

July 2026

Statement of Community Involvement

Former Big Cat Sanctuary, Codicote Road



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1.0 Executive Summary

This Statement of Community Involvement (SCI) has been prepared by The Terrapin Group on behalf of Howarth Homes Ltd ('the Applicant') in support of an application for full planning permission for:

'Demolition of all existing buildings and structures on site and the redevelopment of the site to provide 109 residential units with access, parking, hard and soft landscaping, public open space and associated works'

In line with North Herts Council's Statement of Community Involvement (SCI) (2023), and Welwyn Hatfield Council's Statement of Community Involvement (SCI) (2024), this document provides an overview of the pre-application engagement process which has taken place in advance of the submission of a planning application. The community and stakeholder engagement carried out was also in accordance with National and Local planning policy.

The objective of the engagement was to provide a full pre-application consultation with neighbours of the development site on Codicote Road in both Codicote and Welwyn. A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders, in line with the North Herts Council and Welwyn Hatfield Council requirements. This has taken place in conjunction with pre-application discussions with officers of both Councils.

More than 494 local residents and local businesses were contacted as part of this consultation.

Feedback has been secured via a dedicated consultation website, in-person public exhibitions and online briefings.

Further information about the engagement activities are provided in Section 3.0.

Further information about the engagement findings are provided in Section 4.0.

Further information about the Applicant's response to these findings are provided in Section 5.0.

2.0 Legislation and Policy Framework

2.1 Localism Act (2011)

The Localism Act (2011) makes pre-application consultation a statutory obligation for certain schemes. More generally, it encourages a cooperative approach to development whereby relevant parties engage and work with each other.

2.2 National Planning Policy Framework (2024)

The National Planning Policy Framework (Revised 12 December 2024, amended 7 February 2025) sets out the Government's commitment to ensuring that all interested parties are involved in the planning process.

Paragraph 40 states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.'

Paragraph 41 states that local planning authorities should 'encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications'.

Paragraph 137 states that:

'...applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community'

and '...applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'.

This report has been written in accordance with National and Local planning policy regarding community engagement and involvement.

2.3 North Herts Council SCI (2023)

North Herts Council's Statement of Community Involvement (SCI) (2023) sets out how the council wants developers to conduct engagement activities with local stakeholders. It outlines the role of the developer in ensuring that a meaningful consultation and engagement process takes place.

The document provides an overview of the activities which the council expect developers to undertake at 9.8, which includes letters/emails to local residents and stakeholder groups, along with a public exhibition or meeting.

2.4 Welwyn Hatfield SCI (2024)

Welwyn Hatfield Council's Statement of Community Involvement (SCI) (2024) sets out how the council wants developers to conduct engagement activities with local stakeholders. It outlines the role of the developer in ensuring that a meaningful consultation and engagement process takes place.

The document provides an overview of the activities which the council expect developers to undertake. *The SCI recommends that 'Early engagement with the Local Planning Authority, relevant stakeholders and the community is strongly encouraged, especially for larger and more complex proposals'.*

3.0 Engagement Activities

3.1 Introduction

The key aim of this pre-application community and political engagement programme was to advise local stakeholders and residents about the development proposals for this site, as well as provide them with an opportunity to share their views on what they wanted to see from the development.

To achieve this aim numerous activities were carried out, as detailed below.

3.2 Public Consultation

In accordance with North Herts and Welwyn Hatfield Council SCI reports, a period of public consultation took place, this happened between Friday 22nd May 2026 and 18th June 2026.

3.2.1 Leaflet Drop

In advance of the public consultation newsletters were delivered by hand to 494 local residents and businesses in the area surrounding the development site. The distribution area of the newsletter can be found at Appendix 6.1 and images of the newsletter can be found in Appendix 6.2.

This is in accordance with North Herts and Welwyn Hatfield Council SCI reports. The newsletter included images of the current site and proposed development, provided contact details, information about how to provide feedback and details about the two in-person consultation workshops.

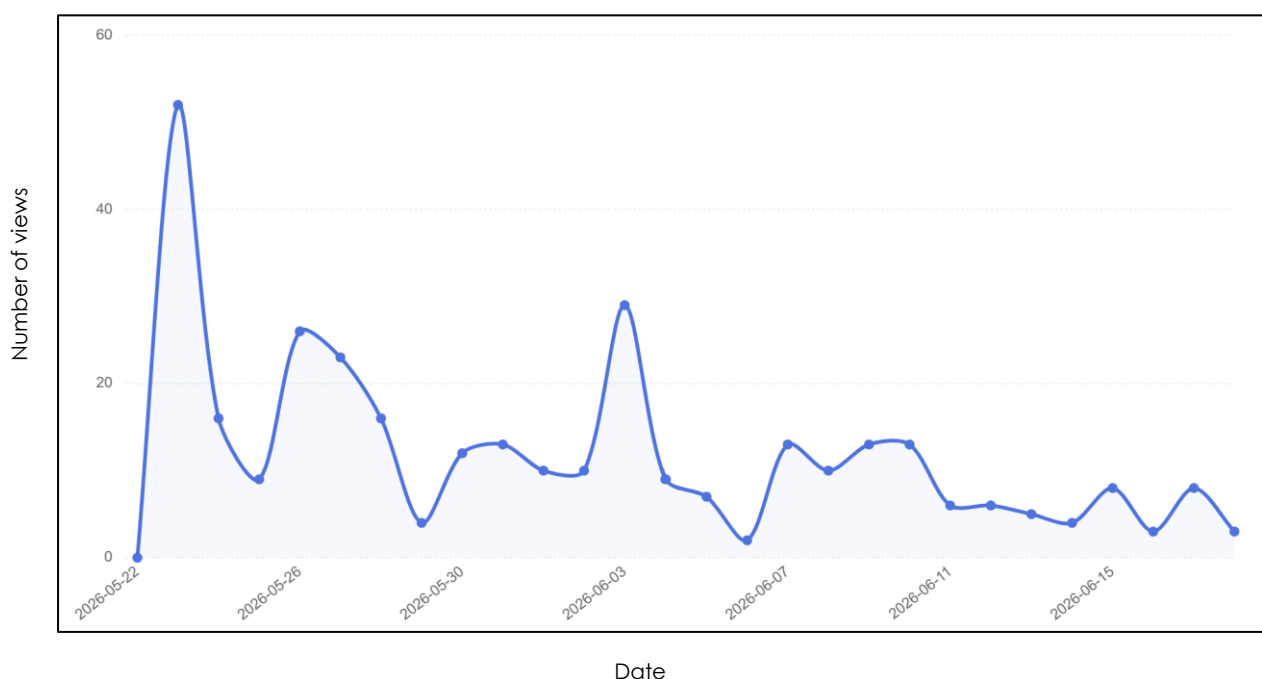
3.2.2 Dedicated Email Address, Telephone Number and Freepost Address

A dedicated email address, telephone number and Freepost address were published and available for residents and businesses to enable participation in the consultation and express their views. These were managed on behalf of the Applicant by The Terrapin Group and provided residents and other key stakeholders with the opportunity to speak directly with the project team if they had any queries or comments.

3.2.3 Website

In accordance with North Herts and Welwyn Hatfield Council SCI reports, a website was created. This website provided people with details of the scheme, including plans, the opportunity to provide feedback and information about the two in-person consultation workshops.

The public consultation exercise ran from Friday 22nd May 2026 to Thursday 18th June 2026, during which 333 people visited the website (see graph below).



3.2.4 In-Person Exhibition

In accordance with the North Herts and Welwyn Hatfield Council SCI reports, two in-person drop-in public exhibitions were held during the public consultation period.

The drop-in exhibitions were held at the Peace Memorial Hall, 108 High Street, Codicote, SG4 8XE on Wednesday 3rd June 4pm-7pm, and Saturday 6th June 10am-1pm.

These exhibitions provided residents with the opportunity to see details of the scheme, including plans, and the opportunity to provide feedback. It also gave visitors the opportunity to speak to members of the development team and The Applicant.

49 people visited the two in-person drop-in exhibitions.

Images from the drop-in exhibitions can be seen in Appendix 6.3.

The boards from the drop-in exhibitions can be seen in Appendix 6.4

3.3 Meetings with Key Stakeholders

In accordance with North Herts and Welwyn Hatfield Council SCI reports, meetings were sought with key local stakeholders.

3.3.1 Stakeholders Approached

The Terrapin Group made contact with the following political and community stakeholders, offering them an opportunity to be briefed on the development proposals:

<i>Stakeholder</i>	<i>Details</i>
Codicote & Kimpton Ward Councillors – Councillor Ralph Muncer, Councillor Steven Patmore	Contacted by email on 28/05/26 and 09/06/26 and offered briefing.
Welwyn West Ward Councillors – Cllr Alex Bardett, Cllr Tony Kingsbury, Cllr Sunny Thusu	Contacted by email on 28/05/26 and 09/06/26 and offered briefing.
Councillor Donna Wright, Executive Member for Place	Contacted by email on 28/05/26 and offered a briefing
Codicote Parish Council	Contacted by email on 09/06/26 offered a briefing
Welwyn Parish Council	Contacted by email on 09/06/26 offered a briefing
St Giles Church	Contacted by email and informed of the proposed development on 09/06/26
Codicote foodbank	Contacted by email and informed of the proposed development on 09/06/26
Girl Guiding Codicote	Contacted by email and informed of the proposed development on 09/06/26
Codicote Local History Society	Contacted by email and informed of the proposed development on 09/06/26
John Clements Sports and Community Centre	Contacted by email and informed of the proposed development on 09/06/26

4.0 Engagement Findings

4.1 Introduction

The Applicant has actively engaged with and encouraged feedback from local residents, businesses and community stakeholders throughout the public consultation process, using multiple channels to receive detailed quantitative and qualitative feedback, including:

- Public consultation including a dedicated website and newsletter
- Public drop-in exhibitions on Wednesday 3rd June 2026, 4pm-7pm, and Saturday 6th June 2026, 10am-1pm.
- Online surveys hosted on the dedicated consultation website

By the end of the community and political engagement programme more than 382 people had engaged with the programme. The feedback received is set out below.

4.2 Feedback from Public Consultation

All those attending the drop-in exhibitions on Wednesday 3rd June 2026 and Saturday 6th June 2026 were provided with a feedback form and invited to respond to five questions concerning the proposed development and the opportunity to leave any further comments.

In addition, the feedback form with the same questions were available to be viewed and could be answered and submitted on the consultation website.

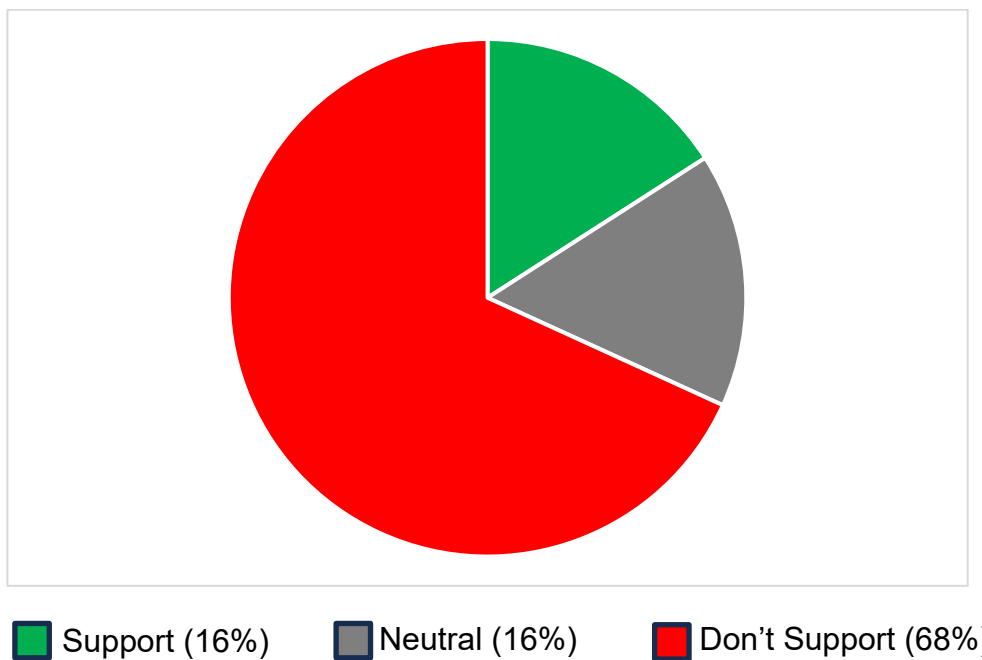
An image of the feedback form can be found in Appendix 6.5.

The five questions asked were:

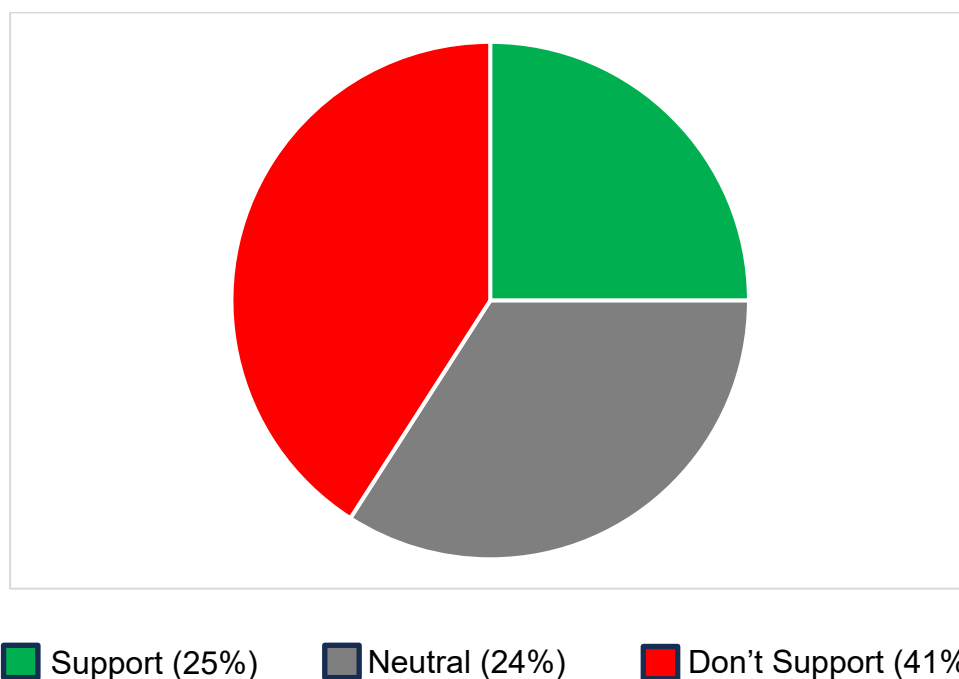
1. Do you support the principle of developing on a grey belt site to provide much needed new homes for Codicote?
2. Do you support the proposed environmental improvements to the site?
3. Do you support the provision of affordable housing being included in the scheme?
4. Do you support the proposed traditional design of the new homes?
5. Please use this space for any further comments you may have.

Consultees were asked to indicate the extent to which they either supported or did not support each of the questions put. Twenty feedback forms were completed at the public drop-in exhibitions and 24 feedback forms were completed and submitted online. The results of the feedback received is given below.

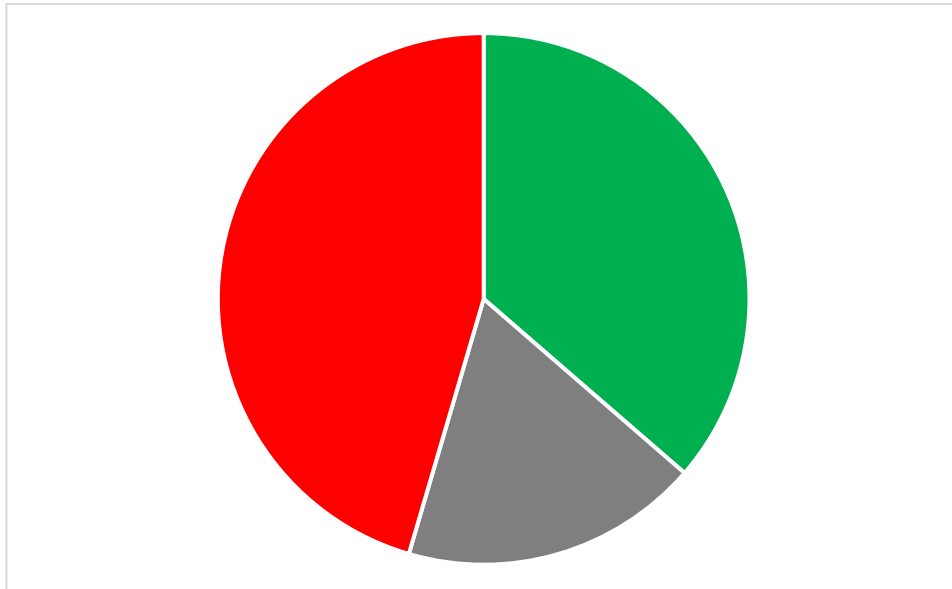
1. Do you support the principle of developing on a grey belt site to provide much needed new homes for Codicote?



2. Do you support the proposed environmental improvements to the site?

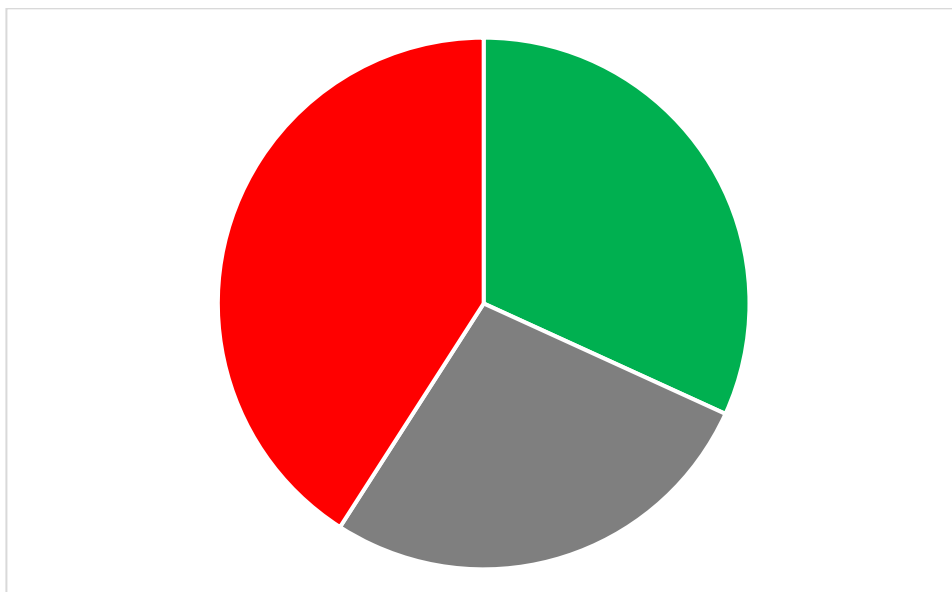


3. Do you support the provision of affordable housing being included in the scheme?



■ Support (36%) ■ Neutral (18%) ■ Don't Support (45%)

4. Do you support the proposed traditional design of the new homes?



■ Support (32%) ■ Neutral (27%) ■ Don't Support (41%)

5. Please use this space for any further comments you may have.

The written comments received in response to question 5 on the feedback form are summarised below:

Supportive

- Housing is needed (referred to by 14 consultees).
- The principle of a grey belt development (referred to by 3 consultees).
- Support for affordable housing (referred to by 6 consultees).
- Support for parking improvements (referred to by 4 consultees).
- Support for community facilities (referred to by 5 consultees).
- Support for walking/ cycling improvements (referred to by 4 consultees).

Concerns:

- Traffic and road concerns (referred to by 43 consultees).
- Infrastructure capacity (referred to by 38 consultees).
- Density and size of the development (referred to by 27 consultees).
- Amount of available parking (referred to by 20 consultees).
- Impact on Healthcare and GP service (referred to by 18 consultees).
- Schools and education capacity (referred to by 14 consultees).
- Environmental impact and green space (referred to by 16 consultees).
- Impact on neighbouring properties and residential amenity (referred to by 13 consultees).
- Impact of construction (referred to by 8 consultees).
- Lack of public transport and sustainable travel (referred to by 9 consultees).
- Concerns over impact on utilities (referred to by 5 consultees).

4.3 Feedback from Meetings with Key Stakeholders

The table below highlights the meetings that were held with stakeholders and topics that were discussed.

Stakeholder	Date	Issues discussed
Welwyn Hatfield Borough Council (Pre-Application Meeting)	19/06/26	Discussion focused on the development principles, proposed layout, design approach, density, affordable housing provision, environmental considerations and the potential use of a Planning Performance Agreement. Officers provided constructive feedback which informed the continued evolution of the scheme.
North Hertfordshire District Council (Pre-Application Meeting)	23/06/26	Discussion focused on the development principles, proposed layout, design approach, density, affordable housing provision, environmental considerations and the potential use of a Planning Performance Agreement. Officers provided constructive feedback which informed the continued evolution of the scheme.
Welwyn Parish Council	30/06/26	The main points raised were about the following issues: • Proportion of flats/houses and size of new homes. • Parking provision, including visitor parking. • Traffic generation and impact on roads. • Questions re the two councils involved in the cross boundary site, and who will benefit from S106 payments etc. • Concern about joined up thinking from the two relevant councils. • General understanding of developing the site, but concern over how local infrastructure will cope. • Support for the affordable housing provision, as there is need for younger families and those working in the service industries. • Questioning the likely timetable for building the development, and when other nearby developments will be built too.

5.0 Applicant's Response to Engagement Findings

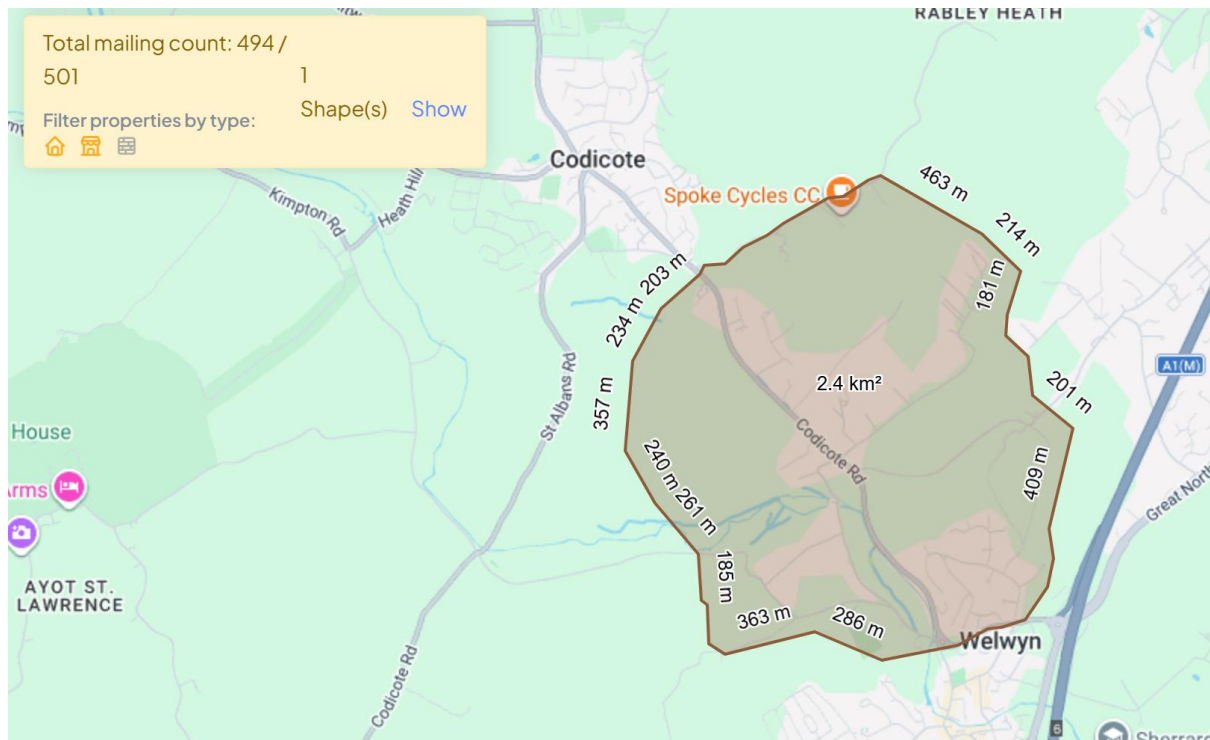
5.1 Response to public consultation feedback

Feedback Received	How the Applicant has Responded
Traffic and road concerns	The Applicant has carried out further highways assessments to see the potential increase in traffic movement and it is thought to have a minimal impact.
Infrastructure capacity	There will be a Section 106 payment on receiving planning permission. This will be money that will be spent to offset the local impacts of the development, which includes improvements to the local infrastructure. The applicant has taken out further tests on the drainage system to ensure that it can manage the proposed development.
Density and size of the development	The majority of the homes proposed are houses. The layout of the homes demonstrates that there is plenty of room for gardens and shared amenity space. The area to the north of the site will remain unbuilt on, with the nature area fully managed and maintained.
Amount of available parking	Parking has been designed for the proposal in line with both North Herts and Welwyn Hatfield District Councils policies.
Impact on Healthcare and GP service	Upon receiving planning permission, the Applicant will agree a Section 106 agreement, which will include a contribution towards health facilities.

Schools and education capacity	Upon receiving planning permission, the Applicant will agree a Section 106 agreement, which will include a contribution towards education provision.
Environmental impact and green space	The site will experience a biodiversity net gain as a result of the development, with the green nature areas being properly managed. Furthermore, the scheme is keeping the north of the site as managed green space, preserving the mature trees.
Impact on neighbouring properties and residential amenity	The Applicant has had conversations with neighbouring residents and has gone to visit properties where necessary. The layout of the proposed new homes is respectful of the neighbouring properties. Green space and a playground for children will be made available for all local residents to enjoy.
Impact of construction	A Construction Management plan will be implemented to minimise disruption to existing residents. The developer will liaise with council officers and follow the requirements of the Considerate Constructors scheme.
Lack of public transport and sustainable travel	Upon receiving planning permission, the Applicant will agree a Section 106 agreement, which will include contributions towards highways improvements and public transport.

6.0 Appendices

6.1 Newsletter Distribution Area



6.2 Public Consultation Leaflet

Former Big Cat Sanctuary

Codicote Road, AL6 9TU

Howarth

Homes Ltd

Dear Resident,

We are writing to invite you to our drop-in public consultation exhibitions where you can learn details of our proposed redevelopment of the former Big Cat Sanctuary on Codicote Road, AL6 9TU.



Aerial photograph

Our proposal seeks to make efficient use of the low-quality land by bringing forward up to 106 much-needed new homes. This would help address both North Hertfordshire District and Welwyn Hatfield Borough Councils' five year housing land supply shortfalls and deliver affordable housing and environmental improvements to a neglected site.

We are keen to explain our proposal to you. We are holding two drop-in public consultation exhibitions where our team will be keen to meet you, explain our plans to you and answer your questions:

- ▶ **Wednesday 3rd June 2026, 4–7pm and Saturday 6th June 2026, 10am–1pm**
- ▶ **At Peace Memorial Hall, 108 High Street, Codicote SG4 8XE**

You can also learn more about our ideas on our website codicoteroad.whatyouthink.co.uk where you can also give us your feedback.

We look forward to meeting you at our exhibitions.

Yours sincerely

Howarth Homes Ltd

codicoteroad.whatyouthink.co.uk

Former Big Cat Sanctuary

Codicote Road, AL6 9TU

Howarth
Homes Ltd

About Howarth Homes

Howarth Homes Ltd is a long-established construction firm specialising in the delivery of affordable housing across London and the Southeast. The company has an established track record of working with registered providers to deliver mixed tenure housing and regeneration projects, and the delivery of affordable homes.

The Site

The site was formerly used as a 'Big Cat Sanctuary' until its recent closure. It is currently run down and comprises a residential dwelling (the bungalow), barn complex currently used as a farm shop and storage, and a range of outbuildings and enclosures formerly used to house animals.

The site straddles the administrative boundary between North Hertfordshire District Council and Welwyn Hatfield Borough Council, with the majority falling within North Hertfordshire.



Public Exhibitions

Our team is keen to meet you at our drop-in event, explain our proposals and answer your questions.

- ▶ **Venue:** Peace Memorial Hall, 108 High Street, Codicote SG4 8XE
- ▶ **Dates:** Wednesday 3rd June 2026, 4pm–7pm
Saturday 6th June 2026, 10am–1pm

Visit codicoteroad.whatyouthink.co.uk where you can learn more about our proposal and give us your feedback through our online survey.

Our public survey will close on **Thursday 18th June 2026** although we will still be available to answer your questions via our Contact Us page.

Any Questions? Contact us using any of the methods below.

@ codicoteroad@whatyouthink.co.uk

0203 174 2018

Freeport Community Feedback

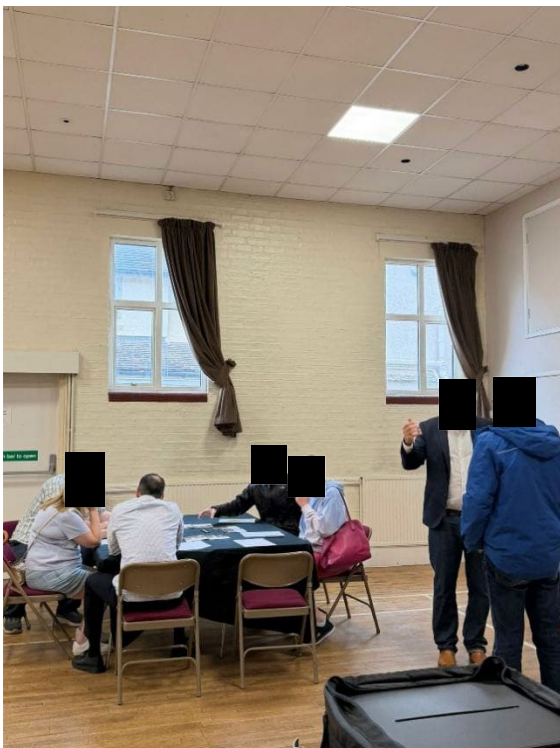
Use the Contact Us form on our website

Scan the QR code



codicoteroad.whatyouthink.co.uk

6.3 Photos from Public Consultation Drop-in events



6.4 Exhibition Boards

WELCOME!

Howarth Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD



Thank you for visiting our exhibition.

We, Howarth Homes Ltd, are delighted to be bringing forward a proposal for the redevelopment of the site of the former big cat sanctuary, on Codicote Road, which has been neglected since its closure in 2024.

Our plans seek to make efficient use of this low quality land by bringing forward circa 100 much needed new homes, delivering affordable housing and environmental improvements to a neglected site. Please tour our exhibition at your own speed. Each board explains different aspects of the proposal. We have set them out in an order we think is logical, but feel free to tour them in any order you choose.

Our team is here to answer your questions and hear your ideas. They are keen to meet you!

Howarth Homes Ltd
www.howarthhomes.co.uk

OSP architecture
www.osparchitecture.com

THE TERRAPIN GROUP
www.terrapingroup.co.uk

codicoteroad.whatyouthink.co.uk

THE SITE

Howarth Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD



46-52 Codicote Road is previously developed land located within the Green Belt. It is a 4 hectare site with a complex and difficult history. It was formerly used as a big cat sanctuary. Since its closure in 2024, the land has become underused, unmanaged and environmentally degraded, with limited public benefit.

The site is in a poor and fragmented condition, with a mix of existing uses and disused structures. Land of this kind is sometimes informally referred to as 'grey belt', though any proposals would be considered by the Councils in line with Green Belt planning policy.



codicoteroad.whatyouthink.co.uk

A NEW CHAPTER FOR THE SITE

Howarth Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD

Our vision is to bring investment to an area with a challenging past by transforming this neglected site into a safe, inclusive and well-designed place to live – one that respects its surroundings, enhances the natural environment and delivers much needed homes for the local area.

Site Opportunities

- Provision of new homes to meet housing needs.
- Creation of high quality homes in keeping with the character of the surrounding context.
- Improved access from Codicote Road.
- Provision of new footpath and cycle links to improve connectivity with the surrounding area whilst also promoting sustainable modes of travel.
- Enhancement of existing habitats to attract a wide variety of wildlife species.
- Provision of attractive open spaces.
- Additional planting to strengthen boundaries and deliver enhanced visual screening.

The development of land at Codicote Road seeks to ensure that impacts on the local environment are minimised and the area is enhanced. The vision is to achieve the following:

- Creating an attractive place which sits comfortably within its context, respects the countryside to the west and enhances the neighbouring area.
- Sustainable community with a rich demographic mix.
- Contemporary living and working environment which responds to the biodiversity and respects the location of the site within its context.
- Coherent and high quality inclusive public realm that takes account of the needs of all users.

Concept Plan

The design objectives for the new community are summarised as follows:

- Make the most efficient use of grey belt land.
- Provide much-needed affordable housing.
- Retain important landscape and natural features such as trees and hedgerows, incorporating these into the design so that they positively contribute to the sense of place and assist in increasing local biodiversity.
- Provide informal recreation space across the site, to meet the needs of existing and new residents.
- Incorporate sustainable development principles including sustainable drainage techniques into the development and maximise energy efficiency through the layout and orientation of buildings.
- Ensure that the scale, massing and appearance of the built form reflects current best practice and the Council's design guidance, whilst also creating a place that is locally distinctive in character, and
- Ensure that dwellings, parking areas, landscape and open spaces are well related to each other and provide a safe and attractive environment.




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THE APPLICATION

Howarth Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD

Our proposal seeks to transform this constrained and underused site to become a well-planned, policy-compliant development that delivers long term benefits.



ILLUSTRATIVE SKETCH LAYOUT

We anticipate there will be circa 100 new homes. Details such as scale, appearance, colours and landscaping are not fixed at this stage. Our application will be for outline planning permission. This establishes the principle of residential development, with a more detailed 'reserved matters' application being brought forward at a later stage.

The mix and type of accommodation will be in line with those identified as meeting local housing needs. These drawings are indicative of the designs we are considering.

- 10% one bedroom apartments
- 43% two bedroom houses
- 41% three bedroom houses
- 6% four bedroom houses

This mix supports:

- Smaller households and first time buyers
- Families seeking longer term homes
- A stable and diverse community



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DESIGN

Howarth
Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD

Design Approach

The site lies midway between Welwyn and Codicote. Both are historic Hertfordshire villages, one dating back to the Roman era, the other Medieval times. The immediate context surrounding the site is a varied mix of predominantly detached residential houses.

Site Considerations

- Location of existing access from Codicote Road.
- Existing trees, hedgerows and areas of woodland.
- Areas of potential flooding from surface water.
- Setting and amenity of Listed building at 44 Codicote Road and Beechome 54.
- Topography of site, gradual fall from north to south.



Design and Development Principles

The following principles will guide the scheme and be secured through the outline permission:

RESPECTING LOCAL CONTEXT

- Development informed by the character, scale and layout of surrounding areas
- Sensitive response to neighbouring properties and landscape setting

WORKING WITH THE LAND

- The steep gradient of the site will inform design, not fight against it
- Careful consideration of levels, access and views

SAFE, INCLUSIVE AND WELCOMING PLACES

- Clear, overlooked streets and spaces
- Homes arranged to promote natural surveillance
- Design accommodating all ages and abilities

GREEN INFRASTRUCTURE AT THE CORE

- New landscaping, trees, and ecological enhancements
- Sustainable drainage integrated into open spaces
- Opportunities to improve biodiversity and environmental quality compared to the existing condition

A WELL-CONNECTED NEIGHBOURHOOD

- Thoughtful access arrangements
- Safe, legible pedestrian routes
- Connections that integrate the site into its surroundings rather than isolating it

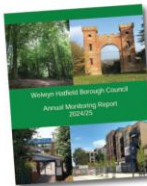
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5-YEAR HOUSING LAND SUPPLY

Howarth
Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD

National planning policy requires local authorities to maintain a 5-year supply of housing land to help ensure homes are delivered in the right places. This site falls within both Welwyn Hatfield Borough Council and North Hertfordshire District Council areas, and is currently in a poor and underused condition. It includes a mix of existing development and previously used land that detracts from its surroundings. Redevelopment of this site would provide an opportunity to bring it back into more effective use, helping to meet housing needs while reducing pressure on more sensitive green field locations.



Welwyn Hatfield Borough Council has accepted that it is unable to demonstrate a 5-year supply of housing land, despite recently adopting a district plan.

The most recent Annual Monitoring Report concludes that the borough has a deliverable housing land supply of only 1.8 years against the adopted Local Plan requirement of 760 dwellings per annum.

A number of sites with outline permission, or sites which have been granted since April 2025 are expected to deliver within the next 5 years. These additional sites would improve the supply position to 2.5 years; still some way short of the required 5 years.

North Hertfordshire District Council's most recent review was made public in an update in November 2025.

This concludes that the Council can demonstrate a 5-year land position of between 2.6 and 3.3 years against the adopted 5-year housing requirement.

In December 2024 the Government introduced a new method of calculation local housing need figures. Under this a deficit of 1,586 dwellings over the 5-year period (2025/6-2029/30) was identified, demonstrating a 5-year position of 3.3 years.



codicoteroad.whatyouthink.co.uk

IN SUMMARY

Howarth
Homes Ltd

FORMER BIG CAT SANCTUARY, CODICOTE ROAD

- Investment and confidence in a site with a challenging past
- Using a grey belt site to meet local housing need
- Circa 100 new homes designed to reflect local requirements
- Environmental improvements to a dilapidated site
- Biodiversity enhancements
- A long term, plan-led solution rather than continued neglect
- Safe and better managed land



Give us your feedback

Thank you for taking the time to visit our exhibition. We hope that you have enjoyed meeting our team and discussing your ideas with them.

Please give us your feedback by filling in one of our questionnaires. Once completed, either post it in our feedback box or return it using our Freepost service.

Alternatively, you can use the Have Your Say page on our website. Our public consultation for this phase of the project will end on Thursday 18th June 2026.

Thought of a question after you've returned home?

We are still available to answer your questions and hear your feedback. Please contact us using one of the methods below.

- ✉ codicoteroad.whatyouthink.co.uk
- ☎ 0203 174 2018
- ✉ Freepost Community Feedback
- 🌐 Use the Contact Us form on our website
- 📱 Scan the QR code



Next Steps

PROPOSED TIMELINE

June 2026

Public Consultation

June/July 2026

Application Submission

October 2026

Planning Committee

December 2026

Planning Decision

2027

Reserved Matters Application

2027/28

Construction Begins

2030/31

Completion

codicoteroad.whatyouthink.co.uk

6.5 Feedback Forms

Former Big Cat Sanctuary,

Howarth
Homes Ltd

Thank you for visiting our exhibition and taking an interest in our plans for the Former Big Cat Sanctuary. Your views are important to us. We would be grateful if you could answer the questions below.

Please tick as appropriate:

- 1) Do you support the principle of developing on a grey belt site to provide much needed new homes for Codicote?

☐ Support

☐ Neutral

☐ Don't Support

- 2) Do you support the proposed environmental improvements to the site?

☐ Support

☐ Neutral

☐ Don't Support

- 3) Do you support the provision of affordable housing being included in the scheme?

☐ Support

☐ Neutral

☐ Don't Support

- 4) Do you support the proposed traditional design of the new homes?

☐ Support

☐ Neutral

☐ Don't Support

Please turnover

Former Big Cat Sanctuary,

Howarth
Homes Ltd

Thank you for visiting our exhibition and taking an interest in our plans for the Former Big Cat Sanctuary. Your views are important to us. We would be grateful if you could answer the questions below.

Please tick as appropriate:

- 1) Do you support the principle of developing on a grey belt site to provide much needed new homes for Codicote?

☐ Support

☐ Neutral

☐ Don't Support

- 2) Do you support the proposed environmental improvements to the site?

☐ Support

☐ Neutral

☐ Don't Support

- 3) Do you support the provision of affordable housing being included in the scheme?

☐ Support

☐ Neutral

☐ Don't Support

- 4) Do you support the proposed traditional design of the new homes?

☐ Support

☐ Neutral

☐ Don't Support

Please turnover

6.6 Website Pages

Codicote Road

Howarth
Homes Ltd

[Home](#) [The Site](#) [Our Proposal](#) [Design & Development](#) [Exhibition Boards](#) [Meet The Team](#) [Have Your Say](#) [Contact](#)



We, Howarth Homes Ltd, are delighted to share with you our proposal for the redevelopment of the Former Big Cat Sanctuary at 46-52 Codicote Road, AL6 9TU, which was closed in 2024.

This grey belt site is currently in a poor state. Our plan is to transform it into a positive well-designed residential neighbourhood with circa 100 new homes designed to cater for a wide range of housing needs. Using this grey belt land will also contribute to meeting the local council's five year housing land supply needs.

To learn more about our ideas, please read through the pages on this website and give us your views on the Have Your Say page. We held two drop-in public exhibitions on the 3rd June 2026 and 6th June 2026, where our team met local residents and stakeholders and answered questions. To view the exhibition boards please click [here](#).

Pages

The Site

Read More

Our Proposal

Read More

Design & Development

Read More

Meet The Team

Read More

Have Your Say

Read More

Contact Us

Read More



This grey belt 4 hectare site has a complex and difficult history. It was formerly used as a big cat sanctuary. Since its closure in 2024, the land has become underused, unmanaged and environmentally degraded, with limited public benefit.

It is in poor condition and consists of a series of horse paddocks, stables, a bungalow and caravans along with areas of hardstanding, derelict cages and other remnants of its former use as an animal sanctuary. The steep and sloping nature of the land creates challenges but also offers the potential for sensitive, landscape-led design.



The aim of our development is to re-use this poor grade land and redefine its narrative into a cared-for space of quality with community value. By delivering much needed homes on this mostly derelict grey belt land the scheme will also help both North Hertfordshire District and Welwyn Hatfield Borough Councils's housing delivery targets without building on green field sites.



Our aim is to transform a neglected site, into a safe, inclusive and well designed place to live - one that respects its surroundings, enhances the natural environment and delivers much needed homes for the local area. We are at the early stages of planning our scheme and are seeking outline planning permission, establishing the principle of residential development.



Our vision is for the current constrained and problematic site to become a well-planned, policy-compliant development that delivers long term benefits. Our scheme includes circa 100 houses, but details such as scale, appearance and landscaping are not fixed at this stage.

The Local Planning Authorities are struggling to meet housing delivery targets. Building new homes on this grey belt site will help ease the pressure of building on green fields elsewhere.



The colours and sizes of the houses will be agreed at a later stage. However, the drawings here are indicative of those we are considering. The mix and type of accommodation will be inline with those identified as meeting local housing needs:

- 10% one bedroom apartments
- 43% two bedroom houses
- 41% three bedroom houses
- 6% four bedroom houses

This mix supports:

- Smaller households and first time buyers
- Families seeking longer term homes
- A stable and diverse community



BENEFITS OF THE PROPOSAL

- Delivery of much needed homes in a constrained housing market
- Environmental improvement of a degraded site
- Safer and better managed land
- New green infrastructure and biodiversity enhancements
- Investment and confidence in an area with a challenging past
- A long term, plan led solution rather than continued neglect
- Effective use of grey belt land as intended.

Proposed Timeline



MEET THE TEAM

We held two drop-in public exhibitions on the 3rd June 2026 and 6th June 2026, where our team met with local residents and stakeholders and answered questions. To see the boards click [here](#).

DESIGN APPROACH

The site lies midway between Welwyn and Codicote. Both are historic Hertfordshire villages, one dating back to the Roman era, the other medieval times. The immediate context surrounding the site is a varied mix of predominantly detached residential houses.



DESIGN AND DEVELOPMENT PRINCIPLES

The following principles will guide the scheme and be secured through the outline permission:

Respecting Local Context

- Development informed by the character, scale and layout of surrounding areas
- Sensitive response to neighbouring properties and landscape setting

Working With the Land

- The steep gradient of the site will inform design, not fight against it
- Careful consideration of levels, access and views

Safe, Inclusive and Welcoming Places

- Clear, overlooked streets and spaces
- Homes arranged to promote natural surveillance
- Design accommodating all ages and abilities

A Well Connected Neighbourhood

- Thoughtful access arrangements
- Safe, legible pedestrian routes
- Connections that integrate the site into its surroundings rather than isolating it

Green Infrastructure at the Core

- New landscaping, trees, and ecological enhancements
- Sustainable drainage integrated into open spaces
- Opportunities to improve biodiversity and environmental quality compared to the existing condition

Our 2026 Exhibition Gallery

Please click on the pictures to view the boards used in our exhibitions in June 2026.

Board 1



Board 2



Board 3



Board 4



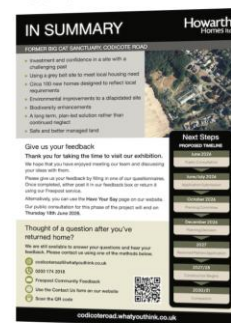
Board 5



Board 6



Board 7





Howarth Homes Ltd

Established in 1988, Howarth Homes is a multi award winning developer and house builder with an enviable reputation for constructing a broad range of high quality properties, each built to exceptional standards.

Our residential developments are well located in attractive environs and offer the discerning buyer convenient transport links with easy access to local facilities – as well as excellent investment prospects.



OSP Architecture is an established Chartered Architects practice with offices in Farnham and Bristol. We specialise in residential developments for large housebuilders, conservation work and commercial projects in the South East and South West of England.



The Terrapin Group is a public affairs agency specialising in planning. In addition to running stakeholder and community engagement for development projects, Terrapin provides strategic advice on planning and devises political engagement programmes tailored to each local authority. We have worked on large scale regeneration projects as well as smaller, bespoke schemes across the South East and beyond.

Thank you for visiting our website. Your views are important to us. Please could you give us some feedback by answering the questions below. This survey will be available until Thursday 18th June 2026.

Do you support the principle of developing on a grey belt site to provide much needed new homes for Codicote?

☐	Support	☐	Neutral	☐	Don't Support
--------------------------	---------	--------------------------	---------	--------------------------	---------------

Do you support the proposed environmental improvements to the site?

☐	Support	☐	Neutral	☐	Don't Support
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Do you support the provision of affordable housing being included in the scheme?

☐	Support	☐	Neutral	☐	Don't Support
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Do you support the proposed traditional design of the new homes?

☐	Support	☐	Neutral	☐	Don't Support
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Comments

Please enter your contact details below

Please enter your first name

Please enter your last name

Please enter your address

Please enter your email

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The Terrapin Group conforms to the data protection principles outlined under the GDPR and commits to keeping your data secure, accurate and relevant.
You can view our privacy policy [here](#).

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FEEDBACK**



**codicoteroad
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First Name

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Message

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Send message