



WARNER

Design and Access Statement:

Three Houses Lane, Codicote, Hertfordshire, SG4 8TB

The application site is situated at Church Wood, Three Houses Lane, which is most closely linked to the settlement of Codicote. Three Houses Lane is a road that services the nearby residential properties, agricultural premises and equine/commercial facilities. The application site comprises an area of approximately 1.67 hectares.



Figure 1: Site location in the context of the wider locality (indicative not for scaling).

The wider site hosts three existing barns, which have been extended from their original form, and two lean-to structures have been erected, which are now being used under Use Class B8 for storage and distribution purposes. The site is accessed via setback gates at the entrance point off Three Houses Lane.



Figure 2: The existing site access (to be retained) from Three Houses Lane.

The site is located North of the village of Codicote by approximately three miles and Northwest of Welwyn town by approximately 4 miles. The site is surrounded by woodland within its immediate locality, with the nearest neighbouring properties being located approximately a mile to the East and West.

The application site is accessed off Three Houses Lane via a private drive, which is electronically gated. The site is bounded by fencing and dense hedgerows and vegetation. The site has private parking by means of a hard-surfaced area on site.

Whilst the dominant use along Three Houses Lane is residential properties, the wider area and some immediate neighbours have equestrian premises on site.

Proposed Development

The proposal consists of the following:

-  The erection of an equine menage
-  The erection of a covering structure to protect the menage from adverse weather
-  The creation of an access track to the menage and stable facilities
-  The erection of an equine stable facility

The works on site have taken precedent from other properties within the immediate locality and reflect a common design style of equestrian use within Codicote.

The built form on site has been constructed in compliment to Local Plan Policy SP9, and it is our opinion that the new development is well designed and located and responds positively to its local context.

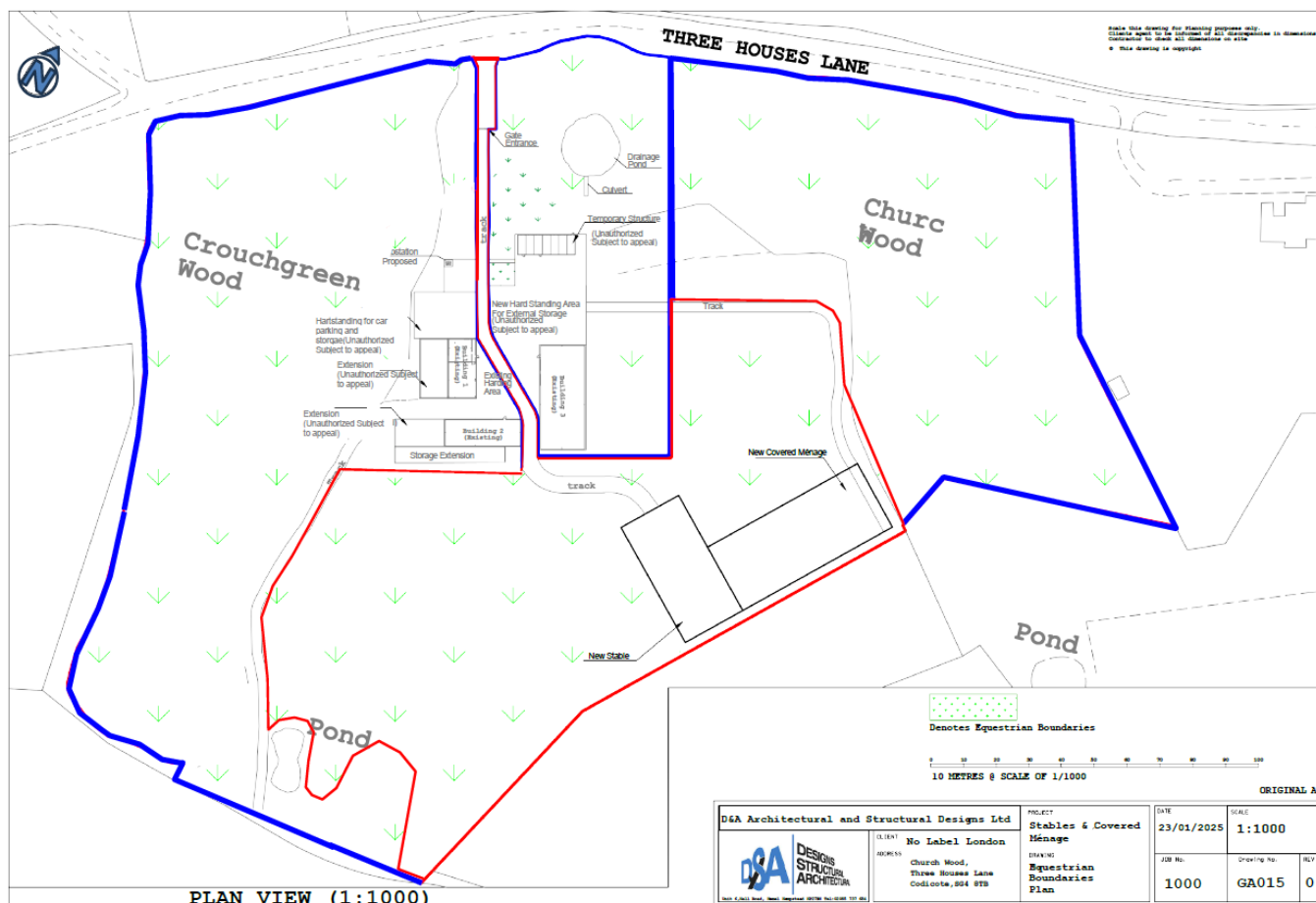


Figure 3: Proposed Site Plan

Design

The application comprises the list below elements:

- ✿ The erection of an equine menage
- ✿ The erection of a covering structure to protect the menage from adverse weather
- ✿ The creation of an access track to the menage and stable facilities
- ✿ The erection of an equine stable facility

The proposed development has been designed to be sympathetic and complementary to the wider site and form modest and in-keeping additions on site.

The surrounding equestrian structures on surrounding properties are similar in style to those proposed at the application site. As set out in the figure below, the proposals are in keeping with the surrounding locality.



Figure 4: Aerial image of surrounding equestrian use showing design precedent.



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Figure 5: Aerial image of surrounding equestrian use and design precedent.



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Figure 6: Aerial image of surrounding equestrian use and design precedent.

The built-in form has been constructed in accordance with Local Plan Policy SP9, and we believe that the new development is well designed and located and responds positively to its local context.

The additions on-site further align with the aims of chapter 12 of the NPPF and Policy KBBE4 of the Knebworth Neighbourhood Plan, which required development to be well-designed and respect local character.

Scale and Mass

The proposal has been designed to make efficient use of space on site whilst respecting the wider context of the site. The built form is considered to be of an appropriate scale to that which is established in the vicinity and to reflect the equine use and need for appropriate provision of space and height. The proposal meets the appropriate national standards for the care of horses. The built form reflects other buildings within the wider area.

Landscaping

The site has a series of hard and soft landscaping features. The proposed extended access track would take the same material form that exists on site to ensure a seamless extension that is in keeping to the existing track on site. The site has the provision for soft landscaping features such as the planting of trees, bushes and retention of grass and woodland on site. The site has been managed appropriately to ensure the existing landscaping on site is of high quality and well maintained.

Appearance and Materials

The proposed built form is traditional in form and comprises equine stable material palettes of the existing equine uses in the locality. The proposed covered menage would take the form of traditional barn materials. This ensures the proposal complements the main buildings on site and neighbouring agricultural barns and equine facilities. The external material will integrate into the local surrounds.

Access and movement

The site is accessed via an existing private drive from Three Houses Lane. Large vehicle movements will be very limited due to the nature of equestrian on site. It is proposed that the owners horse will be kept and stored on site. The majority of the trip generations will be of private car use as the equestrian use on site is for private purposes associating limited vehicle movement generations form this proposal.

There are no restrictions on the road, which is used for deliveries, bin lorries and large agricultural vehicles already.

The surrounding agricultural, equestrian and commercial uses provide precedent for the use of larger vehicles along Three Houses Lane.

Policy T1 and T2 of the North Herts Local Plan set out the Highways and Parking requirements for new development and it is of our opinion that this proposal compliments these policies.

Use

The proposed use of the site is for the personal use of equine facilities. Equine uses are an acceptable use in the Green Belt as set out in the NPPF.

Sustainability

Paragraph 8 of the NPPF sets out the purpose of sustainable development and the three pillars of sustainability.

This proposal complements each aspect of sustainability as set out below:

Economic – The proposal complements the economic objective of sustainable development by allowing for agricultural diversification to continue to contribute to the rural economy. The proposal will contribute to a strong, responsive and competitive economy and allow for its users to continue to contribute to local

taxes and supporting of local businesses.

Social – The proposal aligns with the social objectives of the NPPF and creates an equestrian use that will allow for local residents to use the equine facilities for personal use on site. The proposal will provide a well-designed, beautiful and safe space.

Environmental – The proposal ensures sustainable construction methods will provide sustainable technologies and fabrication on site. The proposal is supported by a BNG assessment which ensures appropriate BNG provision is catered for via on site improvements or off-site credits.

The application site is located within a sustainable location and is well connected to nearby services and facilities, as set out earlier in this statement.

The additions and change of use on site align to both the National Framework and Local Policies SP1 and SP9 of the North Herts Local Plan.

Conclusion

The application proposes a high-quality lead approach for development necessary to ensure the vitality of the previously developed site. The application is complementary to Local and National Policies, which outline guidance towards supporting the development of this nature, which supports the economy and provides employment opportunities.

It is considered that there are compelling grounds to support the proposed development, including:

- ✿ The development of a site within the Green Belt which does not contribute positively to the overarching Green Belt.
- ✿ Appropriate use in the Green Belt
- ✿ A complimentary design approach in keeping with the existing built form on site and surrounding equestrian sites.
- ✿ The limited development which results in retention of the openness of the Green Belt.
- ✿ Continued relationship with the setting and appearance of Three Houses Lane.
- ✿ A development that adheres to and complements local and national policy.
- ✿ The retention and re-use of the existing access point to the site.

The applicant is committed to working with the Council and is happy to meet the Council to discuss the application and consider any amendments where appropriate.