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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 24/01042/FP
HCC ref: NH/25003/2025
HCC received: 13 May 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land At Church Wood, Three Houses Lane, Codicote, Hertfordshire,

Application type

Full Application

Proposal

Change of use of land to equestrian and erection of stables and covered menage.

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Brief description in support of the proposed development by the applicant:

A design and access statement has been submitted in support of the application which seeks full planning permission for the change of use of land to equestrian and erection of stables and covered menage.

Three Houses Lane is a road that services the nearby residential properties, agricultural and equine/commercial facilities.

The site is accessed off a private drive via setback (electronic) gates at the entrance point off Three Houses Lane. 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.

The proposal consists of the following:

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

The owners horse will be kept and stored on site. the majority of the trip generation will be of private car use as the equestrian use on site is for private purposes associating limited vehicle movement generation form this proposal.

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

Highways comments:

The application proposes the change of use of land to equestrian and erection of stables and covered menage.

Car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The HA has reviewed the Design and Access statement and given the size and type of development and the users/visitors expected to travel by vehicle, the HA would acknowledge the proposed development is not expected to have relatively any significant traffic impact on the operation or safety of the highway network than the existing use.

Recommendation:

No objection

Signed

Senober Khan

2 June 2025