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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

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

District ref: 25/02009/DOC
HCC ref: NH/26171/2025
HCC received: 21 August 2025
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

Land Adjacent To Oaklea And South Of , Cowards Lane, Codicote, Hertfordshire, SG4 8UN

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 8 (Two pedestrian connections) of reserved matters application reference 23/00743/RM granted on 18.06.2024.

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

This application seeks to discharge planning condition 8 attached to planning permission 23/00743/RM.

The Decision Notice defines Condition 8 as:

Prior to the commencement of the works enabling the two pedestrian connections with Cowards Lane, details of the two pedestrian connections with Cowards Lane shall be submitted and approved in writing by the Local Planning Authority. These details shall include a section plan of showing vegetation (trees and hedgerow) to be removed and demonstrate how the change in levels will be dealt with. The approved details shall be implemented on site prior to occupation of any of the dwellings.

To support the discharge of condition 8, the following documents have been submitted:

1. S278 Site Clearance Plan (Drawing No. 093-BHP-XX-XX-D-C-059 Rev P14, dated 21.08.20) produced by Barter Hill Partnership Limited.
2. S278 General Arrangement Plan (Drawing No. 093-BHP-XX-XX-D-C-051-01 Rev P14, dated 21.08.25) produced by Barter Hill Partnership Limited.
3. Engineering Layout Overview (Drawing No. 093-BHP-XX-XX-D-C-030-06 Rev C6, dated 21.08.25) produced by Barter Hill Partnership Limited.
4. Surface and Kerbing Layout (Drawing No. 093-BHP-XX-XX-D-C-033 Rev C5, dated 07.08.25) produced by Barter Hill Partnership Limited.
5. Hertfordshire County Council S278 Agreement Technical Approval Letter (Ref: R5903664) dated 15.07.25.

The Highway Authority note the Technical Approval Letter from Hertfordshire County Council following the design review carried out by the Development Management team.

Therefore, the Highway Authority does not wish to raise an objection to discharging the planning condition.

Signed

Samuel Tearle

3 September 2025