

"BARN COTTAGE"
151 HIGH ST.,
CODICOTE,
HITCHIN, HERTS
SG4 8UB
12th August, 2025

To Whom It May Concern

PROPOSES DEVELOPMENT SOUTH OF
COWARDS LANE

More houses! How many more!

I am writing to object most strongly with the proposal of yet more houses to be built in Codicote.

All reasons however very ably listed which I agree wholeheartedly. No more to be said except a Resounding NO.

(Ms.).

2 Opposition points to the planning application by Hawridge Strategic Land, for the Land South of Cowards Lane – only access between Marlin and Field House.

1. This is Green Belt. It has been noted that a recent application over by the quarry has not been approved by NHDC due to the land being on Green Belt. This sets a perfect precedence.
2. This site is not in the Local Plan.
3. Codicote has already made provision for over 400 new houses.
4. Traffic congestion is already a major issue in the village. Of the 400 additional homes, nearly half of that number are unoccupied or still to be built – so this situation will continue to worsen.
5. Cowards Lane is a single track lane that is oversubscribed with traffic already because it is the only access into Poynders Meadow, The Riddy, The Opening and Winch Close. If this proposal was to go ahead for the 30 dwellings sought, we can expect another 60+ vehicles using Cowards Lane. This narrow road cannot accommodate any more traffic.
6. Cowards Lane has a 7.5 tonne weight restriction which is clearly sign-posted at both ends of the road. Construction vehicles will breach this weight restriction.
7. The village infrastructure cannot support any further development.
8. No additional provision has been made at local doctors' surgeries – it is already very difficult to get appointments.
9. There is no indication on the application as to the height of the 'dwellings' that are proposed. An application should not be submitted without clarification on this point, as their proposal for 30 dwellings could well mean they intend to build blocks of flats higher than all existing surrounding houses.
10. The drainage around Cowards Lane, The Riddy, The Opening, Winch Close and Poynders Meadow is already insufficient and gets blocked on a regular basis. When it rains, water and sewage flows down the road, often going in one drain only to come out at the next drain. It has been reported by residents many times but we are told no resolution is planned.
11. Cowards Lane has no pavement for pedestrians, yet 2 of the 3 entrances to the Recreation Ground are on Cowards Lane. The additional traffic this development would generate will present an even greater risk to children, families and residents of Poynders Meadows Home for elderly who have to use this narrow road.
12. Houses on The Vale and The Heath are still unoccupied. Weavers Gate is yet to be finished and Valley Road hasn't even been started yet – but already some double intake year groups in Codicote Primary School are getting close to capacity again – so children will once again, not be able to get a place in their local school.
13. There is a public footpath that crossed the field. It is one of the only remaining green spaces in Codicote that children and dogs can be walked away from traffic. Any construction work, which, if the development of The Heath is to be used as an example, means the footpath will be closed for the entire building period and perhaps beyond – up to 2 years!
14. 'Affordable Housing' is a sham put forward by the Builders. On the Taylor Wimpey 'Heath' Site the cheapest property is £250,000 but this is only to own half of the house. The 'owner' then has to pay Taylor Wimpey £1000 a month rent for their half ownership! The repayment on a £200,000 mortgage is over £1000 per month, so with the £1000 rent on top of that – that is not 'affordable' for most families or first time buyers.
15. There is a wide variety of wildlife in and around the field including Bats, Mandarin Ducks, Pheasants, many species of birds, monk jack deer, foxes, newts, frogs and many different insect varieties. The disturbance to this wildlife will be catastrophic and irreversible as once their habit has been disturbed and destroyed there is little to no chance of them returning. In the 1990's NHDC had this field marked as a Nature Reserve on a map.
16. The site has very high water retention. During the winter months, it regularly floods and the old lye of the river is visible all the way across the field.

MELITA MARTIN

12-8-25