

North Herts Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

BY ELECTRONIC SUBMISSION VIA PLANNING PORTAL

333102254/A5

11th July 2025

Dear Sir/Madam,

LAND SOUTH OF COWARDS LANE, CODICOTE

PLANNING PORTAL REFERENCE: PP-14158493

We write on behalf of Hawridge Strategic Land Ltd (the 'Applicant'), to submit the enclosed outline planning application for residential development of Land South of Cowards Lane, Codicote (the 'Site'). The proposed development, as stated on the planning application form is, as follows:

Outline planning application for residential development with means of access for consideration and all other matters reserved for subsequent approval; demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works.

Background

The extent of the Site is shown on the accompanying Site Location Plan (Drawing No. SLP-01) and comprises 1.39 ha of paddock land used for grazing horses located to the south of Codicote, as shown outlined in red.

The Site is located on the southern edge of Codicote, which is a village in North Hertfordshire. The Site is bordered by dense existing hedgerows and trees on the southern and western boundaries. To the north and east, the Site is bounded by the rear gardens of residential dwellings, which have frontages with Cowards Lane and St Albans Road. The existing hedgerows contribute toward a strong defensible boundary for the Site.

Proposed Development

The proposal comprises a development of up to 30 dwellings, including 50% affordable housing (fully compliant with North Herts Council policy) public open space, Sustainable urban Drainage Systems (SuDS) and vehicular access from Cowards Lane. The existing Public Right of Way (PRoW) through the site will be retained and enhanced.

The outline planning application comprises the following documents required for national and local validation:

- Completed Application Forms and Ownership Certificates;
- Covering Letter (July 2025), prepared by Stantec;
- Air Quality Assessment (June 2025), prepared by Entran Ltd;
- Arboricultural Impact Assessment (June 2025), prepared by Merewood;
- Plan of Tree Constraints (June 2025), prepared by Merewood;

- Tree Protection Plan (June 2025), prepared by Merewood;
- Arboricultural Method Statement (June 2025), prepared by Merewood
- Archaeological Desk-Based Assessment (June 2025), prepared by Orion Heritage Ltd; along with accompanying geo-physical assessment.
- Design and Access Statement (June 2025), prepared by Insitu Design;
- Ecological Appraisal; BNG Report and Statutory Biodiversity Metric Calculation (July 2025), prepared by Clarkson Wood;
- Energy and Sustainability Statement (May 2025), prepared by Daedalus Environmental;
- Flooding and Drainage Strategy (July 2025), prepared by Create;
- Ground Investigation (July 2025), prepared by CK Rail;
- Heritage Statement (June 2025), prepared by FWA Heritage & Design;
- Landscape and Visual Impact Assessment and Green Belt Assessment (July 2025), prepared by EDP;
- Noise Assessment (June 2025), prepared by Hawkins Environmental;
- Planning Statement (July 2025), prepared by Stantec;
- Transport Assessment (July 2025), prepared by RGP; and
- Travel Plan Statement (July 2025), prepared by RGP.

The planning application drawings are, as follows:

Plan	Reference	Prepared by	Revision
Site Location Plan	SLP-01	Insitu Design	-
Concept Masterplan	CMP-01	Insitu Design	-
Parameter Plan: Land Use and Access	PPL-01	Insitu Design	-
Proposed Site Access Arrangement	CLC-RGP-XX-XX-DR-T-001	RGP	P06

Taken together, these application documents and plans provide a full and detailed justification for the proposal.

We trust the Council has sufficient information to register and determine the enclosed outline planning application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours faithfully,



KATHRYN VENTHAM

On behalf of Stantec UK Ltd