

CODICOTE PARISH COUNCIL

The Pavilion, Bury Lane, Codicote, Herts, SG4 8XY.

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13th August 2025

Your Ref: 25/01766/OP

Alex Howard
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

Dear Alex,

Outline Application: Land On the South Side Of, Cowards Lane, Codicote, Hertfordshire

I write with reference to the Outline Planning application highlighted above.

Codicote Parish Council would like this planning application to be called-in for the following reasons: -

1. This development is not in the Local Plan nor the Neighbourhood Plan and is in the Green Belt. The Neighbourhood Plan says that any infrastructure upgrades should be carried out prior to village expansion including sewerage and electricity supply, both of which are under significant pressure already. Areas of the Riddy are flooded with effluent during heavy rainfall events.
2. The approval of the CD1 development by the Local Plan Inspector was contingent upon a "Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 & CD5 on the village centre and minor roads leading to/from Codicote, and secure necessary mitigation or improvement measures". Cowards Lane is one such minor road: it is very much a country lane and is completely inadequate to handle any increase in traffic. The lane is already subject to width restrictions and is also subject to a 9.5T weight restriction.
3. Insufficient justification has been made for the significant loss of Green Belt and for a development on a site which is recognised and documented as having important wildlife habitat and rare species. As such, this development will represent a net loss of biodiversity, something which runs counter to the NHDC policy of 10% net gain in any new development.
4. The area provides a local green space for residents to use for exercise and general wellbeing.
5. Water retention on site, particularly during the winter period is an issue. It has been noted that the geological survey has been carried out during one of the driest spring and summers on record, with the real concern that normal, wetter, conditions will lead to flooding.

6. The primary School cannot cope with extra children as it is full to capacity despite the recent expansion. Children will therefore need to travel out of Codicote for schooling, which adds to the traffic issues highlighted.

7. There are still no plans for a Doctors or Dentist surgery, necessitating the use of vehicles to travel for appointments.

I look forward to receiving confirmation that our letter has been received and our objections noted.

Yours sincerely,

Simon Crosier

Simon Crosier
Clerk to Codicote Parish Council