

# THE POTTERS BAR SOCIETY

Registered Charity No. 1087470

Hon. Sec.: Dr Chris Fraser, 28 Heath Drive, Potters Bar, EN6 1EH Tel: 01707 651475

## No 302 NEWSLETTER AUTUMN 2024

### CONTENTS

Page 2	Chairman's message
Page 3	Town Group, Country Group
Page 4	Tree report, Transport report
Page 5	Rail Fares
Page 6	Developer proposals for PB3, S Mimms
Page 8	Government changes to National Planning?
Page 11	Report of 62 <sup>nd</sup> Annual General Meeting
Page 14	Rediscovered Coal Duty Stone
Page 15	Footpaths report, Walks programme



*Photo: Paul Burnham*

View from Barnet Road across to Baker Street –  
builders propose a housing development? (page 6)

*Affiliated to: Herts and Middlesex Wildlife Trust  
London Green Belt Council, CPRE, Open Spaces Society*

## **CHAIRMAN'S MESSAGE**

Although not normally a feature of the autumn issue, as new Chairman I felt a few words were in order.

'May you live in interesting times' is allegedly an ancient Chinese curse. On the planning front 'interesting' is an understatement. Consultation on the latest version of Hertsmere's Draft Local Plan closed in May: a revised version would normally be expected soon. However, the new government has proposed changes to national planning policy, putting it in a state of flux and this may well affect how any Plan is received by the Government Inspector.

In addition, just at the same time, local residents found in their letter boxes a 'consultation' on a massive development between Sunnybank/The Royds and the M25. Not an unfamiliar proposal: it was called PB3 in a previous Draft Local Plan but omitted in the current version after vigorous public opposition.

All of this means that there is a greater need for the Society than for several years. We recognize that development, particularly housing, is desperately needed and some loss of Green Belt is almost inevitable. It is up to us, therefore, to ensure that any planned developments are as good as possible for the whole of Potters Bar.

It never ceases to amaze me when I meet people who have lived in the town who are unaware of the Society. Planning matters will obviously raise our profile in the short term, but there may be other issues where we should be taking the lead. I would welcome any suggestions you may have for this or how to increase our visibility in general (email chair @pbsoc.org.uk).

Finally, I should like to pay tribute to Arnold Davey. Last year Arnold stepped down from chairing the Town Group and now he has retired from the Executive as well, after almost thirty years. He was unable to attend the AGM where I had hoped to thank him in person, but anyway -

**THANK YOU, ARNOLD!**

**Paul Burnham**

## **TOWN GROUP REPORT**

Hello! We joined The Potters Bar Society earlier this year and were elected to run the Town Group – we have picked the baton up from Paul Burnham and Arnold Davey who will be tough acts to follow.

Potters Bar is a beautiful place to live, and the Town Group looks at the many planning applications that are submitted and comments as a recognised body by Hertsmere Borough Council. With a renewed national focus on building homes, The Potters Bar Society has a part to play in being a voice for Society members and the wider community, so we are likely to be kept busy!

We are always looking for new members – so if you want to play a part, please do contact the Secretary or a member of the Executive.

Paul and Suzy Horsley

## **COUNTRY GROUP REPORT**

After six years and two public inquiries, the latter over four days in April and July of this year, a planning inspector has ruled in favour of Hertsmere BC by deciding that the land next to Romani on the St Albans Road, formerly used from 1962 until the late 1990s for the storage of building materials, had subsequently been abandoned and thus in planning terms reverted to nil use. Consequently, he dismissed the appeal against the Enforcement Order requiring that the current operation without planning permission as a construction contractor's depot should cease, upheld the Enforcement Order with its ten specific requirements including that the land be returned within six months to its previous natural condition, and formally refused planning permission for the current activities.

The outcome will come as a relief to householders in South Mimms who have had to endure noise, dust and disturbance which were particularly trying during the hot summer of 2020 when they were unable to leave any windows open. However, the case illustrates how difficult it can be to stop a determined illegal development which is harmful to both the openness of the Green Belt and to neighbours' amenities.

Meanwhile, decisions are still awaited in the four appeals involving the land behind the Stagg Ridge flats which are being decided by written representations.

Alastair Maclean

## **TREE REPORT**

After a very wet spring/early summer we had a few hot weeks without rain. The young roadside trees planted last year are just getting established and although some households are watering ‘their’ trees, most do not have a local ‘carer’. Therefore, I was pleasantly surprised to find someone from the County contractor Gristwood and Toms in our road with a watering lorry filling up the green bags attached to our young trees. These bags drip-feed into the soil. He said they were doing this, every two weeks, over the summer. But he highlighted, as we have done several times, that many of the bags are being split by the strimmers used to maintain the verges and operated by a different contractor. We have written to County to ask if the two contractors can work more together.

Hertsmere Borough repeated their offer of five free, small trees to any takers locally. It is becoming an annual event, and was quickly taken up. Hopefully, over the years this will result in many more trees in the town.

County replied to our notification of an overgrown tree in Green Meadow, reported by a Society member. County said that after assessment it did not require immediate attention as they deal with the most urgent issues first, but that reporting would inform future works programmes.

Margaret Ohren

## **TRANSPORT REPORT**

Uno have taken over running the 298 bus service between Potters Bar and Arnos Grove as Sullivan's have withdrawn from all their TFL contracts. A press release from Sullivan's issued on 2 August, following a meeting with TFL, indicated that their relationship was problematic, with Sullivan Buses not receiving adequate remuneration for providing the TFL services, and claiming a shortfall in income from TFL contracts in excess of £200,000 per month. Sullivan's were unable to agree an acceptable solution with TFL and ceased operating all their services the same day.

Uno quickly stepped in to run the 298 buses but at present the service, particularly in the evening and on Sunday, is more limited than before. This appears to be temporary, whilst they are staffing up to run it, and it's hoped that they will resume the previous level of service within a few weeks. Other news is that the 84B bus will continue until at least April 2025 as funding was approved at the September full council meeting.

Steve Fraser

## RAIL FARES FROM POTTERS BAR

I imagine that, like me, you'd like to travel in the least expensive way. If you're over pensionable age you'll hopefully have a Concessionary Bus Pass. You should know this gives you a 50% discount on all rail tickets within Hertfordshire and Bedfordshire, provided you're travelling after 10.00 Monday to Friday, at the weekend or on a bank holiday. Just ask for a Hertfordshire Concession ticket at the ticket office, or buy a Child ticket if the office is closed – Child tickets are the same price.

But there are other discounts available, the most confusing of which is the Oyster card or Contactless service. It depends on when you're going and if you're coming back today. And if you have a Railcard and an Oyster card.

If you have a Railcard then you need to add this to your Oyster card to secure the best discounts. You can do that easily and quickly at any staffed underground station. You cannot get the same discounts with a Contactless card.

Oyster fares are all based upon single tickets, and this means if you're **not** coming back today there is the potential to save. If you **are** returning today then rail tickets are usually significantly cheaper for a return journey, particularly if it's all off peak. But there are some differences!

So you're travelling to Kings Cross (or "London Terminals", as they call it) - a very normal journey for us in Potters Bar. What's the best way?

A standard single ticket will cost you £10.10 but if you have a railcard then it's £6.65 after the 9.30 train (M - F). At the weekend it's £8.50 all day. but £5.60 with a railcard. On the other hand, if you use your Contactless or Oyster card it will cost you £9.10 in the morning peak (6.30 – 9.30, M-F) or £5.90 at all other times. Add your railcard onto your Oyster card and the price reduces to only £3.85 for the off-peak journeys.

If you are coming back from Kings Cross to Potters Bar you also need to consider there is then another peak from 16.00 to 1900 which applies to Oyster fares, but not to rail tickets. No discounts are available for journeys **starting** during this period, so you'll pay £9.10 for the Oyster fare regardless of whether you have a railcard or not.

If you are returning on the same day as you go, then you want a day return ticket to Kings Cross. Travel until the 9.30 (M-F) train and you'll find that

there are no discounts, you are on peak rate and pay £10.10, **plus** the return journey cost. However, from the 10.00 train to Kings Cross (or the 9.44 to Moorgate) a **RETURN** ticket will cost you only £7.95 if you have a railcard or £12.10 without. It's even better value at the weekend with a return ticket costing £5.65 with your railcard, or £8.60 without.

There is one further possible complication if you decide to take the underground to complete your journey, say changing at Highbury to connect with a train to Potters Bar. You'll then have extra to pay for the underground part of your journey.

*When you "pay as you go", you must touch your Oyster card on a yellow card reader at the start and end of your journey. If you do not you may be charged a maximum fare. TFL warn that: if making a single or return journey including travel between 16:00 and 19:00, Monday to Friday, Railcard holders may find that a discounted paper ticket is cheaper.*

Prices quoted were correct at 2 Sept 2024

Steve Fraser

### **BUILDING PROPOSALS: PB3 AGAIN AND SOUTH MIMMS. . .**

In July we were surprised to learn about a proposal from two building companies for a massive development to the south of the town, between Barnet Road and Baker Street. It would include up to 900 homes plus community facilities, a school and so on. Related publicity and a 'consultation' ran from 8<sup>th</sup> to 24<sup>th</sup> July, with two public exhibitions. Our comments were:

- \*Most of our members remain opposed to development of Green Belt land. Current government policy is to prioritise brownfield sites
- \*Much of the housing proposed is unacceptably close to the M25
- \*Flooding is a serious issue not just for the site itself but 'downstream' as it puts pressure on a drainage system already struggling
- \*Such a large development could overwhelm other pieces of infrastructure currently under pressure - for example, traffic and GP provision
- \*The land is arable farmland currently growing crops
- \*It is not in Hertsmere's Draft Local Plan

On the last point, the site had featured (as PB3) in the previous Draft Local Plan, but was omitted from the 2024 Draft after ranking lower than other sites in Potters Bar by Hertsmere's Green Belt 'matrix'.

On 2<sup>nd</sup> September the developers, Bloor Homes and Griggs Homes, submitted an application to Hertsmere Borough council for Outline Planning Permission (24/1101). Comments from the public are supposed to be submitted by 18th October but we are told that the Council will accept views submitted after this. At first glance there has been little change from what we saw in July. This application is for outline planning permission showing the general idea, asking for permission in principle. The application possibly may be considered at Planning Committee in December, but we understand could be later as it will require more time for assessment. If granted, a further application with formal details would then be submitted, with further consultation.

There is widespread opposition to this application particularly from those most immediately affected. They have a Facebook group, **Barnet Road to Baker Street Have Your Say!**

Then at the end of August we received word of another very large potential development, this time for a Data Centre to the east of the South Mimms Services. A developer's consultation closed on 9<sup>th</sup> September, and an application for outline planning approval is expected in due course.

In addition to three vast sheds housing IT infrastructure, the plans include creating a Technology and Innovation Hub at a separate site, the former White Hart pub in South Mimms. The land is also currently Green Belt being used for arable farming. We are concerned that separation between Potters Bar and South Mimms may be lost, especially if future expansion is sought, or adjacent land is proposed for development.

The Leader of the Council on 12<sup>th</sup> September welcomed the application: "The project is aligned with the council's vision. It will be a major boost for our economic development, creative and climate change strategies. The prospective economic benefits are clear. A scheme like this will deliver significant growth for the area. It will create many new jobs, both during and after construction, and new businesses."

Proposals for similar projects in Abbots Langley and Iver, Buckinghamshire have been refused by their local councils, but in the changing planning environment who knows? Hertsmere Council recently approved a proposed warehouse at South Mimms Services.

Paul Burnham

## **NATIONAL PLANNING – ALL CHANGE AGAIN**

Our last newsletter described a further version of Hertsmere's Draft Local Plan put forward by the Labour/Lib Dem Council which was elected in May 2023. This was a replacement for the previous Conservative Council's draft Plan which was set aside in April 2022 after overwhelming opposition to the amount of Green Belt land it proposed to take for building development. After submission in 2025 the Plan would run until 2041. This latest Draft proposed developing five per cent of Hertsmere Green Belt compared to nine percent and to build 9,396 new homes in 15 years instead of 12,160. Consultation finished on 29<sup>th</sup> May with a view, at that time, of submitting in late 2024 / early 2025 for examination by the Planning Inspectorate.

The reduction was made possible because the (Conservative) government made changes in December 2023 to the National Planning Policy Framework after considerable pressure from councils and environmental groups about Green Belt and imposed housing targets. Amongst other things the new rules provided a new paragraph (145) which said that making alterations to Green Belt boundaries would need exceptional circumstances.

Things have now changed. On 4<sup>th</sup> July a new national (Labour) government was elected. They made it clear that tackling the UK housing crisis would be a priority. In order to do this, changes to the national planning policy plus changes to the planning system itself would be made. On 31<sup>st</sup> July draft revisions to the National Planning Policy Framework were published, consultation ending on 24<sup>th</sup> September. Some of the revisions reverse the above December 2023 changes and there are new policies.

The consultation can be viewed on Gov.uk (search for NPPF consultation July 24). It consists of a document explaining government thinking peppered with 106 specific questions. Individuals and groups are invited to participate. It has to be said that some of the questions are geared towards an agreement with the changes, with little room for nuances.

Briefly, the consultation proposes a new formula which every council must use to produce mandatory targets for the numbers of new homes to be provided. But where affordability (high house prices) is a problem, it is proposed to increase these targets. The idea is to bring prices down by increasing the number of homes but this could be an issue in Hertsmere



which is over 80 per cent Green Belt land. The consultation includes the new targets for each local council – and in Hertsmere it means an annual increase of calculated housing need from 731 homes per year to 959. This equates to 14,385 homes over 15 years, an even larger total than the plan set aside in April 2022.

A ‘sequential’ system of identifying land means that brownfield land must be used first, then a new concept of ‘grey belt’ land before Green Belt is considered. Grey belt is defined as Green Belt land either previously developed or which makes a ‘limited contribution’ to the Green Belt purpose. However, it is concerning that there is much scope for subjectivity in what powerful developers may argue as ‘grey belt’.

The primary purpose of Green Belt set out in 1935 is to prevent urban sprawl – settlements merging into each other producing enormous towns and cities. It is not intended to be beautiful, or accessible, although it often is. The document states that the Government wishes to protect land which makes a strong contribution to Green Belt purposes. But our concern is whether the voices of local councils and interested groups will be drowned out by large developers with an interest in making building as profitable as possible in conjunction with a government intent on delivering numbers.

The document says that where councils do not have up to date Plans, or are not identifying enough land, builders will be able to propose building on (any?) land that they argue is ‘grey belt’. This is the case in Hertsmere where our Local Plan is not due to start until 2025. If a development proposal is refused by a council and then appealed by the developer, it is very expensive legally and therefore favours those with money (usually the developer). Will government ‘protection’ of Green Belt make any difference in that case?

Any land that is taken from the Green Belt will be subject to government’s new ‘golden rules’ to say that Green Belt development should include at least 50 per cent ‘affordable’ homes, with access to green spaces and the necessary infrastructure (roads, schools, shops, surgeries) provided. But what would this mean when developers argue well into the project that this would make it not viable for them to build? We have had many instances in the past where builders have used this argument against providing even ten percent of ‘affordable’ homes in an area.

On this topic the consultation suggests dispensing with the current policy of stipulating that on larger projects ten percent of the homes built should be ‘affordable’ home ownership. The reasoning is that the priority should be for homes for Social Rent and that councils should be able to stipulate the local mix required. But this is not being replaced with any requirements for builders to comply with. At present builders can, and frequently do, argue a site is not viable with the ten per cent rule, but now it seems they won’t even be obliged to consider it.

There is no legal definition of ‘affordable’ but, commonly, it is understood as up to 80 percent of house or rental prices. The concept of ‘affordable’ is dubious, in any case, when in many areas of England house prices are around eight times national median wages and in London up to 20 times as much,. The Council for the Protection of Rural England (CPRE), says that we have not just a housing crisis but an affordability crisis, and that ‘affordable housing’ needs to be redefined to reflect average local incomes. However, there are no current government plans to do this.

There is a welcome nod to tilting housing targets towards the north and Midlands - target figures would be increased by 30 per cent across Mayoral Combined Authorities (eg Manchester, North East, West Midlands). But as they say: “fine words butter no parsnips” and without the accompanying economic development (transport, jobs) any targets will be meaningless.

The government intends to make it easier to build large key infrastructures including laboratories, gigafactories, datacentres plus onshore wind and solar projects. These are the necessary tools of modern society but there seem to be no safeguards on design or size. Locally, as described on page 7, there is a current proposal for a new large data centre close to J23/M25 on current farmland. Here the developer at the consultation meeting was saying that the land was grey belt because it is not “profitable farmland” – is this to become a new definition of grey belt?

In a response to the government consultation Hertsmere Council said, on 2<sup>nd</sup> August, they had had conversations about our particular local circumstances, that they are reviewing the Draft Local Plan and would be focusing on opportunities to develop on ‘grey belt’ land in Hertsmere.

The question is whose judgement of ‘grey belt’ would prevail.

Margaret Ohren

## **THE 62<sup>ND</sup> AGM OF THE POTTERS BAR SOCIETY**

The 62<sup>nd</sup> AGM was held on 16th May 2024 at UR Church, Darkes Lane. The Chairman welcomed members and guest speaker John Rowley. Minutes of the 61<sup>st</sup> AGM, were approved with no matters arising.

### **Chairman (Steve Fraser)**

The Society had convened a meeting on 13th May, concerning a new version of the Draft Local Plan from Hertsmere Borough Council. The meeting had been well attended giving an opportunity for attendees to hear various views, in particular regarding proposals to build 500 new homes on the Golf Course in Darkes Lane, plus developing two sites alongside the M25 motorway and homes alongside Sunnybank school site, all on Green Belt land. Attendees added comments about the different sites, including a new proposal to develop homes on the Canada Life site. They were encouraged to submit their individual comments on the plan to the Council. The Society would also be producing a response.

Changes to the Executive were given. Arnold Davey retired as Town Group Chairman after 22 years in post, with Paul Burnham taking over, temporarily. Sue Ballard retired as Environmental Coordinator. Steve thanked Arnold for his outstanding service as Town Group Chairman and Sue for developing the Environmental Coordinator role. Steve also announced his retirement as Chairman, although continuing his Website and Transport responsibilities.

Steve thanked Executive members for their commitment: also, our newsletter distributors, walks leaders and Dave Beecham, who continues with the work of Footpath Coordinator. Suzy and Paul Horsley were introduced as candidates for the role of joint Town Group Chairman.

### **Membership Secretary: (Margaret Allen)**

During 2023/24 the Society welcomed 14 new members. Almost 80% of the 78 households renewed memberships, similar to last year's rate. At 31 March 2024 total membership was 413 comprising 236 term and 177 life members. A third of members helpfully paid subscriptions by bank debit.

### **Town Group Representative (Acting): (Paul Burnham)**

Noteworthy are: 9-storey block of flats on part of the station car park overlooking The Old Manor, recently refused permission; approval of a development of The Chequers site - we raised concerns about traffic;

development of the listed part of the former Green Man - the latest plan is for all of it to be used as a nursery; The Park ESC (former Ladbrooke School), part of the Draft Local Plan - application still being considered. Paul thanked all involved in the recent successful draft Plan meeting.

### **Country Group and Rural Access Representative: (Alastair Maclean)**

Three familiar Metropolitan Green Belt sites drew Country Group's attention in 2023-24 all ending up with the Planning Inspectorate and the stories unfolding in our newsletters. A double garage in South Mimms which, without planning permission, morphed into a granny annexe and eventually a home for the owner's son and family; Romani on St Alban's Road which had become an industrial site; and unpermitted development on land behind the Stag Ridge flats.

Thanks were again due to Dave Beecham for continuing to monitor the condition of local footpaths on the Society's behalf and notifying HCC's Countryside Management Services of any hazards and obstructions encountered.

### **Transport (Steve Fraser)**

Re-instatement of a bus service to High Barnet and Barnet Hospital, the 84B, was welcomed. Bus services in our area generally are disappointing in terms of reliability. The 298 to Arnos Grove has many unexplained cancellations, a pity as this should be an essential link to the new express Superloop buses. HCC and HBC first outputs of the Hertsmere Walking and Cycling plan were available; members were encouraged to comment.

### **Walks Programme (Margaret Allen)**

The Society's Walks Programme is of fortnightly Sunday afternoons walks, local and mainly on footpaths. They are well supported although the weather has presented challenges. Margaret thanked Walks Leaders for their continued support: we could not operate without them.

### **Website and Social Media (Steve Fraser)**

Website visits averaged 50 per day, compared to 37 last year. Interestingly, 50% of the material accessed during April, was supplied to the USA, with 37% to the UK, the remainder being supplied to over 40 other countries. On social media we have a presence on both Facebook and Instagram giving an easy way to provide members, as well as the general public, with updates and news items.

### **Treasurer's Report on the year to 31 March 2024 (Alastair Maclean)**

The Treasurer presented the accounts, and thanked Margaret Allen for her collection and banking of subscriptions, which greatly simplified his task.

**Accounts** for the year to 31 March 2024 were approved unanimously.

**Annual Subscriptions** from beginning 1 April 2024 remained unaltered.

### **Election of Executive Committee**

Paul Burnham (Chairman), Chris Fraser (Secretary) and Alastair Maclean (Treasurer) were each elected unanimously. Suzanne & Paul Horsley (Joint Town Group Chair) Margaret Allen (Membership Secretary), Margaret Ohren (Newsletter Editor) Paul Burnham (Newsletter Distribution Manager) were elected unanimously *nem. con.* Alastair Maclean agreed to continue as Country Group & Rural Access Chairman and Margaret Ohren as Tree Officer.

### **Appointment of Independent Examiner**

Ms. Victoria Neil's appointment as Independent Examiner of the annual accounts was approved unanimously by the meeting.

Paul Burnham took the Chair and introduced John Rowley, Voluntary Warden at Herts & Middx Wildlife Trust, to talk about 'Fir and Pond Woods nature reserve – some history and wildlife'.

### **Guest Speaker (John Rowley)**

John said he had been involved with Herts & Middx Wildlife Trust since the 1980s and became a voluntary warden at Fir and Pond Woods nature reserve in 2018. He outlined the history of the site, originally part of the Enfield Chase, comprising Fir Wood which is linked to the larger Pond Wood by a short footpath. He talked about the topography of the site and the flora and fauna currently found on the reserve. His presentation was illustrated with stunning photographs of moths, butterflies, wild flowers, fungi, and a delightful night time video of badgers and cubs playing near their set. It was a fascinating account of this local nature reserve.

After the Chairman thanked John for a very interesting and informative talk, attendees were invited for refreshments in the foyer.

## REDISCOVERED COAL DUTY STONE



In mid-July an email from a former Potters Bar resident piqued our curiosity. Commuting daily from Welwyn to London he passed a coal duty stone, on the golf course close to the railway, which was much larger and more ornate than the cast iron roadside coal duty posts. Over the years he noticed the rail side coal duty stone's neglect and latterly, no longer able to see it from the train, he asked 'Is it still there, or has it been demolished?'

Searching online revealed that the coal duty stone, located on the District Boundary to the North West of Potters Bar's former golf course, is a Grade II Listed Building. Dating from 1851, it is made using a technique known as ashlar which involves precise cutting of the stone. On our Summer Sunday stroll across the former Potters Bar golf course we found it: a 4 metres high obelisk on a tapered base with plinth and cornice. The City of London crest and '14 & 15 VIC

/ C146' are carved on the West and North faces of the base. Although the surrounding area is overgrown and the obelisk has tilted, it is still there! Some TLC needed.

Chris and Steve Fraser

*Photo: Steve Fraser*

## **PUBLIC RIGHTS OF WAY REPORT –JULY 2024 - AUG 2024**

Problems and issues I have reported to CMS since July 2024:

19/08/2024 Potters Bar Footpath 058 Footpath has not been re-instated through crop. Hertfordshire Fault Reference no.: 401004274140

Dave Beecham

### **WALKS PROGRAMME**

If you are interested in furthering your knowledge and understanding of the local environment, then these walks should appeal. Non-members are welcome but please make sure you know the protocol and walks rules. You join all the walks at your own risk. We are looking for new walks leaders to ensure the continuation of the programme. If you can help, please ring 01707 643832.

In the event of adverse weather please telephone the walks leader as the walk may have to be cancelled. In case of emergency please carry with you contact details (which can easily be found) including details of any medications and allergies that paramedics would need to make note of.

Any changes to the programme will be posted on the Society's website.

*All walks start at 1.30pm*

#### **Sunday 6<sup>th</sup> October**

**Meet:** Whitewebbs Road, lay-by near King & Tinker PH

**Route:** Walk to Forty Hall and return via former golf course.

**About: 4 miles    Leader: Margaret Allen (01707 643832)**

#### **Sunday 20<sup>th</sup> October**

**Meet:** Lay-by (L/H side leading up from Cockfosters Road), Ferny Hill, just beyond Ferny Hill Tea Rooms EN4 0PZ. If ULEZ a problem please contact walks leaders. **Route:** Walk around Trent Park.

**About: 4 miles    Leaders: Warren & Natalie Bernhaut (01707 655732)**

#### **Sunday 3<sup>rd</sup> November**

**Meet:** Car Park next to St Peter's Church, Riverside, London Colney AL2 1QA. **Route:** Walk parallel to the watercourse before turning south to cross M25 bridge, then pass through Watford FC training ground, join Watling Chase trail to Shenleybury, returning via Broad Colney. Length subject to weather and mud.

**About: 4.6 or 5.5miles    Leader: Dave Renvoize (01707 851498)**

### **Sunday 17<sup>th</sup> November**

**Meet:** Green Lane, Burnham Green, Welwyn near White Horse PH, AL6 0HA  
**Route:** Footpaths around Digswell, Welwyn North, Tewin and Burnham Green.

**About: 5 miles    Leader: Barbara Johnson (01707 654993)**

### **Sunday 1<sup>st</sup> December**

**Meet:** Enterprise Centre, Cranborne Road, EN6 3DQ    **Route:** Walk line path to Hawkshead Lane, Gobions Lane, back via Boltons Farm and PB Golf course.

**About: 5 miles    Leaders: Warren & Natalie Bernhaut (01707 655732)**

### **Sunday 15<sup>th</sup> December**

**Meet:** Leaside, EN5 2PG    **Route:** Ascend to Totteridge Lane via footpath and pavement, then down into the valley via the Long Ponds. Gravelled field and woodland tracks to skirt Darlands Lake, emerging by the Orange Tree PH. Back to Leaside via a lane path.

**About: 4.3 miles    Leader: Lucy Glennie (07492 635077)**

### **Sunday 29<sup>th</sup> December**

**Meet:** Free Car Park, Drop Lane, off Smug Oak Lane, Bricket Wood AL2 3PH/AL2 3TW (Postcodes for Drop Lane)

**Route:** Follow River Ver to River Colne and Little Munden, returning via countryside paths and River Ver to Car Park

**About: 5 miles    Leader: Barbara Johnson (01707 654993)**

**2025**

### **Sunday 12<sup>th</sup> January**

**Meet:** Public Car Park, Colney Heath High Street, next to primary school.

**Route:** Walk around Colney Heath and the lakes to Willow Farm and return.

**About: 4.5 miles    Leader: Margaret Allen (01707 643832)**

### **Sunday 26<sup>th</sup> January**

**Meet:** Public Car Park (free on Sundays) Sopers Road, Cuffley.

**Route:** Walk south to join Hertfordshire Way, then east along chain walk, past Woodgreen Farm, Poyndon Farm and back along Cuffley Hill.

**About: 4 miles    Leader: Dave Renvoize (01707 851498)**

**The Potters Bar Society website** can be found at [www.pbsoc.org.uk](http://www.pbsoc.org.uk)

**Facebook page** <https://www.facebook.com/pottersbarsoc/>

**The Executive needs more people to help run the Society. Can you help?  
Together we can protect and improve our town and its environment.**