

Dear Mr Howard,

I am writing to you to formally object to the planning application for the proposed development site south of Cowards Lane, being sought by Hawridge Construction Ltd.

As a local resident and concerned member of the community, I have significant concerns regarding the potential negative impact this development would have on our village. Specifically:

- **Overdevelopment:** Codicote has been subject to numerous new developments in recent years with Weaver's Gate being the newest site, at the very beginning of the village and less than 1 mile away from where this new development is proposed to be built. To date, of the 400 new homes built, nearly half of them sit unoccupied or incomplete so this begs the question of whether actually 30+ new homes are required in an already overcrowded village.
- **Traffic and Parking:** Increased traffic congestion and insufficient parking provision are likely outcomes, which will place further strain on already limited local infrastructure. There are daily traffic incidences whereby cars parked on the high street are being hit and damaged by the traffic passing through and there has been a marked increase on these accidents happening since the buildings have begun. The road where the proposed development is going to take place has a 7.5 tonne weight restriction, many construction vehicles exceed this weight, so do you propose these vehicles travel up this road and cause further damage to the road's already damaged infrastructure and block the residents who live down Cowards Lane (and roads leading off it) main point of access to their homes or do you propose they travel up the high street, as the rest of the construction workers do, and down St Albans road which will further increase traffic in the high street and the likelihood for more damage to be done to residents cars and gridlock during rush hour? Neither of these options fall into favour with any residents in this village.
- **Infrastructure:** For many years, there has been significant issues around Cowards Lane, The Riddy, The Opening, Winch Close and Poynder Meadow with drainage. Large quantities of rainfall, which is on the increase, causes water and sewage to flow down the road which, more often than not, flows into one drain and comes out of another; this issue has been reported but no resolution has been proposed yet, the addition of 30+ new homes would only exacerbate this issue. To add to this, there is currently no pavement on Cowards Lane but 2 out of 3 entrances to the recreation ground are located on Cowards Lane. The additional traffic this development would generate will present an even greater risk to children, families and the elderly residents of Poynders Meadow Home. Also to note, the site where the proposed development will take place has a high

water retention rate and as such, in winter months, floods regularly and the old lye of the river is visible all the way across the fields.

- **Environmental Impact:** The removal of green space and mature trees, as well as potential harm to local biodiversity, is deeply concerning. Where this site is proposed to be built was once marked as a Nature Reserve on the map by NDHC; the complete disregard for the nature dwelling here is shocking. There are a plethora of species that make their home in the fields and trees directly on and surrounding the proposed development site and the total destruction of their habitat will be devastating and irreversible once disturbed. A recent application over by the quarry has not been approved by NHDC due to the land being on Green Belt and therefore should set a precedent.
- **Strain on Services:** Local amenities such as schools, healthcare, and public transport are already under pressure, and this development would exacerbate those issues. With houses on The Vale & The Heath still unoccupied, Weavers Gate to be completed and Valley Road to be started, Codicote Primary is already close to capacity even with double intake years so the addition of more homes and families to the area will once again mean, children of this village may not be able to get a place in their local school. In addition to this, it is near enough impossible to get a doctor's appointment in any of the local surgeries in the area along with dentist appointments and there is no mention of provisions to be made at local surgeries in any development plans taking place in Codicote, including this one. This new development will potentially also put additional strain on the local hospitals such as the Lister Hospital and QEII Minor Injuries Unit which already struggle to cope.

While I understand the need for responsible development, this proposal falls far below "responsible" and does not appear to offer sufficient community benefit to outweigh the harm it would cause to our village.

I respectfully urge the planning committee to reject this application.

Yours sincerely,
Gemma Heritage
31 Newtown,
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