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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: 6 February 2026  
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**

AMENDED 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.

**Comments / Analysis:**

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

The previous response issued by the Highway Authority requested clarification as to why the submitted information (Path 2 Levels Layout & Cross Section Plan (Drawing No. 093-BHP-XX-XX-D-C-058-02 P2 Rev P2, dated January 2026)) has been provided because it was unclear when reviewing the available information.

In response to the comments published, clarification has been provided by the Applicant and Planning Officer, who have confirmed that the Levels Plan was submitted to address the requirements of the planning condition that states:

*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.*

The Applicant has also confirmed that Path 2 that ties into Cowards Lane does not require steps, and the plan includes a gradient arrow to show the paths fall.

The Highway Authority have reviewed the plan and does not wish to raise an objection to discharging the planning condition.

**Signed**

Samuel Tearle

20 February 2026