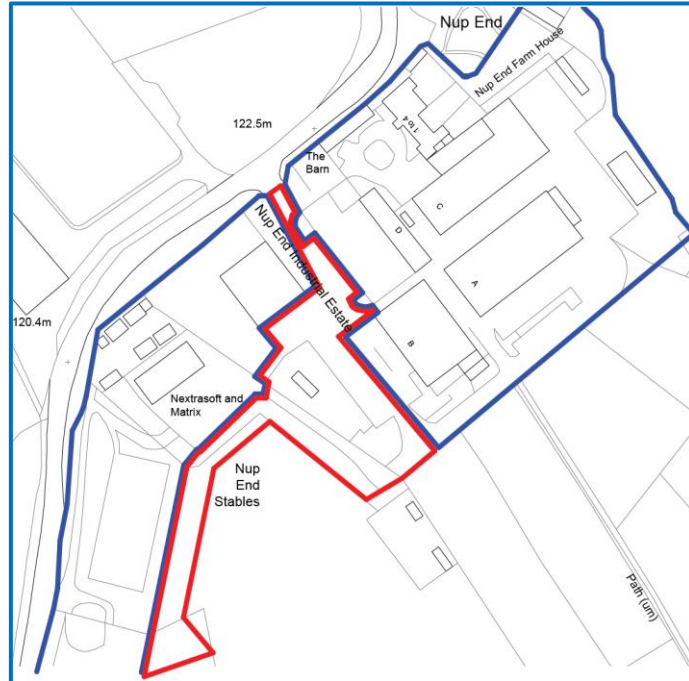


PLANNING, DESIGN & ACCESS STATEMENT



Nup End Industrial Estate, Nup End, Old Knebworth SG3 6QJ

**Planning application: Erection of building for general industrial use,
car parking, refuse and cycle storage, with landscaping.**

January 2026





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1. Introduction

- 1.1 This Planning Statement has been prepared by INTOUCH PLANNING Ltd, to support a planning application for: Erection of building for general industrial use, car parking, refuse and cycle storage, with landscaping. The site address is: Nup End Industrial Estate, Nup End, Old Knebworth SG3 6QJ.
- 1.2 The Statement provides an assessment of the planning policy framework relevant to the proposal, as well as other relevant material considerations and explains the design process and principles based on a contextual understanding of the site and the locality.

2. Site description

- 2.1 Nup End Industrial Estate is located within the settlement of Nup End, close to Old Knebworth within North Hertfordshire. The overall Industrial Estate consists of several commercial units of offices, light and general industrial and storage uses. The specific site for the proposed building is an open compound area for vehicles and materials, located between buildings to the south-west part of the Industrial Estate.
- 2.2 The only nearby dwelling is Nup End Farmhouse, which is located at distance to the north-east of the site. The following image is an extract of the site Location plan, with existing site plan and photographs of the site.



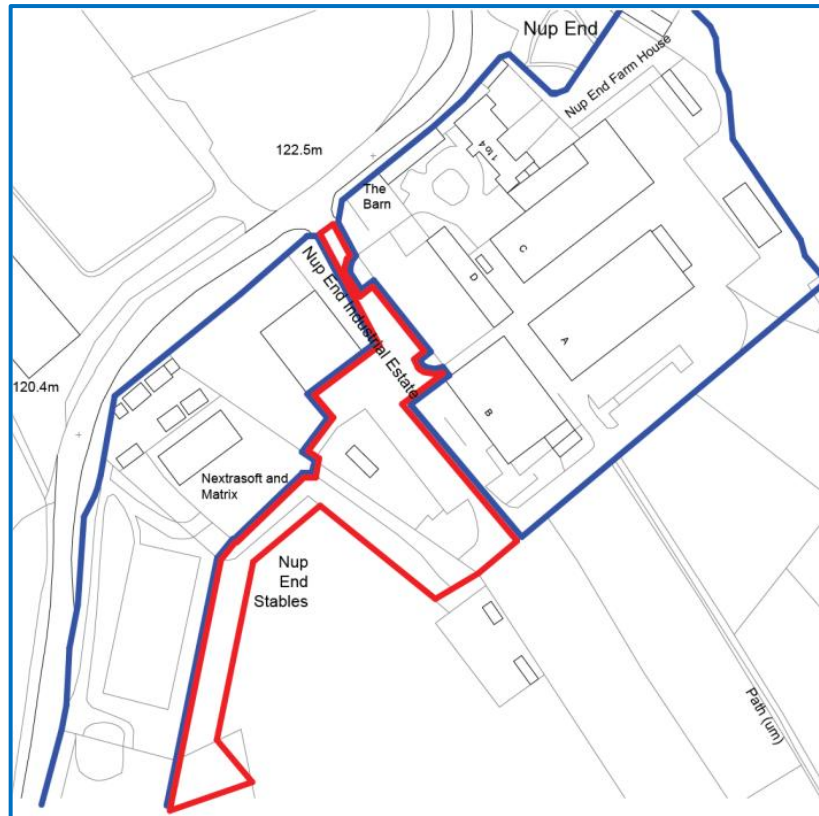


Figure 1 – Location plan of the site and surroundings

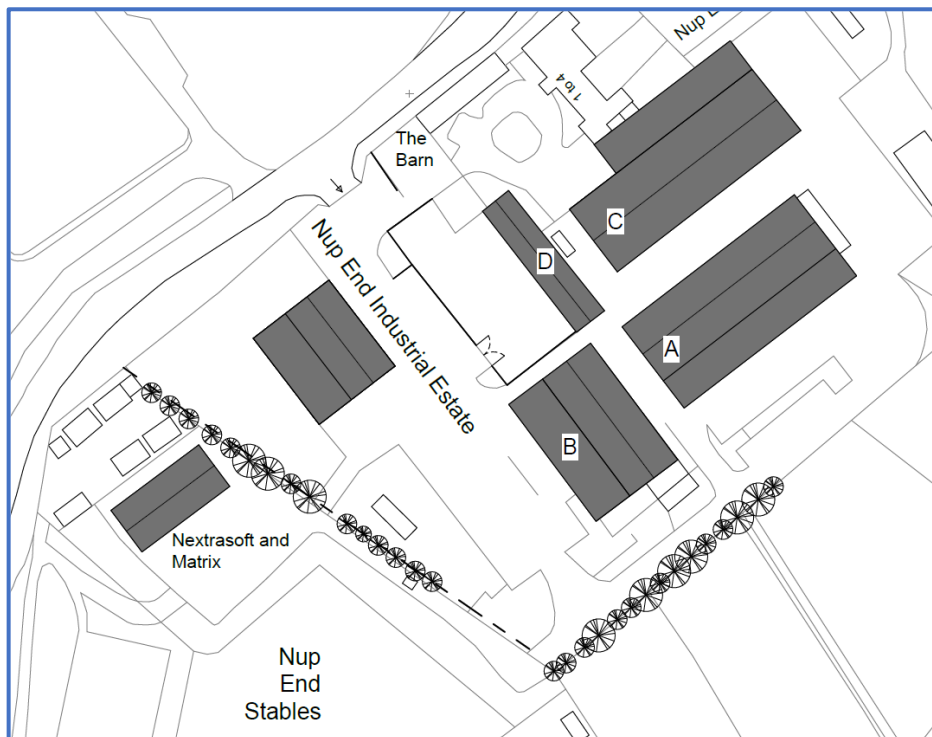


Figure 2 – Existing site plan





Figure 3 – Existing site as compound storage area – looking north



**Figure 4 – Existing site as compound storage area,
with car parking spaces – looking south**



3. Planning history

- 3.1 There is no particularly relevant planning history for Nup End Industrial Estate itself. A pre-application submission was made for this current proposal in terms of the actual building and location but was proposed as a mixed use of office / clinic / general industrial uses, under reference 25/01226/PRE. Response of no objection to the principle, being an infilling area within the overall Industrial Estate. No objection to the siting, size and design of the building, with adequate parking provision for the use. A slight concern was expressed in regard to the compatibility between the business uses and the general industrial use. With a change of prospective tenant for the building, the proposal is now for simply all as general industrial use.

4. The proposal

- 4.1 The proposal is for erection of a building for general industrial use, with car parking, refuse and cycle storage, with landscaping. The building would measure 28 metres in length, 10.9 metres in width, with a pitched roof ridge height of 8.2 metres.
- 4.2 The internal layout will provide an open plan ground floor, with ancillary office and welfare facilities, together with a mezzanine section of first floor, all for general industrial use. Additional parking spaces are proposed off the existing access road adjacent the building location, together spaces to the south of the building. The building would be sited on the existing compound storage area.
- 4.3 Materials are proposed of composite weatherboarding over brick plinth for the elevations, with an aluminium standing seam roof, with windows and doors in white upvc. The access into the overall site of the Industrial Estate is already of an adequate standard, which requires no alteration.



- 4.4 The plans and documents to accompany the application comprise the following:

Drawings:

- 25023-009A - Location and existing site plan
- 25023-010A - Proposed site plan
- 25023-011A - Proposed plans and elevations

Supporting documents:

- Planning, Design and Access Statement
- Ecology – BNG - Metric
- Ecology – BNG - Report

- 4.5 The following images show the Proposed site plan, floor plans and key elevations of the proposed development.

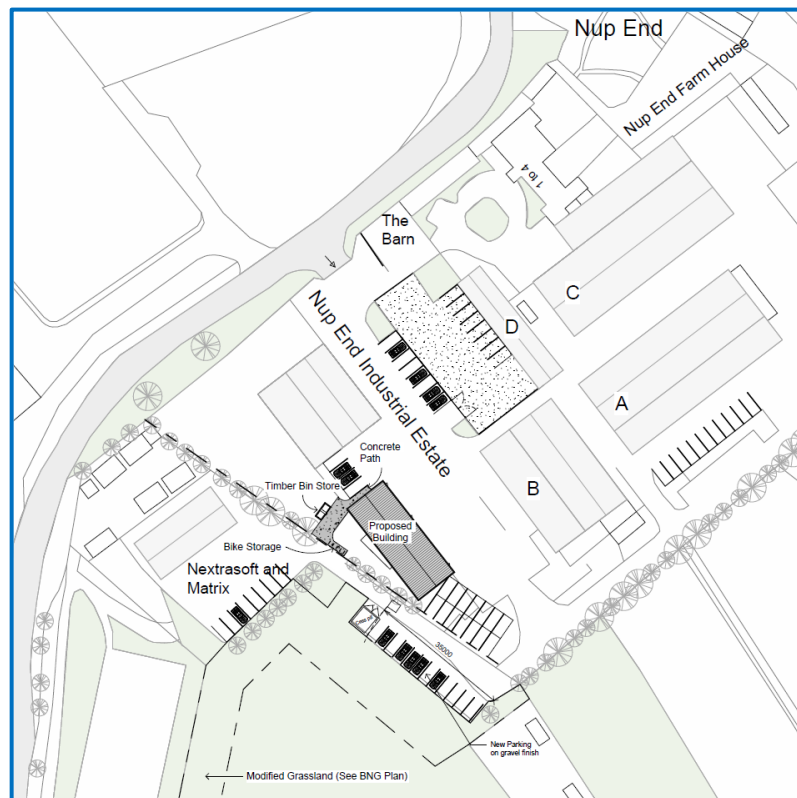


Figure 5 – Proposed site plan



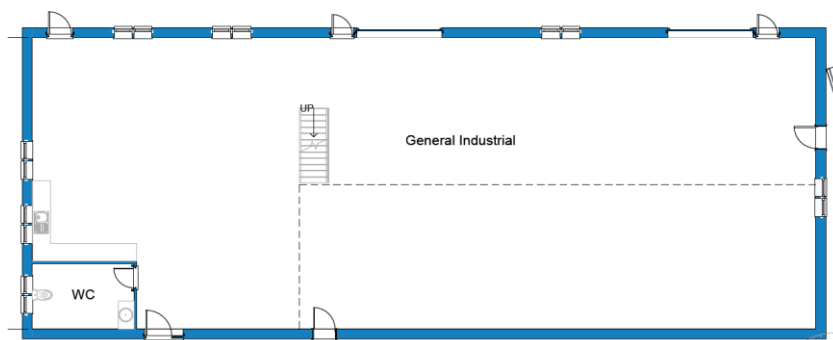


Figure 6 - Proposed ground floor plan

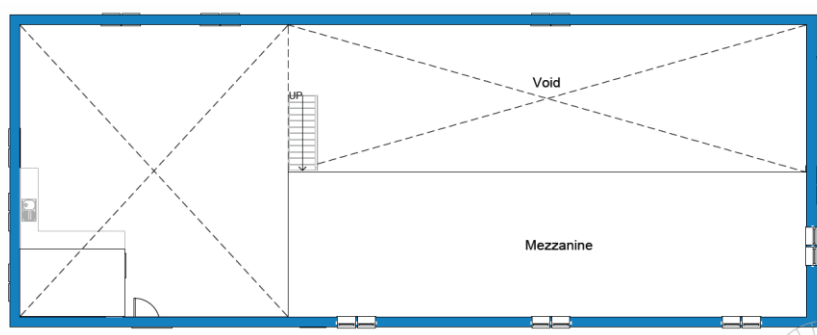


Figure 7 - Proposed first floor plan

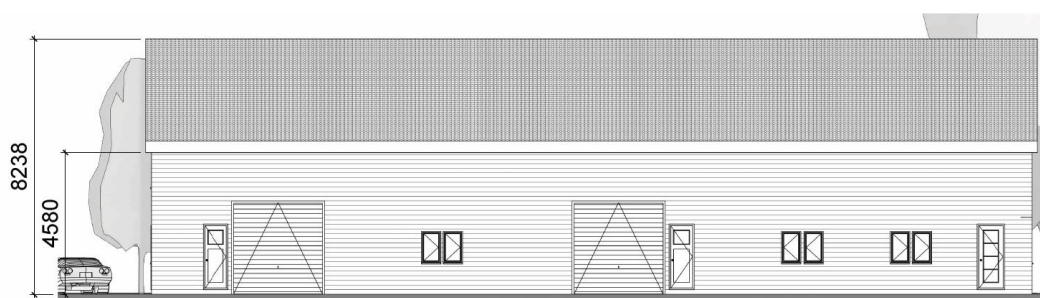
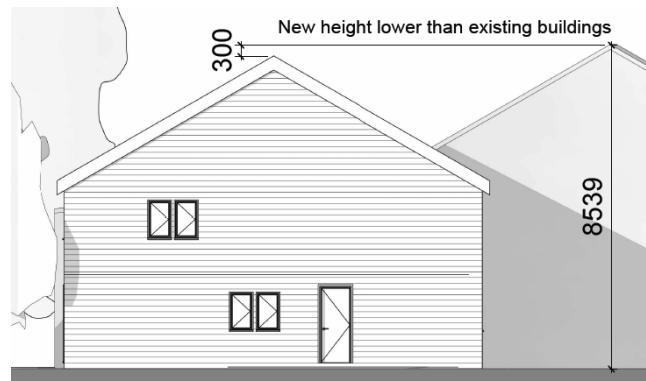


Figure 8 - Proposed front elevation





**Figure 9 - Proposed side elevation,
with height comparison to existing building**

5. Relevant planning policy

5.1 The relevant planning policies at the local and national level, are as follows:

North Herts Local Plan:

Policy SP3 - Employment

Policy SP5 - Countryside and Green Belt

Policy D1 - Sustainable design

Policy D3 - Protecting living conditions

Policy ETC2 - Employment development outside Employment Areas and
Employment Allocations BA10 and RY9

Policy NE4 - Biodiversity and geological sites

Policy T2 - Parking

5.2 Supplementary Planning Document

Design

Sustainability

Vehicle Parking at New Development

5.3 National Planning Policy Framework (NPPF)

Section 6. Building a strong, competitive economy

Section 11. Making effective use of land



- Section 12. Achieving well-designed places
- Section 13. Protecting Green Belt land
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment

6. Principle – Green Belt and employment use

- 6.1 In regard to the principle of this use and building in this location, the site is located within the Green Belt, in terms of planning policy designation. Policy SP5 concerns this in this case, which states the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated.
- 6.2 The NPPF states that development in the Green Belt is inappropriate unless one of the following exceptions applies. The relevant exception is g) as follows, *g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- 6.3 In this case, the proposed building and use is considered to fit wholly within the exception of g). This is because the development would comprise limited infilling and would comprise redevelopment of previously developed land, which would not cause substantial harm to the openness of the Green Belt.
- 6.4 The specific site is within the overall Nup End Industrial Estate. The proposed building would be located to the southern edge but would be within the established line of Conifer trees to the south-west. The building would comprise infilling within this existing area, whereby the land itself is used for open



compound storage of machinery and vehicles, in connection with the applicant's ground works and development business. The site is previously developed land and is within the overall Industrial Estate.

- 6.5 In regard to the parking spaces part of the development, the existing concrete hardstanding to the south would be expanded to provide increased parking spaces. A new line of parking spaces is proposed on the grass verge to the opposite side of the access road to the west. The current post and rail fence would be removed for the right angled spaces, together with new native hedgerow to be planted.
- 6.6 This new hedgerow in combination with the retained Conifer trees mean the development would be contained within this natural buffer, from the wider open Green Belt beyond the site. It was also concluded in the pre-application process that this land is also previously developed and the car parking would not have a substantial harmful impact and is therefore acceptable. The access road in this part of the site is existing and requires no alteration, with simply provision of parking spaces stemming from this existing road. Therefore, both the infill nature of the building footprint and, with the parking provision being so well contained, the development would not cause substantial harm to the openness of the Green Belt.
- 6.7 The development proposals would not result in inappropriate development in the Green Belt and therefore accords with Green Belt policy of the Local Plan and of the NPPF.
- 6.8 In regard to the proposal being for an employment use, Policy ETC2 is relevant in this case. For employment uses outside of defined employment areas, Policy ETC2 states:
- 6.9 *“Planning permission for employment uses outside of allocated Employment Areas and Employment Allocations BA10 and RY9 will be granted provided that:*



a) The proposal is:

i. within a defined settlement boundary or the built core of a Category B village;

or ii. for small scale offices or other small employment development; and

iii. is appropriate to the location in terms of size, scale, function, catchment area and / or historic and architectural character; and

b) There would be no significant adverse impacts on living conditions".

6.10 The site is outside of the built core of Knebworth village but, the proposal is indeed for small employment development and, is appropriate to the location in terms of size, scale, function, catchment area and / or historic and architectural character. The building and use is entirely fitting for this site context. This is because it would be set within the numerous other commercial uses and buildings of Nup End Industrial Estate.

6.11 Therefore, the surroundings of the proposed location for this general industrial building, are all commercial uses, with varying sizes of associated buildings and structures. The proposal would be set within these uses and would be small scale by comparison to the existing buildings. There would be no adverse impacts on living conditions at all, which is discussed further in the below section. There would certainly be no 'significant' adverse impact at all, upon the closest residential property of Nup End Farmhouse.

6.12 Therefore, the proposals also accord with Policy ETC2, along with Policy SP5. The principle is consequently acceptable in this case, for the proposed building and use in this location.

7. Size and Design

7.1 In regard to the design of the proposal, this has been formulated to sensitively reflect the character of the existing buildings. The development consists of high quality materials of composite weatherboarding over brick plinth for the



elevations, with an aluminium standing seam roof, with windows and doors in white upvc.

- 7.2 In regard to the impact upon the character and appearance of the area, the application site is located within the countryside, outside of a settlement. However, the siting is an infilling area of land between buildings of the wider site of this established Industrial Estate. The size, design and appearance is considered to be highly in keeping and sympathetic to that of the surrounding buildings. The height would be some 300mm lower than the nearest industrial building of the wider site. All fenestration is proposed of an appropriate design and scale and is considered to be entirely fitting for this building and commercial surroundings for context.
- 7.3 The building would therefore make a positive contribution to the character of this rural area, by being appropriate and infilling development within the host site. The scheme would be entirely appropriate for the site context and character of the locality. The parking spaces are to be provided in the most sympathetic way, by stemming from the existing access road to the south-west of the site, together with hedgerow planting for landscape softening and screening. The works fully respect the intrinsic character and beauty of the countryside.
- 7.4 Section 12 of the National Planning Policy Framework (NPPF) states, (relevant points to this proposal only):

“Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- are visually attractive as a result of good architecture and appropriate landscaping”.*



- 7.5 It is considered the proposed development is well designed, well located and responds very positively to local context and character, whilst being of a sensitive and complementary design. The building will indeed function well for the lifetime of this development, as this commercial use, within this existing commercial wider site of Nup End Industrial Estate.

Sustainability and Energy Statement

- 7.6 In regard to the Sustainability SPD, the development will be constructed from blockwork construction, with insulation which is able to moderate excesses in temperature and store energy received from solar gain. Timber to be used in the construction will be from sustainable and renewable sources.
- 7.7 Heat source will include an air source heat pump and solar PV panels are to be considered to the roofs, in order to offset electricity power demand from the national grid. Low flow water fixtures to faucets and dual flush toilets will be installed. This will significantly reduce water consumption. Furthermore, an electric vehicle charging point could be installed close to the parking spaces.
- 7.8 Overall, the character of this part of the countryside would not be at all affected by the proposed development for both built form, the proposed use and for external site layout. It is therefore considered that the proposal would accord with Policy D1 of the Local Plan and, with Section 12 of the NPPF.

8. Layout and amenity for occupiers

- 8.1 The proposal would provide a high standard of amenity for its occupiers. The building will provide light and spacious industrial floorspace, with mezzanine floor. Kitchen and toilet facilities will also be provided for staff for the use of the building.



9. Impact upon neighbouring living conditions

- 9.1 In regard to this issue, there are no nearby residential properties to be affected by the proposal. The closest dwelling is Nup End Farmhouse, which is at significant distance from the proposed building location.
- 9.2 The proposed building and use would therefore cause no unreasonable noise impact, or loss of privacy for any nearby occupiers, with no sense of dominance or loss of daylight and sunlight. The scheme accords with Policy D3 and, with Section 12 of the NPPF.

10. Heritage assets

- 10.1 The site does not lie within or adjacent to a Conservation Area and there are no nearby listed buildings to be affected in their setting by the proposal. Nup End Farmhouse is listed but is of considerable distance from the site. There would therefore be no harmful impact upon heritage assets and the scheme does not conflict with any provisions of the Local Plan, or Section 16 of the NPPF.

11. Access and parking

- 11.1 The site is accessed from the main highway through Nup End into the main Industrial Estate. There is a secondary access with internal access road, leading to the southern edge of the site itself. The site is therefore considered to have ample access for the development and its use, with the access points requiring no alterations. The proposed use will not generate any material increase in traffic using the highway, over and above the current and historical commercial uses of the overall Industrial Estate.



- 11.2 With the building proposal, there is provision of 30 new spaces for staff, deliveries and any customer meetings. This exceeds the parking provision of required under the minimum standards of the SPD for Parking at New Development. This is set out as follows for cars and for cycles:
- 11.3 The cycle parking standards will also be met accordingly, with ten spaces proposed adjacent the vehicle parking spaces.
- 11.4 All vehicles, including service vehicles visiting the site, can adequately turn and exit the site in forward gear, with turning area provided within this established wider site. Excellent visibility exists in both directions from the current access to the site, along this section of the highway.

12. Flood risk

- 12.1 In regard to any flood risk, the application site is deemed at very low risk of flooding by the Environment Agency. The site is in Flood Zone 1 (FZ1) which is the zone of lowest flood risk. The site is also not in an area identified by the Environment Agency as having critical drainage problems. It is reasonable to conclude that the site is not at risk of flooding and that the proposed development would not result in an increase in flooding.
- 12.2 The following image shows the flood risk for the site, from the Environment Agency web site for rivers and surface water flood risk. Given the location of the application site and the separation distance to areas at risk, the proposal is considered to be at low risk of flooding.





Figure 10 - Flood risk for the site (very low as Flood zone 1)

13. Ecology

- 13.1 In regard to ecology of the site, the overall site is considered to be of very low ecological value. This is due to the site already comprising compacted ground and used as compound storage area, for construction vehicles and pallets of materials.
- 13.2 Enhancement of the current very low ecological value of the site, will be achieved through new native hedgerow and tree planting along the new parking area, as shown on the Proposed Site Plan. This will provide habitat and in turn increase ecology value of the site. An Ecological Appraisal and Biodiversity Net Gain report has been undertaken in this regard and is submitted with the application. A Biodiversity Net Gain metric has also been prepared. The land required for the gain area is included within the red line, as shown in the BNG report and Location Plan. The scheme is in accordance with Policy NE4 of the Local Plan and with Section 15 of the NPPF.



14. Conclusion

- 14.1 In summary of the proposal, the principle is acceptable for this commercial use, set within this commercial location and immediate surroundings. The development would comprise infilling development of previously developed land, within this established Industrial Estate in the Green Belt. The development would therefore not be inappropriate development in the Green Belt.
- 14.2 The development consists of a small development for general industrial use. This would provide a small but important contribution towards the economic and employment provision of the District, in accordance with Policy ETC2 of the Local Plan.
- 14.3 The highly appropriate size and design, in combination with the use of high quality materials, is considered to only enhance the character of this rural area, set within this commercial context of the site's surroundings. No harm to openness or the intrinsic beauty of the countryside would result, from the development, comfortably set within this commercial context.
- 14.4 Ample parking provision would be provided on site for vehicles, together with suitable turning area. Access is highly suitable as existing and requires no alteration. Amenity for staff would be of a high standard, with high quality and spacious floorspaces, with welfare facilities. No harmful impact would result upon the living conditions of any nearby occupiers.
- 14.5 The proposal is entirely in accordance with the North Herts Local Plan, Supplementary Planning Documents and, with the provisions of the National Planning Policy Framework. The development is therefore considered to be acceptable for the grant of planning permission accordingly.

