



Mr J Wicks
29A Tower Road
Codicote
Hitchin
Herts SG4 8XH

03/08/2025

North Herts District Council
Planning Department
The Council Offices
Gernon Rd
Letchworth
HERTS SG4 8XH

RE: COWARDS LANE PLANNING APPLICATION 25/01766/OP

I very strongly object to the above planning application for yet another estate of houses in Codicote.

1/ TRAFFIC :

Since the building of homes at The Heath & The Vale in Codicote our village roads & our high street are totally congested with traffic. Especially our high street where I have already seen an increase in traffic accidents this year in Cowards Lane & in the high street. What the village needed & has asked you for on numerous occasions over the years is a CARPARK. We now desperately need one. Since The Heath has been built those residents & those travelling from the south of the village are having to use St Albans Road & Cowards Lane as a by pass to avoid our highly congested high street. Getting out of the village to get to work has become a nightmare.

2/ PEDESTRIANS

Cowards Lane is a thin country lane with no pedestrian footpath along it. The majority of the lane is non passing. The intended site for these homes is on an extremely sharp bend & it runs alongside the Codicote children's recreation ground. There is also an elderly peoples home off this Lane. It would be very very dangerous to have another 60 plus cars coming into this lane on that blind bend. It is totally unsuitable for this amount of homes here. Children, Teens, the elderly, walking groups, cyclists, & horse riders all use this lane to get to our surrounding countryside. This will become very dangerous for them to use this lane & they will have to travel further to get to the countryside. If you keep building on our countryside there wont be any left!!! This will have a detrimental effect on all our residents well being & safety.

3/ OVER DEVELOPMENT

Codicote has already become over developed & congested and the other estate in your plan has yet to be built. That one as well as this latest application will destroy my village & make it gridlocked. It already becomes gridlocked when there is an accident on the nearby A1. With the proposed 200 homes already under consideration at our next door knebworth village the proposed homes will cause utter devastation for our village & its village life.

This development provides nothing to me or to any other resident of Codicote. The things we actually need here are being ignored by planning. We desperately need a Doctors surgery & and a car park.

We do not need any more **unaffordable housing.**

4/ WILDLIFE

This estate will affect our abundant wildlife that already live in & around this field, there is a variety of birdlife, newts & frogs. Housing in this field will **TOTALLY** destroy the nesting & habitat areas.

My village has been alarming spoilt in this past 2 years alone. Please do not spoil it further & please do not put our residents & their children nor our wildlife at risk . **Please reject this planning application.**

Yours faithfully

Mr J Wicks

