

Appeal Statement in support of North Herts District Council's refusal of planning permission for application 24/001042/FP

Appeal Reference: APP/X1925/W/25/3375383

Appeal Site Address: Church Wood, Three Houses Lane, Codicote, SG4 8TB

Submitted by: Tim Wise, Rustling End Cottage, Rustling End, Codicote, Hitchin, SG4 8TD

Date: 05 December 2025

I am against the appeal proposals, for the reasons given by North Herts District Council. I am also against the appeal proposals for the many reasons given by the numerous objectors to the original application 24/01042/FP.

In addition I would like to make the following additional representations as I have now had the opportunity to review the Appeal Statement of Case submitted by Warner Planning (“Warner”) on behalf of their client D&A Architectural and Structural (“D&A”).

Throughout these representations, page references thus “**P4**” refer to the page numbering on the Warner Statement.

On **P6**, the statement “the nearest neighbouring properties being located approximately a mile to the East and West” is incorrect. The Japanese Garden, the Peach House and the Node share boundaries with the application site, and Lower Court, Crouch Green, Lytton Lodge and Bradley Springs among others are all within 200 metres of the site.

Again on **P6**, the statement “The site has private parking by providing a hard-surfaced area on site” is incorrect. No parking area is shown within the red line, and the hard surfacing shown on **P12** within the blue line is annotated “Hardstanding for car parking and storage, Unauthorised, subject to appeal”. This refers to refused and appealed Application 24/02343/FP, where the Appeal was withdrawn on 05 September 2025.

The available drawings and site plan **P12-P14** do not show hardstanding of any sort, whether as an apron to the built form or otherwise. This lack of detail, along with any reference to internal and external lighting and construction materials make it impossible to assess the impact on the visual amenity of nearby houses.

At the same time the location of the built form (**P12**), positioned as it is within 2m approx. of the site boundaries, takes no account of the mandatory buffer and root protection zones required by Church Wood (now protected by a TPO).

It is unclear from the Statement whether this development is intended for the private use of the applicant, or as a commercial venture. There is a general discussion of equine facilities and practice in North Herts and a number of references to private use e.g. **P33** “there remains a shortage of compliant, purpose - built infrastructure for private horse owners wishing to keep and care for their animals on their own land.” but which then goes on “current facilities are often oversubscribed” suggesting a commercial use, echoed also on **P34** “The proposal aligns with both national and local planning objectives for supporting rural enterprise...”. This lack of clarity is unhelpful.

However, it is clear from the Statement that the Applicant was engaging with NHDC to reduce the size and scope of the proposal, and that these discussions were ongoing at the time the Application was rejected. As such, it is unclear whether Warner are appealing the scheme as rejected, or are appealing the fact that NHDC chose to take

this Application to committee for determination while Warner considered it still a work in progress and despite a request by Warner for deferral.

If the former, then all comments made by the many objectors and the Planning Officer are valid and in context.

If the latter, it would seem appropriate for NHDC's refusal to be set aside and to reopen the Application so that the Applicant can provide full details of any amended scheme, along with missing information such as the drainage strategy, and to reopen the Application to public comment.

At the same time, and as 24/02343/FP is an unauthorised development, it would be appropriate to remove the unauthorised buildings and hard standing from the blue lined area of the site plan and add back any intended parking and hardstanding etc into this application, so that the true impact of the proposal could be considered and commented on by the many objectors to the original application.

Tim Wise

Rustling End Cottage

05 December 2025