



National
Trust

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5 November 2025

Aldbury Common: Notice of proposal

We are applying to the Secretary of State for Environment, Food and Rural Affairs (Defra) for consent to construct works on Aldbury Common under section 23 of the National Trust Act 1971. The Planning Inspectorate will determine the application on behalf of Defra.

We are required to give you notice of our proposals, and are sending you a copy of the attached notice in order to comply with that requirement.

Under section 23, we need Defra's consent to carry out certain works on National Trust land, which prevent or impede access by the public.

Defra's decision will be based on the merits of the proposal, and will balance all the interests in the common, taking account of all views expressed. Regard must be given to the criteria set out in section 39 of the Commons Act 2006. These are:

- (a) the interests of persons having rights in relation to, or occupying, the land (and in particular persons exercising rights of common over it);
- (b) the interests of the neighbourhood;
- (c) the public interest, which includes the public interest in:
 - nature conservation
 - the conservation of the landscape
 - the protection of public rights of access to any area of land, and
 - the protection of archaeological remains and features of historic interest;
- (d) any other matter considered relevant.

These criteria will be viewed in the light of the overriding objective of protecting, maintaining or improving the common, and of ensuring that the overall stock of common land is not diminished. This will enable the diversity, variety, and overall extent, of common land to be safeguarded.

Any representations about the proposal should be sent to the Planning Inspectorate by the closing date specified in the notice.

Ashridge Estate Office
Ringshall
Hertfordshire
HP4 1LT
Tel: 01442 841800
www.nationaltrust.org.uk

Patron: His Majesty The King
Chair: René Olivieri CBE
Director-General: Hilary McGrady
Midlands & East of England Regional Director : Paul Forecast
Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846



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Aldbury Common

National Trust has applied to the Secretary of State for Environment, Food and Rural Affairs for consent under section 23(2) of the National Trust Act 1971 to carry out restricted works on Aldbury Common. The Planning Inspectorate will decide the application on behalf of the Secretary of State.

The proposed works are the installation of knee rail fencing along Monument Drive, spanning approximately 750m on both the north and south side, extending from grid reference SP 97862 12803 to grid reference SP 97171 13063. The knee rail will have a 1.525m gap every 50m and where the rail is intersected by a Public Right of Way or Bridle Way.

A copy of the application form and accompanying documents can be inspected at Ashridge Estate Visitor Centre, Moneybury Hill, Ringshall, Berkhamsted, HP4 1LX between 10am and 4pm from 5 Nov to 5 Dec 2025. A copy of the application form and accompanying documents may be obtained by writing to National Trust Ashridge Estate at the above address or by emailing protecting-ashridge@nationaltrust.org.uk

Any representations should be sent in writing ON or BEFORE 5th Dec 2025 to:

The Planning Inspectorate,
Commons Team at 3A Temple Quay House,
Temple Quay, Bristol,
BS1 6PN
or commonlandcasework@planninginspectorate.gov.uk

If you use artificial intelligence (AI) to create or alter any part of documents, information or data submitted with a representation, you should tell The Planning Inspectorate that you have done so when you submit it. See the detailed [Use of artificial intelligence in casework evidence](https://www.gov.uk/guidance/use-of-artificial-intelligence-in-casework-evidence) guidance for further information [www.gov.uk/guidance/use-of-artificial-intelligence-in-casework-evidence].

Representations sent to The Planning Inspectorate cannot be treated as confidential. They will be copied to the applicant and possibly to other interested parties. To find out more about how the Planning Inspectorate uses and manages personal data, please go to the privacy notice [www.gov.uk/government/publications/planning-inspectorate-privacy-notices].

Joshua Kyle

Visitor Operations & Experience Manager, Bedfordshire & Hertfordshire