

Shaun Greaves
Development and Conservation Manager
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

Grebe House
St Michael's Street
St Albans
AL3 4SN

01727 858 901
info@hmwt.org
hertswildlifetrust.org.uk

Email: alex.howard@north-herts.gov.uk

18 September 2025

Dear Mr Greaves

Application number: 25/01766/OP

Location: Land on the South side of Cowards Lane, Codicote, Hertfordshire

Proposal: Outline application with means of access for residential development of up to 30 dwellings, etc.

Amended proposal

Further to your letter of 16 September, I have reviewed the Ecology Technical Note prepared by the Environmental Dimension Partnership (EDP).

In response to HMWT's objections as set out in my letter of 13 August, the applicant is relying on off-site compensation and enhancement measures, potentially within a Grass and Heath Focus Area as identified by the (currently draft) Local Nature Recovery Strategy. I return to the point that I previously made, that the proposal fails to comply with the mitigation hierarchy (avoid, then mitigate, then compensate as a last resort).

Please can my previous comments on the application continue to be taken into account.

Please contact me if you wish to discuss any of these issues in further detail. I would be grateful for notification of the outcome of the planning application.

Yours sincerely



Simon Marsh MBE BA MA MSc MRTPI
Planning and Policy Manager