

Mr Simon Berkeley
Planning Inspector
PO Services
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18 November 2020

By Email

Dear Mr Berkeley

EXAMINATION OF THE NORTH HERTFORDSHIRE LOCAL PLAN 2011-2031

LAND SOUTH OF HEATH LANE CODICOTE - SITE CD5

Following correspondence between yourself and Mr McPartland MP (ED204 and ED205), as the planning agents for the above site, we write on behalf of our client, Ashill, to confirm that planning application 18/02722/FP has been withdrawn from the agenda for the 19 November 2020 planning committee. An extension of time on the application has been agreed with the Council until February 2021, by which time we hope there will be some certainty of the direction of the Local Plan.

As you are aware, the proposed site allocation within the Local Plan donates the land required to enable Codicote Primary School to expand. Whilst this expansion is required to facilitate the delivery of the other Local Plan allocations in Codicote, it is, perhaps more critically required to address a shortfall of places that exists in the village already, without any new development. The lack of places has been compounded by the delay of the Local Plan being adopted and is very real – last year, 11 children from the village were not able to attend the school due to a shortage of places.

The extension of time that we have agreed on the application represents the last date that the application can be heard at planning committee to give sufficient time for the land to be transferred to Hertfordshire County Council to deliver the school by September 2022. If not, the school delivery will be pushed back a further year and yet more children from the village will be unable to attend the school.

We appreciate that the Local Plan must be subject to a thorough and detailed review, to ensure all necessary legal and compliance tests are met, but as part of these Examination Hearings, we would politely request that some interim findings are published in relation to the exceptional

circumstances for Green Belt development at CD5 to help ensure that the school expansion can be delivered in September 2022.

Yours sincerely

JONATHAN STODDART
HEAD OF LONDON PLANNING