



The countryside charity  
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Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

20th June 2025 (by email)

Dear Tom Rea,

**Planning application no. 24/01042/FP**  
**Land at Church Wood, Three Houses Lane, Codicote**  
**Change of use of land to equestrian and erection of stables and covered menage.(sic)**

I write with regard to the above planning application which appears to be inadequate in several respects. CPRE Hertfordshire objected previously to an application (reference 24/02343/FP) for the same site by letter of 7<sup>th</sup> March 2025, noting the highly inappropriate nature of the proposed development on Green Belt land.

We support the Council's refusal of the previous application and note that the decision was appealed and that the appeal is to be determined through the submission of written representations. The decision of the Planning Inspector is pending and it is reasonable to await that result before any further consideration of additional development on the site.

In any case, the information submitted for the present application is entirely inadequate. There is no Planning Statement accompanying the application which should be required for such a proposal on Green Belt countryside where it is necessary to establish very special circumstances which would clearly outweigh the harm caused.

The Design and Access Statement is similarly inadequate, quoting 'precedents' for the proposed development which are neither clearly described nor located.

We urge the Council to refuse this application.

Yours sincerely,

Chris Berry  
Planning Manager

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