

## **NHDC Ref: 24/02343/FP Church Wood, Three Houses Lane, Codicote**

This retrospective application for an industrial change of use from agricultural is totally inappropriate and unacceptable in this Green Belt rural environment and must be rejected. Land can only be removed from the Green Belt under exceptional or very special circumstances. None exist here. The existing buildings have recently been extended without consent or consideration of precedent by lack of enforcement or intervention by NHDC. The rural visual amenity of Three Houses Lane has already been changed irrevocably by scaring the frontage, excessive clearance and dumping of spoil over protected woodlands, wildlife habitat and bluebell homestead.

### **Concrete Site Entrance:**



No consideration whatsoever has been applied to materials used or proposed to be in keeping with an agricultural or rural environment.

The site does not appear to have full mains services and the proposed addition of a concrete platform, presumably for electricity generation is again out of context on such a massive scale. This unauthorised development is already having a major impact from a highways perspective to a potentially dangerous extent. Three Houses Lane is a minor country road accessed off a difficult junction with B656 Hitchin Road, already a major heavy goods vehicle high volume highway. Access to the site from the west is totally impractical for commercial vehicles entering from Whitwell or Easthill - in places this is a single track lane with limited passing places.

**Delivery lorries trying to access the site via Three House Lane:**



Should the proposed development be allowed to continue severe nuisance and disruption will be caused to adjoining properties during construction and to the wider community of Knebworth and Codicote Parishes ongoing.

The application must be dismissed to protect the Green Belt, the rural environment and for the safety of highway users. Further, enforcement action must be taken to disassemble the flagrant breaches of construction and groundworks that have already taken place without consent or regard.

**Arial view of the site – working without consent:**

