

Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
NG6 6DW

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Planning Portal References:

- NHDC: PP-14858985
- WHBC: PP-14858987

31 July 2026

Dear Sir/Madam,

**Application for Full Planning Permission
Former Big Cat Sanctuary, Codicote Road, AL6 9TU**

On behalf of Howarth Homes Ltd, we are pleased to submit an application for full planning permission for the comprehensive redevelopment of land at Codicote Road, Welwyn.

The application seeks planning permission for:

"Demolition of all existing buildings and structures on site and the redevelopment of the site to provide no. 109 residential units with access, parking, hard and soft landscaping, public open space and associated works."

Cross-Boundary Application

The application site extends across the administrative boundaries of both North Hertfordshire District Council and Welwyn Hatfield Borough Council. In accordance with national planning guidance relating to applications that straddle local planning authority boundaries, identical planning applications have therefore been submitted to both authorities.



The Planning Practice Guidance states:

"If an application site is on land that falls within the boundary of more than one local planning authority, then identical applications must be submitted to each local planning authority, identifying on the plans which part of the site is relevant to each." (Paragraph: 034 Reference ID: 22-034-20141017)

In accordance with Planning Practice Guidance relating to application sites which fall within more than one local planning authority area, identical planning applications have been submitted to both North Hertfordshire District Council and Welwyn Hatfield Borough Council. The submitted plans clearly identify those parts of the site falling within each authority's administrative boundary.

As North Hertfordshire District Council contains the larger proportion of the application site, including 105 of the proposed dwellings, the application fee has been paid to North Hertfordshire District Council in accordance with Planning Practice Guidance requirements.

Given the integrated nature of the proposals, the development has been designed and assessed as a single comprehensive scheme. The submitted application documents therefore consider the site as a whole whilst identifying matters relevant to each authority where necessary.

Application Documentation

The application is accompanied by the following documentation:

- Completed Planning Application forms, and Certificate B
- Completed Community Infrastructure Levy (for Welwyn Hatfield); prepared by Howarth Homes
- Planning Statement; prepared by Howarth Homes
- Design and Access Statement; prepared by OSP
- Existing and Proposed Drawings, Elevations and Sections; prepared by OSP
- Preliminary Ecological Assessment (PEA); prepared by Greengage
- Biodiversity Net Gain Metric; prepared by Greengage
- Statement of Community Involvement; prepared by Terrapin



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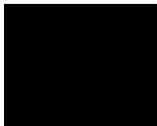
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- Landscape and Visual Appraisal; prepared by Arthian
- Flood Risk Assessment and Drainage Strategy; prepared by ht-engineering
- Transport Assessment and Travel Plan; prepared by RGP
- Air Quality Assessment; prepared by Arthian
- Cultural Heritage Desk-based Assessment; prepared by Arthian
- Energy Statement; prepared by XC02
- Sustainability Statement; prepared by XC02
- Noise Impact Assessment; prepared by Arthian
- Heritage Statement; prepared by Asset Heritage
- Arboricultural Impact Assessment; prepared by DAA

The proposals have been informed by an extensive programme of technical assessment and consultation and have been designed to deliver a high-quality residential development in a sustainable location. The scheme will provide 109 new homes, including 55 affordable dwellings, alongside significant biodiversity enhancements, new public open space, structural landscaping, sustainable drainage infrastructure and other associated environmental benefits.

We trust that the enclosed information is sufficient to enable validation and determination of the application. Should any further information be required, please do not hesitate to contact the undersigned.

Yours faithfully,



Dr Owen Hawe PhD MRTPI
Senior Planning Manager
Howarth Homes and Contractors

