

Subject:

FW: 25/01766/OP – Cowards Lane, Codicote

From: Kathryn Ventham 

Sent: 02 July 2026 12:02

To: Shaun Greaves 

Subject: Cowards Lane, Codicote

Dear Shaun,

I write on behalf of Hawridge Strategic Land Ltd in relation to the document and images which have appeared on line in relation to the Cowards Lane application.

Firstly – the photo's submitted show The Riddy, which does not form part of the development and is a private unadopted road which has no gullys or drainage as is evident from the images and therefore water has nowhere to go.

Secondly – reference is made to a lack of response from Thames Water to the current application in relation to the capacity of the foul sewage system. In this respect, I highlight the consultation response from Thames Water dated 23rd July 2025 and which states:

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

This response is on the application web-site and confirms that Thames Water considers there to be capacity within the system to accommodate this development.

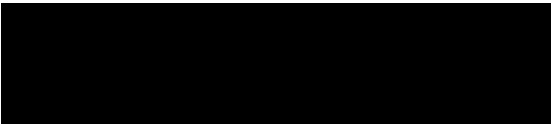
Finally, we also believe that the images may have been taken at the time when Croudace Homes (when building the Weavers Gate development) accidentally blocked the drain during construction; and as such is not a regular occurrence; and this was then cleared. As is clear from the entrance to The Riddy – and as shown on the extract below, The Riddy is a private road and therefore it is not managed in the same way as an adopted road / network would be.

However dealing with the substance of this letter – the main point is that Thames Water were consulted by the Council and have raised no objection.

Kind regards.

Kathryn Ventham
Senior Director

Twenty5
Birmingham





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