

Jacob Wood
31 Newtown
Codicote
Hertfordshire
SG4 8UG

6th August 2025

Dear Mr Howard,

Re: Objection Letter - Cowards Lane Development Scheme

I am writing to object the proposed residential scheme on Cowards Lane, Codicote. I object on the following grounds.

1. **Overdevelopment:** Codicote village has been subjected to four major developments in recent years – Weavers Gate, The Heath, The Vale and Bell Mews. I draw attention to the fact that many of these houses remain unfinished, but crucially, many of those that are finished are yet to be sold. The fact that a developer believes further homes are actually required is a farse. There is obviously a supply/demand imbalance in the residential market.
2. **Highways:** During rush hours, Codicote High Street is carnage. Add temporary traffic lights and HGV traffic into the mix, then the village grinds to a halt. No matter how many elaborate junction, splay, roundabout or traffic light ‘solutions’ the developer conjures up to counter this argument, the fact remains that they will not help. Our road infrastructure was never made for the level of traffic seen today and to add to this issue is frankly ridiculous.
3. **Environmental:** I don’t need to tell you, nor the developer, nor the Local Planning Authority, that green space within the village is now essentially non-existent (aside from the park). It broke my heart to see the former meadow on Cowards Lane decimated and developed, seemingly needlessly. The impact on the local ecosystem will have been catastrophic.
4. **Strain on Services:** The local nursery and school are likely at capacity, as many are. To increase the number of homes is to increase the number of children in the village. Many of these children will have to secure nurseries or schools elsewhere, which means more cars on the roads – see point 2.

By profession I am a surveyor. I acknowledge that amongst many, ‘development’ is a dirty word. Contrary to the above, I do not consider development to be a bad thing, so long as it is done responsibly and sympathetically. This proposed scheme will provide no benefit, aside from that to the developer’s wallet and the Local Authority’s S106 fund.

If the Local Planning Authority approves this application, they are in turn acknowledging their complete disregard to the residents of Codicote (as many deem them to have already done by accepting former planning applications).

To conclude, I, as I know many others are, am categorically against this proposed scheme.

Yours sincerely,

Jacob Wood