoor education service and to continue providing grants to local charities and enjoyable outdoor events. In the past, there have been no opportunities to ensure a wider range of regular income. Recently Dacorum Borough Council’s approved Two Waters Masterplan suggests potential development at Two Waters East giving a crucial opportunity to widen the income base of the Trust.

**Apsley Triangle and Two Waters Halt**

The Box Moor Trust would like to make improvements to the neglected area known as Apsley Triangle and Two Waters Halt (totalling 1.25 acres and comprising three small plots). In brief, the Trust would like to clean up the area and provide a safe, attractive riverside space for people to relax. This will include rustic fencing and seating. The Trust also wish to work with the Borough Council to provide a link from this land to the waterways around Durrants Lake with footbridges and a footpath. This will lead to the new footpath under the A414 to provide a safe walking route from Durrants Hill Road right through to the Moors.

These three plots are remnants from the original Moors that formed the Common. In the 20th Century successive changes in roads and more recently the positioning of a bus stop, isolated these plots. The whole area would benefit from careful planning to address the neglect that it has had over the years. The prime objective would simply be to provide better facilities for local people. Common Land Status for these areas is no longer appropriate and would cause difficulty with any alterations.

**It is proposed that Dellfield at Westbrook Hay (the “replacement land”) be registered as common land in place of the release land.**

The release land is described in the First Schedule to this notice, and the replacement land is described in the Second Schedule.

A copy of the application form and accompanying documents can be inspected at **The Box Moor Trust Centre, London Road, Hemel Hempstead, HP1 2RE** between the hours of 8.30 am and 4.00 pm hours until 29th November 2019. A copy of the application may be obtained by writing to The Box Moor Trust, The Box Moor Trust Centre, London Road, Hemel Hempstead, HP1 2RE.

Any representations in respect of the proposed deregistration and exchange should be sent in writing ON or BEFORE that date to: Common Land Team, The Planning Inspectorate, 3A Temple Quay House, Temple Quay, Bristol BS1 6PN or commonlandcasework@planninginspectorate.gov.uk

Representations sent to The Planning Inspectorate **cannot be treated as confidential**. They will be copied to the applicant and possibly to other interested parties. For information about how The Planning Inspectorate processes personal information please see the Common Land Privacy Policy at https://www.gov.uk/government/publications/common-land-guidance-sheet-13-privacy-policy

**FIRST SCHEDULE**

**The release land - total area of 56,700 m2:**

**Box Hill (Gees Meadow), 46,000m2**

Off London Road, Hemel Hempstead, Hertfordshire, HP1 2RE (Grid Reference TL03440 05854)

**Two Waters East, 6,100m2**

London Road, Hemel Hempstead, Hertfordshire, HP3 9AA (Grid Reference TL05471 05725)

**Apsley Triangle (two parcels of land), 3,600 m2**

London Road, Hemel Hempstead, Hertfordshire, HP3 9AA (Grid Reference TL05537 05685)

**Two Waters Halt, 1,000 m2**

Two Waters Road, Hemel Hempstead, Hertfordshire, HP3 9BZ (Grid Reference TL05479 05859)

**SECOND SCHEDULE**

**The replacement land - total area of 64,750m2:**

**Dellfield, 64,750m2**

Off London Road, Hemel Hempstead, Hertfordshire, HP1 2RB (Grid Reference TL02987 05824)

**Please contact the Box Moor Trust if you have any questions regarding the application**

**The Box Moor Trust, Box Moor Trust Centre, London Road, Hemel Hempstead, HP1 2RE Tel: 01442 253300**

**30th October 2019**