

Tom Rea  
Planning and Building Control  
North Herts Council  
PO Box 10613  
Nottingham  
NG6 6DW

Our Ref:

Your Ref:

7<sup>th</sup> March 2025 (by email)

Dear Tom Rea,

**Planning application no. 24/02343/FP**  
**Church Wood, Three Houses Lane, Codicote**  
**Change of use of existing site from agricultural to use Class B8 (Storage and Distribution).**  
**Extensions and alterations to existing barns; erection of detached temporary structure of**  
**three years and supporting substation and concrete base. Installation of hardstanding for**  
**outside storage and parking and installation of electric front entrance gates. Drainage pond**  
**and associated outfall pipe, alterations to surface access track**  
**(Development has commenced).**

I write with regard to the above retrospective planning application to which CPRE Hertfordshire objects for the following reasons.

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted North Herts Local Plan where development is stated as inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. The Applicant has failed to provide a Planning Statement which should be required to provide information and justification relating to the proposed development in the Green Belt. It is entirely unacceptable that the proposed development has commenced and planning enforcement should take place to cease the unauthorised use and activity on the site.
3. The site is in a significantly sensitive location, likely to affect the Church Wood Local Wildlife Site and potential ancient woodland. It is clear that works have already taken place which are damaging to the ecological conditions, as noted by Natural England and The Woodland Trust, whose concerns we support fully.



4. It is also clear that the uses and activities already taking place on the site are unlikely to be covered adequately by the description of the development as Class B8(Storage and Distribution). Metal fabrication activities have been identified and the proposed development entails substantial increases in the sizes and number of buildings which will have a detrimental effect on the openness and character of the Green Belt in this area.
5. The development which is presently taking place is not in a sustainable location, being situated in a wooded rural area with wholly inadequate access by narrow country lanes. It is not appropriately described by the information accompanying the application which is incomplete and misleading.

CPRE Hertfordshire requests that the Council refuses this application for inappropriate development in the Green Belt and initiates enforcement action on the unauthorised use and activities

Yours sincerely,

Chris Berry  
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.