

Codicote Neighbourhood Plan 2024 – 2031 Submission



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1 Introduction

1.1 The Role of a Neighbourhood Plan

- 1.1.1 The Neighbourhood Planning initiative was introduced by central government via the Localism Act of 2011 which took effect from April 2012. It set out the provision for communities to produce plans that have statutory weight.
- 1.1.2 A Neighbourhood Plan is a community-led planning framework which can help to deliver sustainable development by influencing planning decisions. They can also help to promote regeneration and conservation of their area. A Neighbourhood Plan is about the use and development of land and contains a vision, objectives, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It also deals with a wide range of social, economic and environmental issues.
- 1.1.3 Paragraph 30 of the National Planning Policy Framework (December) 2023 states that a Neighbourhood Plan should be in general conformity with the strategic policies contained in any development plans that cover the Neighbourhood area and have regard to national policy and advice. Following a successful Examination and Referendum, a Neighbourhood Plan will be brought into force or 'made'. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.
- 1.1.4 The Codicote Neighbourhood Plan period covers 2024-2031. The start date represents the year the Plan was submitted to NHDC. The end date ties up with the end date of the North Hertfordshire Local Plan which was the current version whilst this Neighbourhood Plan was being prepared.

1.2 Legislation

- 1.2.1 While reflecting the aspirations of local communities, Neighbourhood Plans must comply with other local, national and European policies, as required in the Localism Act. Specifically, a Neighbourhood Plan must meet four criteria, named "Basic Conditions" and set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act (1990), as referred to by Section 38A of the Planning and Compulsory Purchase Act (2004):
- (a) The Plan must have appropriate regard to national policies and advice contained in the NPPF;
 - (b) The Plan must contribute to the achievement of sustainable development;
 - (c) The Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case North Hertfordshire Local Plan; and
 - (d) The Plan must abide by the relevant EU regulations (or UK equivalents).
- 1.2.2 A separate document has been prepared to demonstrate how the Codicote Neighbourhood Plan meets the Basic Conditions. The Basic Conditions Statement and the Consultation Statement which accompanies the Neighbourhood Plan are available on [Codicote Parish Council's website](#).

1.2.3 The provisional Strategic Environmental Assessment (SEA) screening determination from North Herts District Council (NHDC) concluded that there were unlikely to be any significant environmental effects from implementing the Neighbourhood Plan.

1.3 The Qualifying Body

1.3.1 The Neighbourhood Plan was prepared by the Codicote Neighbourhood Plan Steering Group, on behalf of Codicote Parish Council. The Steering Group and its predecessor the Neighbourhood Plan Forum, have thoroughly researched topics of interest and issues raised by the community in consultation with residents and other local stakeholders.

1.3.2 The Qualifying Body for the preparation and submission of the Neighbourhood Plan is Codicote Parish Council. The Codicote Neighbourhood Plan Area was designated by NHDC Cabinet on 24 June 2014. The letter from Codicote Parish Council requesting the area designation, a map of the area and the representations following NHDC consultation on the proposed area designation can be found on a dedicated page on [NHDC's website](#). The map is reproduced below.

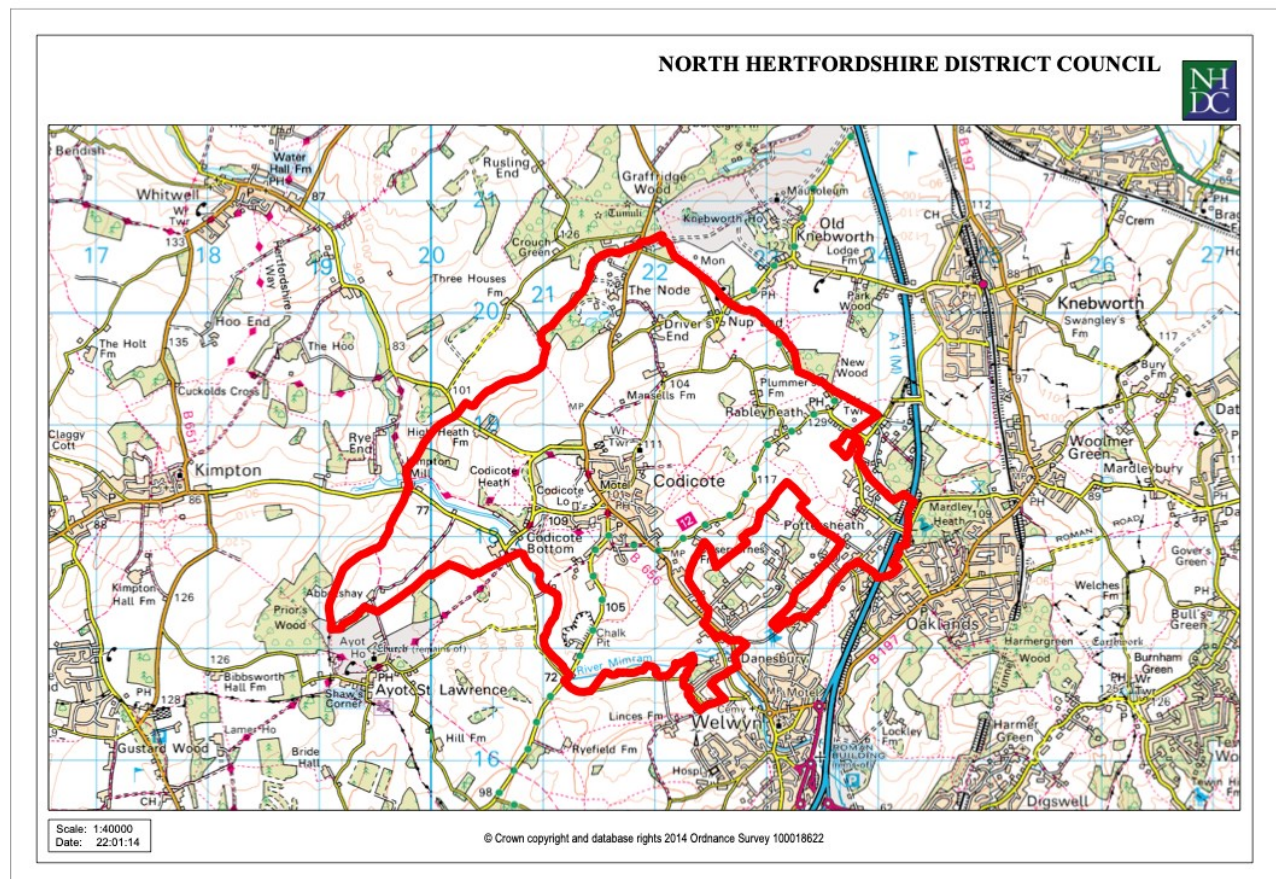


Figure 1: The Neighbourhood Plan Area

1.4 The Codicote Neighbourhood Plan

- 1.4.1 The Codicote Neighbourhood Plan (referred to as the Neighbourhood Plan) will, once 'made', be part of the statutory Development Plan which is formed of North Hertfordshire Local Plan 2011 – 2031 (adopted on 8 November 2022), the Hertfordshire County Council (HCC) Minerals and Waste Local Plans, and any 'made' Neighbourhood Plans. These current planning documents can be found on [NHDC website](#) and [HCC website](#). The Neighbourhood Plan will guide the direction of future development in the Designated Area up to 2031, in accordance with the end date of the North Hertfordshire Local Plan.
- 1.4.2 The Neighbourhood Plan is in accordance with the North Hertfordshire Local Plan and has been prepared with regard to the National Planning Policy Framework (NPPF) December 2023.
- 1.4.3 To contribute to the achievement of sustainable development, the Neighbourhood Plan considers all aspects of sustainable development, environmental, social and economic. From an environmental perspective, sustainability is mentioned in relation to water resources, drainage and sustaining and enhancing the historic environment. Sustainable construction methods are encouraged, as are Sustainable urban Drainage Schemes. Sustainable and active transport is a theme of the Neighbourhood Plan which will help to reduce congestion in Codicote High Street. The Neighbourhood Plan also supports business expansion in sustainable locations.
- 1.4.4 In creating this Neighbourhood Plan, the policies are intended to ensure sustainable enhancement of the overall quality of life in the Parish; and to improve the health, wellbeing and social cohesion of the community, now and in the future. These policies are underpinned by the need to protect the Parish's character, including its natural and historic environments.
- 1.4.5 The Plan sets out the aims and policy objectives in relation to key themes/issues and explains the reasoning behind them. It is recognised that partnership working is vital, and that to ensure achievement of the objectives it will be essential to work positively and collaboratively with other stakeholders as well as Codicote's residents and businesses.

1.5 Process of Preparing the Plan

- 1.5.1 The Neighbourhood Plan process began with the request for area designation in 2014. There was then a process of engagement and drafting that resulted in a 1st Draft Codicote Neighbourhood Plan, detailed below. The Codicote Neighbourhood Plan Steering Group was established in 2022 and embarked on a review of the draft Plan, with further public consultation which is detailed in the [Codicote Neighbourhood Plan Consultation Statement](#).
- 1.5.2 Following the designation of the Neighbourhood Plan area, work began actively in 2016. In October that year all households within the parish were leafleted with a request for volunteers to assist in preparation of the plan. The first Neighbourhood Forum was held on 22 November 2016 with some 45 residents in attendance. By mutual agreement the volunteers formed a Steering Committee, to provide overall guidance and management, and thirteen working groups, each tasked with addressing a specific aspect of the Neighbourhood Plan.

- 1.5.3 Each working group was tasked with identifying a portrait of the parish and the possible ways (both positive and negative) in which this could be affected by development. The output from these working groups was presented at Neighbourhood Plan Open Days where the residents were encouraged to voice and record their views.
- 1.5.4 In parallel with these working group activities, the NP Forum steering committee produced a Codicote NP Forum Survey that was delivered during February 2017 to every dwelling within the parish, as well as being available to view and complete online. This asked for responses to questions relevant to the evidence needed to support the Neighbourhood Plan. The questions were impartial and provided the opportunity for each resident to register their views as to how development could affect the parish.
- 1.5.5 Two Neighbourhood Plan Open Days were held on 24 and 25 February 2017. It was an interactive activity. The work of each group was presented using photographs, maps and supporting text. Residents were able to record their views and comments using 'post it notes'.
- 1.5.6 Data from both the NP Survey and the NP Open Days were separately collated and analysed during the summer months of 2017. The data gathered from the Survey and Open Days, plus the subsequent analysis are identified the Codicote Neighbourhood Plan Consultation Statement, which is available to view on [Codicote Parish Council website](#).
- 1.5.7 The Steering Committee organised smaller groups to work on identified Key Topics: traffic congestion and parking, sustainable and active transport, infrastructure, amenities, environment and wildlife, heritage and tourism, and design.
- 1.5.8 Where appropriate these have been used to structure the information presented in this Neighbourhood Plan, including collation of the objectives leading on to Policy identification.
- 1.5.9 A new working group of parish councillors and residents called the Codicote Neighbourhood Plan Steering group (CNPSG) was established in 2022. Together with planning consultant Jacqueline Veater, the group embarked on reviewing the draft NP, and subsequently revised and tested NP objectives and policies, through further public and statutory consultation. The detailed review process can be followed in the Codicote Neighbourhood Plan Consultation Statement.

Community Engagement Summary

- 1.5.10 In April/May 2023 a revised rationalised vision and list of 18 objectives, along with a draft version of 18 policies, was subject to consultation with the community. Simple survey forms along with multiple sets of attractive display boards were devised to gather views on the draft vision, objectives and policies. The well-advertised and accessible survey was supplemented with an interactive session at the local primary school and a public open day on 29 April 2023. Photographs and maps were used to aid understanding of how the policies would help to achieve the objectives.
- 1.5.11 Following this public consultation exercise, which was extended into June 2023, a comprehensive draft Neighbourhood Plan with policies, supporting text and appendices was produced.

1.6 Regulation 14 Neighbourhood Plan

- 1.6.1 The Regulation 14 Draft Codicote Neighbourhood Plan was the subject of a seven week consultation which ran from 7 February to 27 March 2024. Every household in the Neighbourhood Plan Area received a Consultation Summary containing the Policies Map, all the proposed policies and a response form. Responses were received either in paper form, via email, or through Survey Monkey. Comments received via Facebook were also considered.
- 1.6.2 To ensure that all queries were answered, an open event was held on 9 March 2024 which was attended by at least 34 individuals. The Chair of the Parish Council also made himself available on the telephone to help anyone that needed it. Printed copies of the Neighbourhood Plan were made available on request.
- 1.6.3 The response to the consultation was positive and helpful. A total of 287 comments were assessed. These were received from 12 statutory consultees and 40 residents. 103 residents responded but many did not provide specific comments or simply supported the Neighbourhood Plan. These comments combined resulted in over 150 changes to improve the Neighbourhood Plan. The full report of the consultation can be found in the Consultation Statement.

2 Vision and Objectives

2.1 Neighbourhood Plan Vision Statement

- 2.1.1 The vision for the Neighbourhood Plan was drawn partly from the consultation undertaken on the 1st draft plan, the ideas and aspirations of the Steering Group, and the reality of accommodating new development in the village following the adoption of the North Hertfordshire Local Plan.
- 2.1.2 Based on data obtained from a parish-wide survey and Neighbourhood Plan open days, it is evident that the residents of Codicote and the surrounding Parish are not in favour of any further large-scale expansion. Whilst recognising that the village is already of medium size, they wish it to retain its small village feel, character and diversity of population.
- 2.1.3 If, however, significant expansion is mandated it should include a mix of housing types, including affordable homes. Development design should be low-rise and blend in visually with the existing wide variety of housing type and density. Development should avoid visually dull estates comprising a sprawl of dwellings of repetitive design, but should utilise variation of size, roof height, brick and window style, and change in building aspect, along winding rather than straight roads. Developments should include green open spaces to facilitate merger with the surrounding countryside.
- 2.1.4 The residents currently enjoy a small number of local retail shops and wish to see the village attract more such businesses, as well as small non-retail businesses and facilities such as a doctor's surgery or medical centre.
- 2.1.5 Prior to any further development, the existing significant problems with traffic congestion and parking in the High Street, St. Albans Road and other bottlenecks within the village, should be resolved. Likewise, it is essential that any necessary infrastructure upgrades be carried out prior to village expansion as some, including sewers and electricity supply, are already regularly overwhelmed.
- 2.1.6 These considerations have led to the following concise vision statement:

To retain the 'village' feel and village character, development will blend with the built area whilst reflecting the countryside around it. Homes will include a variety of styles, sizes, and affordability, to retain the diversity of its residents. Village shops, services and amenities are valued and will grow in number to meet local needs. Infrastructure will keep pace with developments and the needs of the population. To ensure that, all forms of development in the parish are sustainable, and the natural environment, heritage assets and landscape character will be protected from harm, nurtured, and made available to residents and visitors.

2.2 Neighbourhood Plan Objectives

2.2.1 The following list of objectives is derived from the Vision Statement above and designed to set the parameters for the policies in the Neighbourhood Plan. A list of objectives was consulted on in the Spring of 2023, and amended to be more concise and remove duplication:

Design

No.	Objective	Policies
1	To retain the village's relaxed, rural feel, and sense of community by thoughtful, attractive, development designed to enhance the village.	COD1, COD5, COD7, COD17, COD21,
2	To ensure realistic numbers of formally designated parking places for residents and visitors are provided within each new development.	COD1, COD7, COD9, COD21,
3	To encourage renewable energy and low carbon technology to be incorporated into new housing and other developments.	COD1, COD2,

Amenities

No.	Objective	Policies
4	To ensure the High Street remains attractive to existing and new shops and services.	COD1, COD5, COD6, COD8, COD11, COD12, COD14, COD15, COD17, COD21, COD22, COD23
5	To ensure provision of social, leisure, health and education facilities keep pace with population growth and wider needs of the diverse community.	COD8, COD9, COD10, COD11, COD15, COD23
6	To protect precious green spaces for recreation and leisure use.	COD3, COD8, COD10, COD11, COD19, COD20, COD23

Infrastructure

No.	Objective	Policies
7	To ensure infrastructure improvements are sympathetic to the rural setting of the village.	COD1, COD7, COD9, COD17, Cod18, COD20, COD23,
8	To alleviate the existing parking problem in the village, especially the High Street and feeder roads, and the impact on pedestrian safety, disabled access and traffic congestion.	COD1, COD6, COD9, COD12, COD13, COD14, COD15, COD21, COD23
9	To minimise the impact of traffic generated by new developments on air quality, congestion, delays and safety within the village, especially the High Street and at key junctions, prevent cut-throughs on country lanes and misuse by HGV's.	COD1, COD6, COD9, COD12, COD13, COD14, COD15, COD23
10	To improve the frequency and accessibility of public transport.	COD13, COD23

No.	Objective	Policies
11	To improve the uptake of active travel modes, on foot, by bicycle and by horse, ensuring easy, attractive and safe access to the village centre and amenities.	COD1, COD14, COD15, COD23
12	To ensure the demand for water does not exceed extraction capacity of local water courses.	COD1 COD16

Natural Environment

No.	Objective	Policies
13	To ensure development design protects the flow rate and health of the River Mimram (chalk stream).	COD1, COD16
14	To ensure development design retains existing hedgerows and established trees, enhances green corridors and wildlife habitats, to increase biodiversity and retain their amenity value.	COD1, COD4, COD16, COD18, COD19, COD20, COD23
15	To ensure development design enhances landscape features, minimises the impact on existing vistas and opens new vistas to the countryside.	COD1, COD17,
16	To minimise vulnerability and improve resilience to climate change and its impacts.	COD1, COD2, COD3, COD16, COD20

Heritage Assets

No.	Objective	Policies
17	To protect the historic environment, including the conservation area, by avoiding, minimising and mitigating the impact of development.	COD1, COD21, COD22
18	To identify, reveal and enhance the significance of heritage assets and their settings.	COD22



Figure 2: Codicote High Street

3 Parish Portrait

3.1 A Short History of Codicote

- 3.1.1 Situated at the southernmost tip of the district of North Hertfordshire, the parish of Codicote covers an area of 530 hectares and has a population of around 3500. The parish encompasses the village known as Codicote and several outlying hamlets: Drivers End, Nup End, Hogsnorton, Rabley Heath and Potters Heath. The village of Codicote provides facilities for surrounding smaller villages.
- 3.1.2 The settlement of Codicote, as we know it, dates to the mid thirteenth century and almost certainly came into being due to the king granting to the lord of the manor the right to hold a market in the parish. There would have been permanent buildings around the market place, and it is likely that these were laid out in the usual format for a market settlement - dwellings built close to the road with long narrow strips to the rear, housing a yard, outbuildings and often a small pasture. According to the Domesday Book there were two corn mills and about 100 inhabitants in 1086. St Giles Church built in about 1110. By the late 1200's there were several permanent shops and at least one tavern. The village expanded north and south, creating the High Street; this was an important highway linking Hatfield, Welwyn and Hitchin. In the 18th century it became a turnpike road and was much upgraded. For short periods there would have been a tollhouse and weighing house in or near the parish.
- 3.1.3 Early expansion to the west created St Albans Road. Following the Black Death in 1349 and the collapse of the market in early Tudor times, gaps appeared in the street frontages, not to be filled in again until the 19th century. The earliest houses surviving today in the village and hamlets date from about 1600.
- 3.1.4 In the mid 19th century, a road was created running parallel to the lower part of the High Street to provide accommodation for the increasing population; originally known as 'New Street', we now know this road as 'Newtown'. The terraced houses sited here are amongst the earliest in the village; later in the 19th century further terraces were built at the southern end of the village.
- 3.1.5 Large estates/farms within the Parish include: The Node (to the north) built in 1811 which originally included the Model Dairy (around 1938) which is mentioned in Pevsner's (now Node Court). The Bury (Bury Farm in the 1700's and 1800's the largest farm in Codicote) with over 398 acres.
- 3.1.6 As the population migrated to the larger towns during the Industrial Revolution, the growth of the village slowed. A development of council houses was built after the First World War at the north end of the High Street in the 'White City', now known as Tower Road; a few private bungalows were built at the end of St Albans Road.
- 3.1.7 After the Second World War and through the 1960's and 70's growth accelerated with the creation of the areas around Hill Road and Meadow Way; The Elms, The Chestnuts and Bury Lane; Valley Road and The Birches.
- 3.1.8 Since then, the designation of the Green Belt around the village had meant that the boundary had remained essentially unchanged and further development had been limited to infilling. The adoption of the North Hertfordshire Local Plan 2011-2031, in November 2022, allocating four housing development sites in the Green Belt on the

edge of the village, is going to change the shape and size of the village significantly. Further details are provided in the introductions to each section of the Neighbourhood Plan.

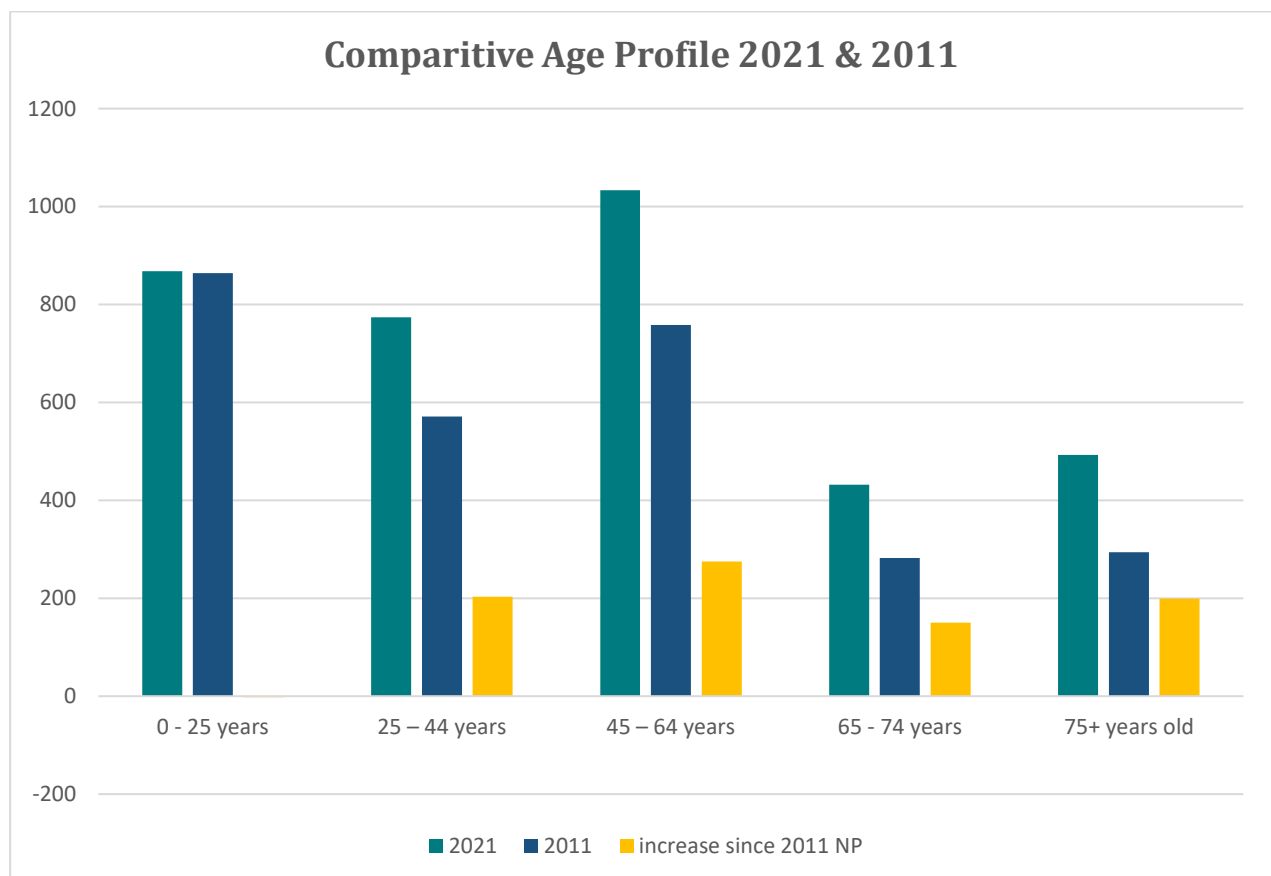
3.2 Demographic Profile of Codicote Parish

3.2.1 The demographic data for the parish based on the 2021 Census is detailed below. Where appropriate, comparative data for North Hertfordshire District and Hertfordshire County are provided as evidence to support the policies in the Neighbourhood Plan.

Indicators of Housing Need

3.2.2 The table and chart below show the age profile of the parish in 2021 compared to 2011 the population and both the numerical and the % increase in the population in the age range 24-75+.

3.2.3 The age structure of the population is a key indicator of the future need for housing. Whilst there has not been a local Housing Need Assessment conducted to project demand in future years, we do know from the detailed age breakdown in census, that in 2021, 33% of the local population was over 60 years, and 26% over 65 years.



Age range	2011 ONS	2021 ONS	Increase	% Increase
25-44	571	774	203	35.6%
45-64	758	1033	275	36.3%
65-74	282	432	150	53.2%
75+	294	493	199	67.7%

Figure 3: Age Profile Comparison 2011 & 2021

- 3.2.4 Of the 25 years plus age groups, there has been an increase in actual numbers across all groups, and notably in the 65-84 age band, 349 people, or 42% of that increase. Ageing will be a major driver of housing need going forward. Unless a local housing needs assessment is conducted, we do not know if older households intend to occupy the same dwellings they currently live in or move within the community to a home better suited to the size of their household or evolving needs.
- 3.2.5 The current injection of small and mid-sized homes could improve the offering for younger households who have few options for their next step on the property ladder and enable older households currently under-occupying larger homes to downsize, and in so doing potentially create churn in the market. It is also acknowledged that local properties may be too expensive to be taken up by many, especially young local households (North Herts Housing Strategy 2019-24 suggests earnings have not kept pace with housing prices, such that homes in the district cost nine times that of earnings).

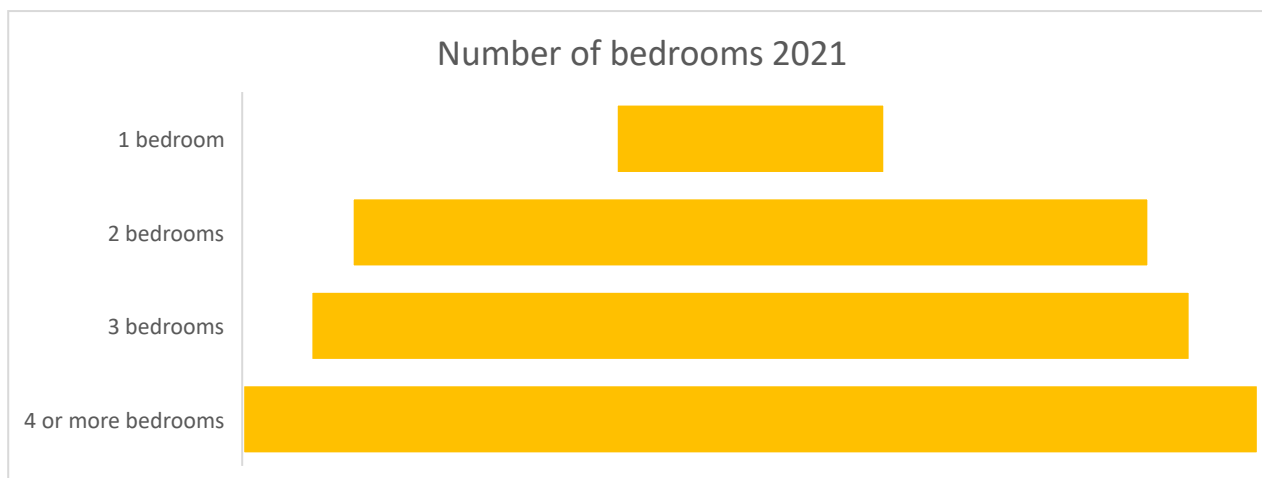


Figure 4: Distribution of Homes in the Parish by Number of Bedrooms in 2021.

[Note: percentages and numbers for the distribution of homes in the Parish are: 1 bed 137 (9%), 2 bed 404 (27%), 3 bed 446 (30%), 4+ bed 515 (34%)]

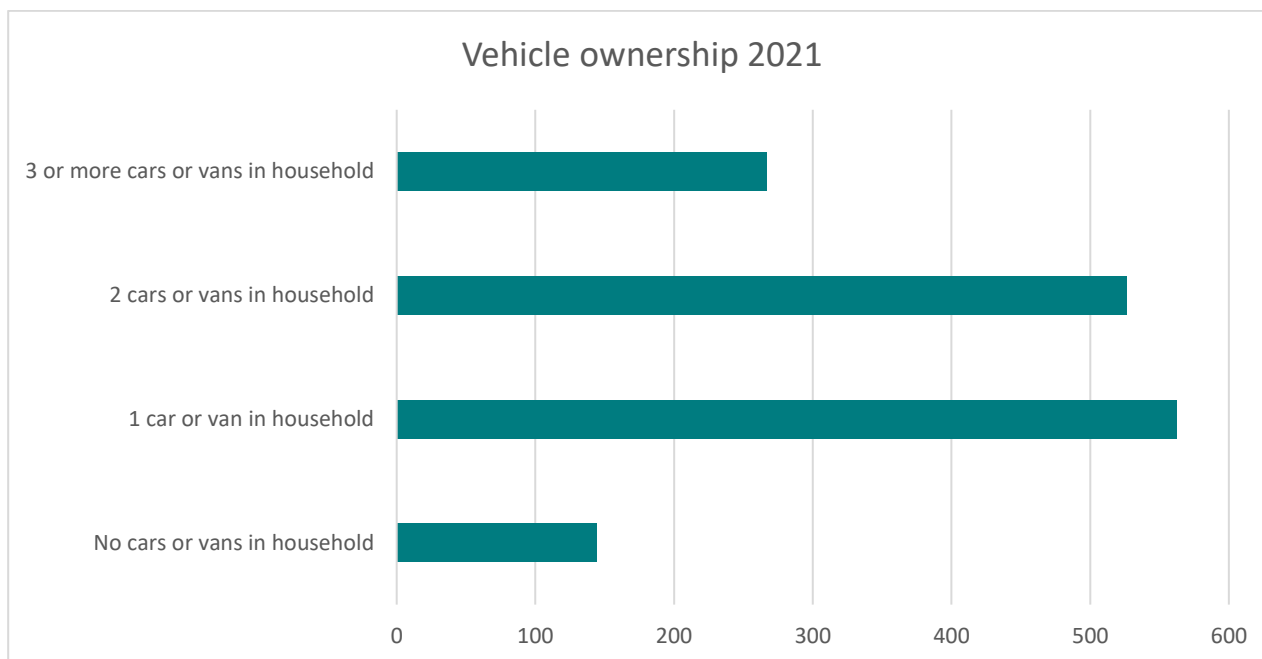
Impact of Increased Numbers of Cars in the Village

- 3.2.6 Several issues arising from increased numbers of cars in the village have been identified in the **Vision and Objectives**. Reference is made to Objectives 2, 8, and 9 as follows:

No.	Objective
2	To ensure realistic numbers of formally designated parking places for residents and visitors are provided within each new development.

8	To alleviate the existing parking problem in the village, especially the High Street and feeder roads, and the impact on pedestrian safety, disabled access and traffic congestion.
9	To minimise the impact of traffic generated by new developments on air quality, congestion, delays and safety within the village, especially the High Street and at key junctions, prevent cut-throughs on country lanes and misuse by HGV's.

3.2.7 The following chart and tables show vehicle ownership numbers with an estimation of the increase in vehicle numbers that will result as the allocated 350 new homes are built, using the % split of vehicle ownership across the new households.



# vehicles in household 2021	% of 1500 households 2021	# of households 2021	Minimum number of vehicles 2021
0	9.6	144	0
1	37.5	562	562
2	35.1	526	1052
3+	17.8	267	801
Total vehicles	-	-	2415

# vehicles in household	% split of additional 350 households	# split of additional 350 households	Minimum number of additional vehicles
0	9.6	33	0
1	37.5	131	131
2	35.1	122	244
3+	17.8	62	124
Total Projected Vehicles	-	-	499

Figure 5: Vehicle Ownership Numbers and Projected Numbers

3.2.8 In summary, the number of vehicles identified in the 2021 census (2415 vehicles) could potentially increase by 499 vehicles across the 350 new households. The importance of addressing Objectives 2, 8 and 9 is highlighted by the likelihood of approximately 500 additional cars in the village over the next 5 years.

3.2.9 The chart below shows method of travel to work in 2021. The census was conducted during a time when workers were being encouraged to work from home to reduce the spread of Covid 19. Even at this time the most popular method of travel to work was by car or van. Despite efforts to encourage the use of active sustainable travel models, the lack of public transport in the village and narrow, busy roads which are not conducive for cycling, makes the method of travel to work by car/van likely to increase in popularity again rather than decrease.

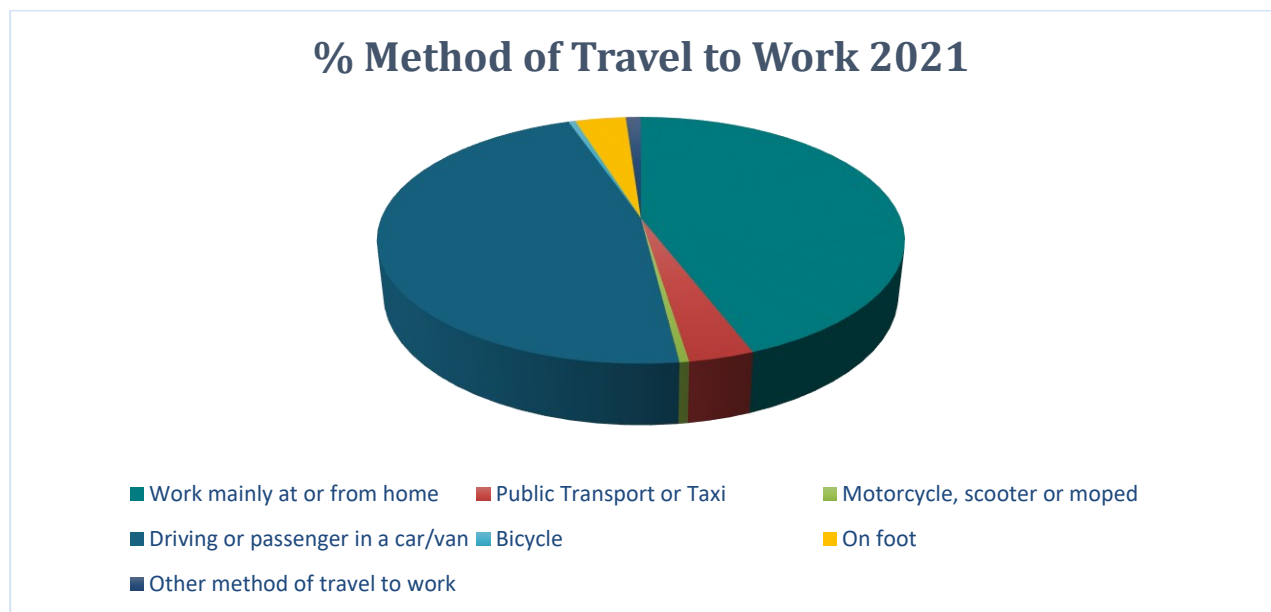


Figure 6: Method of Travel to Work 2021

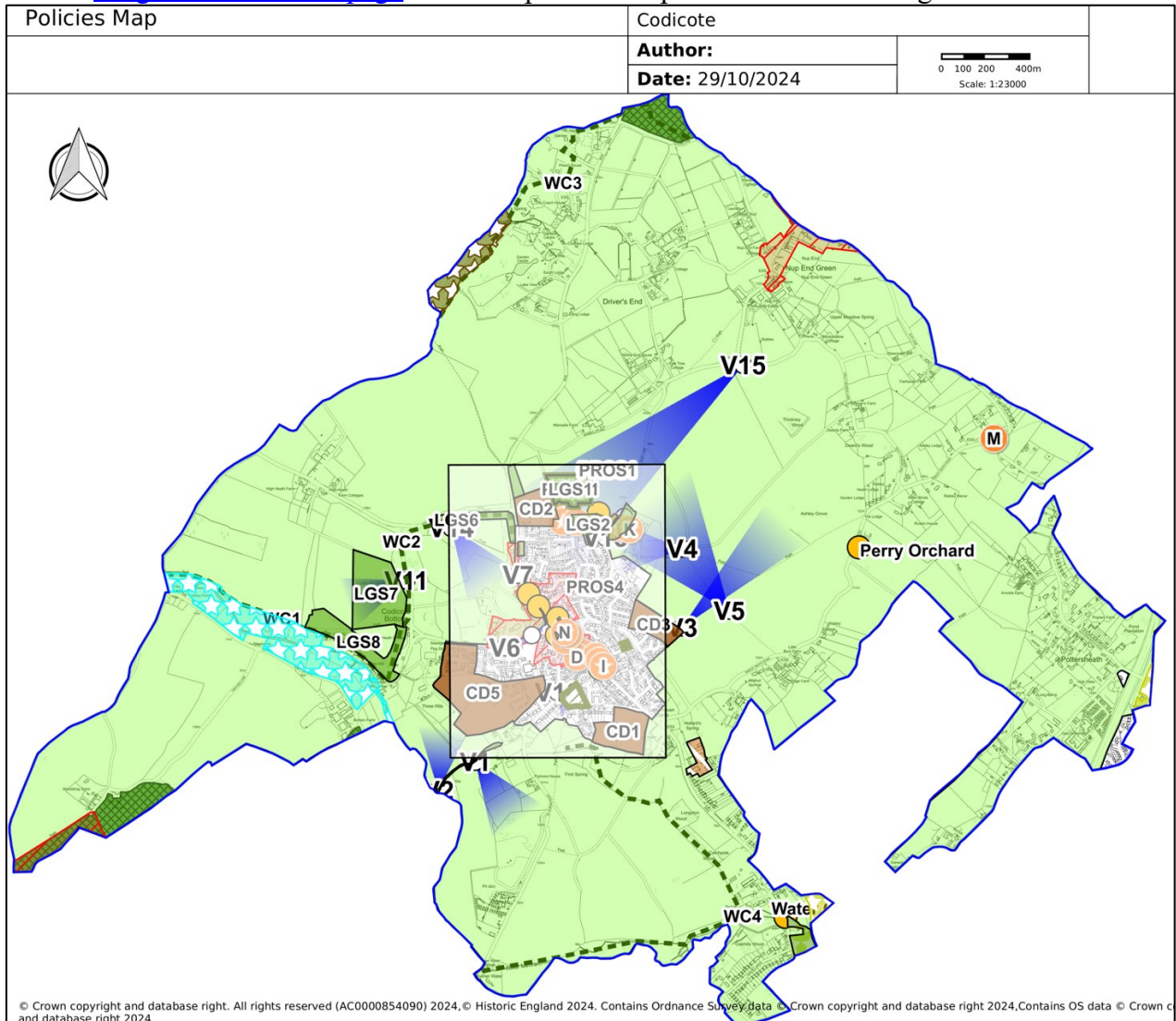
3.2.10 A mix of initiatives will be needed to reduce the impact of increased number of vehicles in the village, combined with effective active travel initiatives.

Summary

3.2.11 These statistics are provided to demonstrate how planning applications for new homes should consider the specific profile of Codicote when choosing the size of new homes, location for new homes, the impact additional vehicles will have on the village and wider parish, and how these can be mitigated through S106/CIL contributions, and how active sustainable travel initiatives can be realistic and appeal to new occupiers.

4 Policies Map

An A1 PDF of the Policies Map can be found on [Codicote Parish Council website Neighbourhood Plan page](#). Detailed policies maps can be found throughout the Plan.



Policies Map Legend





Protected Recreational Open Spaces

-  Local Nature Reserve
-  Local Green Space
-  Village Inset
-  Important Views & Vistas
-  Non-designated Heritage Assets

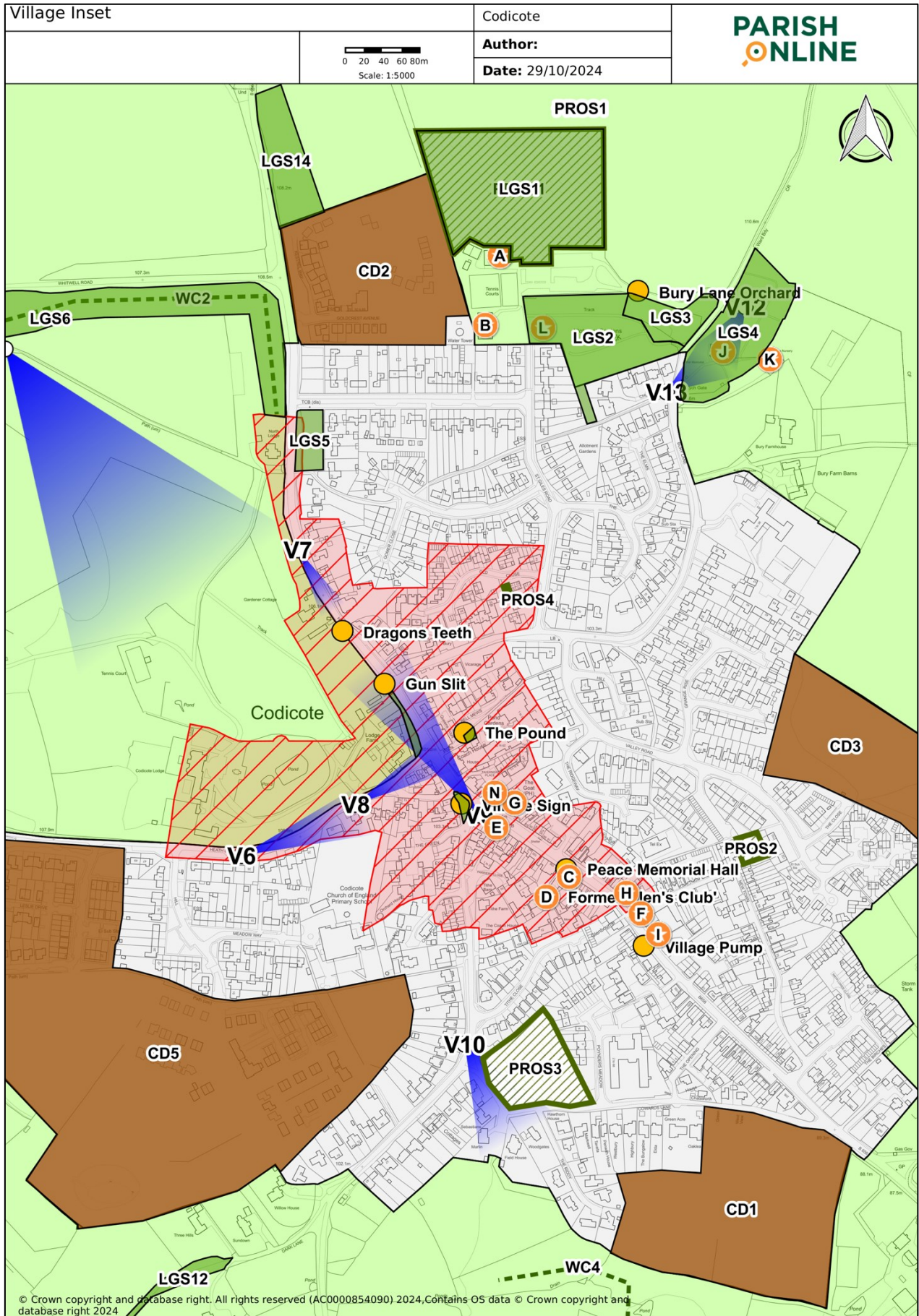
Registered Parks and Gardens

-  Parish
-  Green Belt
-  Conservation Areas
-  Wildlife Corridors

Valued Community Facilities

-  North Herts Housing Site Allocations
-  River Mimram Corridor
-  Ancient Woodland
-  Business Area

Codicote Neighbourhood Plan Policies Map



5 Design Policies

5.1 Design Objectives

5.1.1 The objectives relevant to this section are:

5.1.2 Objective 1 To retain the village's relaxed, rural feel, and sense of community by thoughtful, attractive, development designed to enhance the village.

Objective 2 To ensure realistic numbers of formally designated parking places for residents and visitors are provided within each new development.

Objective 3 To encourage renewable energy and low carbon technology to be incorporated into new housing and other developments.

5.1.3 Codicote Village is surrounded by the Green Belt. The village development boundary is shown on the Policies Map in the North Hertfordshire Local Plan 2011-2031. This encompasses the existing developed extent of the settlement and allows for Codicote's future development needs. Four sites were allocated for housing development, and all now have planning permission. A site at Danesbury Park Road has been identified for four additional Gypsy and Traveller pitches to meet identified needs. All areas of the parish outside the identified village development/settlement boundary and the allocated Gypsy and Traveller sites are within the designated Green Belt. New development, unless it is appropriate or specifically directed to, for example, the Business Area on Codicote Road, should be located within the village settlement boundary.

5.2 Codicote Design Codes and Guidance

5.2.1 Codicote Design Codes (CDC) were prepared specifically for the Codicote Neighbourhood Plan area in the summer of 2023, and the report was finalised in October 2023. The CDC provides area-wide design codes which form a statutory part of the Neighbourhood Plan. They were prepared having regard to the NPPF (2023) and the National Design Guide (National Model Design Code 2021), among other national design guidance documents, the NHLP and other local design guidance, and the Codicote Conservation Area Character Statement 2019. These are detailed in section 1.4 of the CDC.

5.2.2 The broad physical, historic and contextual characteristics of the Neighbourhood Plan area are described in Section 2. Included in this section are local examples of typical architectural styles and building materials. Section 3 of the CDC identifies the High Street as the dominant character area in the village and summarises other character areas identified and described in an extract of the 1st Draft Codicote Neighbourhood Plan 2021, which can be found in the evidence base for the Neighbourhood Plan on [Codicote Parish Council website](#).

5.2.3 Section 4 of the CDC (pages 34 to 64) contain the Design Codes themselves, which will be applied to all applications for development in the Neighbourhood Plan area. They provide certainty about the expectations of the Local Planning Authority and the

Parish Council and are embedded in policy, against which planning applications will be assessed.

- 5.2.4 Codicote High Street is the backbone of the village centre, but conflicts arise between its role as the retail centre, a gathering place with restaurants and pubs, and a vibrant residential area, combined with being a local connector road (B656) between Welwyn and Hitchin. Particular issues are traffic congestion, which will be exacerbated as consecutive new developments identified in NHLP are built and occupied, pinch points where the road narrows, and widespread pavement parking producing a poor walking environment. There is also no public off-street parking in the village centre. Section 5 of the CDC provides a high level assessment of the issues and offers potential solutions. This section will be used to evidence the need for projects in the Neighbourhood Plan Project Plan (see [Appendix E](#)) and for discussion with NHDC/HCC and developers.
- 5.2.5 Finally in Section 6, the CDC provides an application of the Design Codes to Site CD3 (Land North of The Close) of NHLP. This section of the CDC has been used in discussions with the landowner/developer to provide the best possible solution to the development of the site. Section 6 along with the rest of the CDC will be used by the Parish Council to comments on various iterations of proposals for the site.
- 5.2.6 Other design guidance such as National Design Guidance provide high level principles for good design. Building for a Healthy Life (2020) is the government-endorsed industry standard for well-designed homes and neighbourhoods, reflecting the crucial role the built environment plays in promoting wellbeing.
- 5.2.7 Hertfordshire Country Council recommend [Healthy Streets](#) indicators to influence the design of urban spaces. There are 10 indicators, each describing an aspect of the experience of being on a street, for example, feeling relaxed and breathing clean air.

COD 1 Designing with Design Codes

- I. Development proposals should demonstrate the highest quality design, appropriate to the type of development proposed, and integrate well with their environment. Sites within or immediately adjacent to Codicote Conservation Area should have demonstrable regard to the Codicote Conservation Area Character Statement 2019 or its successor.**
- II. High level codes including the National Design Guidance and Building for a Healthy Life (for homes and neighbourhoods) should be considered when producing proposals.**
- III. The Codicote Design Codes and Guidance can be read as a standalone document which sets out expectations on design. It is an integral part of this Neighbourhood Plan against which planning applications will be assessed.**

5.3 Net Zero

- 5.3.1 Net Zero refers to the balance between the amount of greenhouse gas that is produced and the amount that is removed from the atmosphere. The 'net zero target' refers to a government commitment to ensure the UK reduces its greenhouse gas

emissions by 100% from 1990 levels by 2050. This can be achieved through a variety of measures.

- 5.3.2 The Codicote Design Codes and Guidance recommends implementing passive environmental design principles by, firstly, considering how site layouts can optimise beneficial solar gain and reduce energy demands (e.g., insulation), before specification of energy efficient building services and finally incorporate renewable energy sources. Net Zero aims should be integrated into first principles of design, and development should adopt low energy and energy generative technologies within new developments at the start of the design process. This can apply to single dwellings as well as major developments of all kinds.
- 5.3.3 Extensions and refurbishments of buildings may offer the opportunity to retrofit energy efficiency measures. In larger developments, buildings with complementary energy profiles could be clustered together to benefit from a communal low carbon energy source. The ultimate in efficiency would be to supply multiple buildings that might require energy at different at different times of day or night. This would reduce peak loads. Historic England recently issued a draft document on [Climate Change and Historic Building Adaption](#) (November 2023). This demonstrates how historic buildings can become more energy efficient and help to reduce carbon emissions in England. The way forward is to positively integrate energy efficient technologies at the earliest stage of design.
- 5.3.4 Advice on the best methods to achieve Net Zero and government requirements for new buildings through updates to the Building Regulations, are constantly changing. NHLP Policy SP9 promotes zero carbon where building scale opportunities permit. However, technological advances now provide options for zero carbon on individual homes. A range of energy and water reduction methods will be supported as well as small scale energy generation.

COD 2 Designing for Net Zero

- I. **Planning proposals should demonstrate how they have considered the most up to date guidance for achieving Net Zero in the development.**
- II. **Sustainable construction methods, including the re-use of building materials, should be encouraged.**

5.4 Flooding and Sustainable Urban Drainage (SuDS)

- 5.4.1 Codicote village lies in Flood Zone 1 with little risk of flooding from the River Mimram. Only homes in Codicote Bottom, and Fulling Mill Lane/Old Nursery Way are in Flood Zones 2 and 3. Codicote Bottom experiences frequent flooding.
- 5.4.2 Codicote sits above a Principal Aquifer. Surface water flooding is a significant risk for the village. (see Flood Maps in **Appendix G**). Roads particularly at risk are Valley Road and Cowards Lane, as well as some of the High Street. Older properties along the High Street contain or have contained wells, hence Pond House. There are also several springs around the village. Water runs off the hill to the east of the village and funnels down through development site CD3 to the valley bottom passed Howard's

Spring and parallel to Codicote Road, until it crosses over the road to join the River Mimram.

- 5.4.3 During heavy rainfall the surface water gullies in Cowards Lane do become overwhelmed resulting in rainwater pouring across the main road (the B656) and into Rabley Heath Road to flood in the dip at the bottom. It is important therefore that prior to further significant development, especially in the vicinity of Cowards Lane, the ability of the drainage system to cope with the additional rainwater run-off is assessed, and the system upgraded as necessary.
- 5.4.4 Codicote village is identified as a Surface Water Hotspot by HCC (see map in [Appendix G](#)). These hotspots are locations considered to be vulnerable to surface water flooding, either due to a reported history or inferred from modelling (or both). Codicote does not have specific surface water management recommendations in the North Hertfordshire District Surface Water Management Plan (2017).
- 5.4.5 Designing for flood resilience would ideally mean that all development should avoid areas at the highest risk of flooding, and the surface water flooding risk is very high to the eastern side of CD3. Development on this site could potentially contribute to the flooding problem in the valley and therefore must ensure that only porous materials are used on surfacing.
- 5.4.6 All new developments should take advantage of sustainable drainage systems (SuDS) to avoid creating or contributing to localised surface water flooding. The SuDS hierarchy as set out in the NHLP should be followed. SuDS should be part of the overall landscape infrastructure and improve the environment. The benefits of multifunctional SuDS go far beyond a piped or artificial SuDS system. Well-designed multi-functional SuDS such as blue-green roofs, wet ponds, swales and rain gardens can be used to manage surface water sustainably while also providing blue-green infrastructure with biodiversity and amenity benefits. Doubling as an area of biodiversity and incorporating SuDS.

COD 3 Designing for Flood Resilience

- I. Hardstanding areas which form part of development proposals should be minimised and constructed of porous material assisting natural drainage and achieving at least greenfield run-off rate.**
- II. Landscape proposals should use multifunctional SuDS to manage surface water by providing new blue-green infrastructure and improving biodiversity.**

5.5 Biodiversity by Design

- 5.5.1 Bat populations have declined dramatically over the last century, partly due to loss of habitat but they have also been impacted by natural roost sites, such as old trees, brick bridges and other built structures (see [INCC reference](#) and IUCN's [Red List Threatened Species](#)). Bats have adapted well to roosting in buildings both for shelter during the winter and raising young in the summer. There are also four red-listed bird species of conservation concern that breed in Codicote: Swift, House Martin,

House Sparrow and Starling. Swifts have declined nationally by 50% since 1995 ([Tracking Swifts, British Trust for Ornithology](#)), and have been particularly impacted by householders where small cracks have been filled in roofs and gaps under the eaves blocked up, in an attempt to made energy saving improvements.

- 5.5.2 Carefully planned new developments can help to reverse the decline of these species by including integral bat roosts and swift bricks in their designs. Projects to retrofit specially made swift boxes on existing homes, commercial buildings and churches, have proved to be effective in Hertfordshire. However, integral provision, i.e., into rather than onto buildings, are less likely to affect the appearance of the building, less prone to being removed by homeowners, and are more durable.
- 5.5.3 All three environmental statutory consultees, Natural England, the Environment Agency and Historic England provide encouragement and guidance for incorporating swift boxes and bat roosts into new or refurbished buildings, including [Building Works and Bats](#) published by Historic England (28 June 2021).
- 5.5.4 Although biodiversity of sites and habitats is dealt with thoroughly in the NHLP, only a passing reference is made to designing for wildlife when renovating or in new building construction or how design features can provide homes for wildlife. Paragraph 11.24 of NHLP refers to how the provision of permanent integrated features for wildlife can contribute to net biodiversity gains and gives the example of bat and swift boxes. Unfortunately, there is no policy to back up the suggestion. The wording of the paragraph goes on to say that these features are particularly important where development borders open space. Both bats and birds benefiting from integral roosts do not need to nest near open space and almost all buildings are suitable.
- 5.5.5 Codicote traditionally had a high number of breeding swifts present. A recent development in the High Street resulted in a loss of many of their nesting sites. Swift bricks would have been an ideal solution in this case where they would have provided an enclosed cavity behind a small hole in the wall of a new home. Advice was provided for the Neighbourhood Plan from both the North East Herts Swift Group and Herts and Middlesex Wildlife Trust. Further references on provision of Swift Bricks can be found in [Appendix B](#).
- 5.5.6 To redress the balance in Codicote and provide an ongoing resource for swifts and bats, which are dependent on human habitation for breeding, integrated swift nesting boxes (bricks) and bat roosting boxes should be provided in all sizes of residential development and in large non-residential buildings such as schools and industrial schemes. These ecological enhancements will be built as standard and will help to secure the future of swifts and other red-list birds that can benefit from swift bricks, and bats in the Neighbourhood Plan area.

COD 4 Designing for Biodiversity

- I. Developments will be expected to provide swift bricks and bat roosts in all suitable new buildings and substantial refurbishment schemes.**
- II. In all residential schemes, at least one swift brick or bat roost will be included as an integral component of the design of each house, with groups of at least four bricks or roosting boxes provided on small blocks of flats.**
- III. Major housing development in flat blocks and larger structures such as community or industrial buildings will provide between 10 and 20 bricks/roosting boxes.**
- IV. Siting of swift bricks and bat roosts should be guided by local specialist advice to ensure suitable locations are selected.**

6 Amenities Policies

6.1 Amenities Objectives

6.1.1 The objectives relevant to this section are:

Objective 4 To ensure the High Street remains attractive to existing and new shops and services.

Objective 5 To ensure provision of social, leisure, health and education facilities keep pace with population growth and wider needs of the diverse community.

Objective 6 To protect precious green spaces for recreation and leisure use.

6.2 Amenities Introduction

Shops, Restaurants and other Services

6.2.1 There are a variety of shops and services located along the village High Street: such as grocers, hairdressers, dry cleaners, newsagents, restaurants. Premier Stores, 152-154 High Street and the Post Office and General Stores, 80 High Street, along with Codicote Pharmacy, 123 High Street, and the Farm Butchery, 75 High Street, provide essential services for residents who may have difficulty travelling further afield. The Grade II listed Goat, High Street, is the oldest pub and acts a community hub hosting several darts teams, live music, a folk group, car school and a range of evening events and activities. The Globe PH also on the High Street and the Robin Hood and Little John Public House (Grade II listed) on Rabley Heath Road provide much valued community places for residents to meet in an informal social environment.

Primary School

6.2.2 Established in 1857, Codicote mixed infants and juniors is a Church of England school and has close links with St Giles church in Codicote. It takes children from nursery age to when they leave for secondary school. Pupil numbers as at Spring 2024 were 263.

6.2.3 The school has been awarded 'outstanding' in two consecutive Ofsted inspections making it a school of choice for families with young children. This has encouraged families to move into the parish but, consequentially, the school is oversubscribed year on year, and class sizes have been driven up.

6.2.4 The school has a strong and established leadership team, and staff members 'stay put'. There is a strong sense of unity amongst the staff, and this promotes a safe and nurturing environment for the children.

6.2.5 Children have opportunities to explore the outside with on-site gardening activities, a healthy wildlife pond, and a host of school pets. An Eco-team led by a senior teacher encourages the children to think about the environment. A well-stocked playground and playing field including table tennis, trim trails, a zip wire and a climbing wall facilitate healthy playtime activities.

6.2.6 The children can join the netball and football teams, and the school achieves great results in inter-school competitions. Throughout the year there are opportunities to attend lacrosse, cross country, athletics, and tag rugby events; dragon boat and bell boat racing is an annual activity.

- 6.2.7 An annual 'Art Day' is a popular event - themed around a chosen artist and painting; poetry day and world book week are always celebrated. Every year the school enters a local dance event, showcasing the children's skills alongside other schools up to GCSE age. The 'Christmas extravaganza' sees the production of five shows; summer 'music club' gives the older children the opportunity not only to perform in the show, but to join 'Props Club' to make their own props and scenery.
- 6.2.8 The school has a strong academic history with Sats results being amongst the best in the county. As a result, the school is regularly oversubscribed.
- 6.2.9 The existing school site and buildings have been expanded to cater both for the ongoing short fall in capacity, plus the increase in demand that will arise from future residential developments. These expansion proposals have retained the existing public footpaths, although temporary arrangements are in place whilst building is ongoing on the adjacent housing site.

Pre-School

- 6.2.10 Codicote Pre-School is currently located at St Giles Parish Centre on Bury Lane. It has been part of the village for a long time and has evolved from starting as a playgroup at the back of the PMH, then moved to more formal early years education as a pre-school for 2 years and up, re-locating to the Parish Centre and most recently offering childcare from 9 months, as of September 2024, alongside the pre-school. The services and places they can offer are limited by the times the building is available and space in the Parish Centre.
- 6.2.11 The new families moving to the village and introduction of government funding for working parents has increased demand for the academic year starting in 2024, with a doubling in demand expected when funding increases from 15 hours to 30 hours for children aged 9 months plus in September 2025. The pre-school has accessed some of the S106 funding from developments to support a doubling of sessions offered (09:00 to 15:00 Monday to Friday term time) and widening age range (from 2-4 year to 9months - 5/ reception age) and used it to improve facilities and resources.
- 6.2.12 The Pre-School is oversubscribed and has the long-term aim of having their own space/building with enough space to be able to accommodate all the families in the parish that need their services near to the School to support families.
- 6.2.13 GP and Dental Surgeries, Medical Centre and Hospitals
- 6.2.14 There is no GP surgery, dental surgery or medical centre within the village and no medical centres within easy reach for parish residents.
- 6.2.15 The nearest doctor's surgery is over a mile away in the village of Welwyn. This GP's surgery is already under stress coping with the existing number of patients in its catchment area. Appointments are currently bookable by telephone via a clinician triage system; release times being 8am prompt for a same day morning callback and 12pm prompt for same day afternoon callbacks. Although these services are offered, they are oversubscribed and often booked out. Outside these times there are a limited number of next day morning appointments that can be booked in advance. Where possible the matter will be dealt with over the phone. However, if needed, the clinician can organise a face-to-face appointment. On line consultations can also be made via the eConsult platform. This is open 24hrs a day, and a response will be provided by the end of the next working day. Many residents now travel further afield to the doctors in Knebworth and Welwyn Garden City.

- 6.2.16 The nearest dental surgeries are also in Welwyn. There are two. Both are private. The nearest NHS dental practices are further away in Knebworth and Welwyn Garden City.
- 6.2.17 There is a local chemist/pharmacy in the High Street that is much appreciated, especially by the older residents, and is considered to provide an excellent service.
- 6.2.18 There are two hospitals within a 20 minute drive of the village, depending on the time of day. The Lister Hospital in Stevenage is a 730 bed district general hospital with an A&E unit. General wards are supported by critical care (intensive care and high dependency) and coronary care units, as well as pathology, radiology and other diagnostic services. There are specialist sub-regional services in urology and renal dialysis. Following an investment of £150 million in new facilities, Lister hospital is now the specialist hospital for emergency and inpatient care for east and north Hertfordshire and south Bedfordshire. In terms of Care Quality Commission (CQC) rating this hospital requires improvement but it scores a 4/5 star rating with patients.
- 6.2.19 The new QE2 hospital in Welwyn Garden City is intended to provide residents with the most required facilities. It has no A&E department and scores a 3.5/5 star rating with patients.
- 6.2.20 Access to GP facilities is highlighted as a major concern based on parish survey results (See Codicote Neighbourhood Plan Consultation Statement). Residents have expressed a strong desire to see GP facilities established locally.

Sports Facilities

- 6.2.21 Historically, Codicote has had a strong sporting tradition. The largest recreation area is the Bury Lane Sports field. Purchased during the 1980's from a benevolent landowner, this area is used for football, cricket, mini-rugby and tennis. In 2015, after many years of fund raising, the John Clements Sports centre was opened on the site. This has a large sports hall, shower and changing facilities, and a bar. It is currently used for exercise classes and carpet bowls. The hall can also be hired for events. Adjacent to the sports centre is the original sports pavilion that is still used by the football and cricket teams.
- 6.2.22 The sports centre with its adjacent sports field and tennis courts provides excellent facilities for a wide range of sporting activities:
- Cricket - Codicote Cricket Club was reformed in 1983 and is currently focussing on attracting younger players to the game.
 - Football - Codicote Football Club was formed in 1913 and plays in the Spartan South Midlands League, Division One.
 - Football - Codicote Youth Football Club is committed to attracting as many children to the sport as possible. All coaches are Level 1 accredited. There are currently teams participating in the U6, U7, U8, U10, U11, U14 and U15 age groups.
 - Rugby - In the first two and half years of its existence the Codicote Mini Rugby Club has attracted around 50 youngsters to train in the 3-5 and 6-9 age groups.

- Tennis – Codicote Tennis Club has over 100 members with three all-weather courts. The club has achieved the LTA Tennismark status – a Clubmark best practice accreditation implemented by Sports England which recognises that Codicote LTC maintains good standards and operates best practice.
- Circuit training and Pilates classes run weekly.
- Indoor Bowls - The bowls team play in the Welwyn & Hatfield Carpet Bowls League.
- Table tennis – The Codicote Table Tennis Club was officially formed in 2009 although it had been played socially for some years.



Figure 7: John Clements Sports and Community Centre

- 6.2.23 The Peace Memorial Hall, in the High Street, is the venue for the Codicote Badminton Club, with teams playing in the Stevenage Badminton League, and the Letchworth and District Badminton League.
- 6.2.24 There are also two scout huts in the parish; one on Bury Lane and the other on Canonsfield Road. Both provide essential facilities for children’s activities.

Peace Memorial Hall

- 6.2.25 The village hall is also known as the Peace Memorial Hall and was built to honour those who saw active service in the two world wars. It is located on the High Street in the centre of the village. It has a large hall with a stage, side room, kitchen and toilet facilities. It is used for a wide variety of activities and events. Regular bookings include Parish Council meetings, mother and toddler groups, sewing classes, WI meetings, church coffee mornings, martial arts classes and dance. The hall has also played host to antique markets, music performances, bingo nights, race nights, christenings, wakes and weddings.

Cemetery

- 6.2.26 Codicote parish does not have a non-denominational cemetery. Outside the parish there is a non-denominational cemetery and crematorium at Harwood Park in Stevenage.
- 6.2.27 St Giles Church Codicote does have a consecrated graveyard and, as such, the type of funeral/ceremony is governed by the faith practiced here. This graveyard is predicted to be approaching maximum capacity.

6.2.28 Parish Council powers extend to the acquisition and maintenance of cemeteries, but not to the acquisition and maintenance of graveyards, which are the responsibility of the relevant religious authority.

Allotments

6.2.29 The allotments provided by the Parish Council are located to the north of the village near the church. They are leased to residents of the parish and there is generally a waiting list, such is their popularity.

6.2.30 Alongside the allotments is an area which was planted as a community orchard by the local environment group several years ago. It has a collection of some of the oldest varieties of English apple trees, pear trees, plums and cherries. Each year an 'Apple Day' is held, and in years when there is a bumper crop the fruits are sent to make juice.



Figure 8: Allotments and LGS2

Open Spaces

6.2.31 Codicote village has a wide variety of green spaces, some of which are protected from development by their current designation as common land, the village green or playing fields. Others, although equally beneficial to the health and social wellbeing of the community, have no such designation. Specific sites of environmental and wildlife interest are described **Natural Environment Policies**.

6.2.32 Two other green areas of note are The Pound and The Hill. The Pound is located towards the northern end of the High Street and was originally an area for securing stray animals. It is designated as a Non-designated Heritage Asset in this Neighbourhood Plan (see Policy COD 21). A plan to create an area of natural planting resulted in the site becoming a little 'overgrown' as laurels and ivy gradually took over, but recent work has cleared a lot of the ground cover and overhanging tree canopies in readiness for more subtle planting.

- 6.2.33 The Hill, or the village green as it is known is on the High Street at the junction of the High Street and St. Albans Road. This grassed area looks particularly attractive in early spring when the abundant planting of snowdrops, crocuses and small daffodils are in flower. It is home to a cherry and a walnut tree. There are seats, the village sign and at Christmas, the village Christmas tree. The Hill is designated as a Local Green Space in this Neighbourhood Plan (see Policy COD 11).
- 6.2.34 The community is also very lucky to be invited by the land owner of The Great Field, which is adjacent to LGS1 Bury Lane Sports Field, to use the field for community events. Village Day is held on the field, along with the two-day Whitwell Steam and Agricultural Show, and Goat Fest which runs for three days, each year. A photograph of the field can be seen at Figure 42

Recreational Areas

- 6.2.35 The parish has four main recreation areas: the Valley Road play area is a small, enclosed site aimed at younger children, with swings, a small roundabout and a multi-functional climbing frame. This site has recently been refurbished thanks to the efforts of a valiant group of local mums and dads. This same group has also refurbished the larger recreational playing field off St. Albans Road which comprises a set of football goal posts and football playing area, exciting play equipment for both younger and older children, and a net for basketball shooting practice. With plenty of seating, this area is particularly popular with families in the summer months. A tiny but well used space lies between numbers 9 and 10 Old School Close, Bury Lane, in addition to the sports facilities, has play equipment for the young, and exercise equipment for older residents.

Police Support

- 6.2.36 The village no longer has a police station or a resident police officer. Police coverage is now provided by Neighbourhood Officers – a Police Constable and Police Community Support Officer who, along with two other PC's and another PCSO, are tasked with covering a number of villages in what is called the Hitchin Rural area. There is concern within Codicote parish, as well as within other villages in the Hitchin Rural area, that police support will not keep pace with further residential development.

6.3 The High Street

- 6.3.1 The High Street is the centre of commercial and community activity in the village. However, is it also a residential area. The many functions of the High Street make it a vibrant place to be, day and night. This exacerbates the parking problem caused by lack of off-street parking spaces for the High Street residents, shop and restaurant workers, shoppers, and visitors to the community venues. Solutions are being sought which will slow down traffic and reduce pavement parking, to improve the pedestrian environment.



Figure 9: The many functions of the High Street

- 6.3.2 The Parish Council will continue to search for an opportunity to provide short term parking spaces for customers and those using the community facilities. The Codicote Design Codes and Guidance **Appendix D** contains a section on the High Street issues.
- 6.3.3 The aims of the Neighbourhood Plan are to maintain a range of shops in the High Street to provide a service for residents. This is particularly important for residents who cannot or chose not to drive and rely on the local facilities the village centre offers. Public transport to large retail areas from Codicote is poor.
- 6.3.4 Active shop frontages are important to maintain vibrancy and they should be in keeping with the character of the conservation area.
- 6.3.5 The Local Plan identifies 13 local centres, including Codicote, across the District where the District Council will promote, protect and enhance the provision of shops, services and eateries. In those local centres, Policy ETC6 states that planning permission will be granted for new shops and services of less than 500 square meters gross, at ground floor level, where this would continue to provide a range of uses to meet day-to-day needs and maintain the vitality and viability of the centre. A map of the Codicote Local Centre, defined in the Local Plan is reproduced at **Appendix K**.

COD 5 Existing Businesses in the Retail Area

- I. In the High Street (Retail Area as defined on the Polices Map), development requiring planning permission should retain retail or service uses, and premises with ground floor access should retain an active retail frontage.**
- II. Change of use of other commercial land should comply with The Codicote Design Code, respecting local character, residential amenity and highway safety, and be in keeping with the Conservation Area where appropriate.**

- 6.3.6 Provision of off-road car parking facilities is essential to ensure that pavements are safe and accessible in the village. A project to provide a car park to relieve parking congestion in the High Street is included as High Priority in the Project Plan in **Appendix E**.

COD 6 Village Car Park

- I. Proposals for a village car park will be supported provided both the following criteria are met:**
 - a. It is an accessible location to serve customers of village businesses**
 - b. It has regard to the Codicote Design Guide**
- II. Development proposals in the village which increase traffic to and through the High Street will contribute to the installation of this essential infrastructure improvement as mitigation.**

6.4 Commercial Premises and New Commercial Space

- 6.4.1 A digital search of businesses in Codicote revealed that there are many active businesses located elsewhere than in the High Street (see table in **Appendix L**).
- 6.4.2 New businesses will be welcomed if they support the existing commercial offer in the village. In the first instance, new businesses should be located in the Business Area on Codicote Road, if premises are available. The diversification of a farm business, to support the rural economy, may be acceptable, provided the proposals are of an appropriate scale and character and are ancillary to the agricultural business.
- 6.4.3 It is anticipated that new business space will need to provide a travel plan or statement in accordance with the HCC Travel Plan guidance and should provide clear objectives and targets to reduce congestion. The Travel Plan guidance for development management can be found on [Hertfordshire County Councils website](#).

COD 7 Commercial Premises

- I. The Business Area on Codicote Road (113-115), as defined on the Policies Map should be retained for employment purposes.**
- II. The existing Business Area on Codicote Road (113-115) should be considered for the siting of new business space, in the first instance.**
- III. Proposals for new business space or expanding existing businesses premises will be supported where it is well designed and proportionate to existing buildings, and respects local character, residential amenity, highway safety and complies with North Herts parking standards.**
- IV. All new business space will need to provide a travel plan or statement in accordance with the HCC Travel Plan guidance and should provide objectives and targets to reduce congestion.**

6.5 Valued Community Facilities

- 6.5.1 There are many valued community facilities in Codicote, described above in **Paragraph 6.2**. Their retention is important to residents and the capacity of these facilities will be tested as the village grows with the completion of development on the housing sites identified in the Local Plan. The replacement of these facilities would be supported, provided they are better and more accessible to the diverse parish community.
- 6.5.2 The Neighbourhood Plan Policy COD 8 lists (in no particular order, i.e., not ranked) the specific facilities that the local community value, backed up by evidence from public consultation (See Codicote Consultation Statement), and the reasons they should be retained. New and improved community facilities will be welcomed if they meet the criteria, specific to Codicote, listed in Policy COD 9.
- 6.5.3 The Parish Council will consider applying to NHDC to list some or all the valued community facilities as Assets of Community Value (ACVs) as described on their website: <https://www.north-herts.gov.uk/community-assets>.



Figure 10: The Goat PH

COD 8 Valued Community Facilities

- I. In order to provide amenities for the diverse and growing Codicote population, the valued community facilities listed below should be retained in their current use unless:**
 - a. They are no longer needed or there is no demand for them**
 - b. They are replaced by better community facilities in locations accessible to the local community**
- II. Valued community facilities are:**
 - A. John Clements Sports and Community Centre**
 - B. Scout Hut, Bury Lane**
 - C. Peace Memorial Hall**
 - D. Village Museum, currently located behind Peace Memorial Hall**
 - E. Post Office and general stores, 80 High Street**
 - F. The Goat Public House and its garden**
 - G. The Globe Public House**
 - H. Codicote Pharmacy, 123 High Street**
 - I. Premier Stores, 152-154 High Street**
 - J. St Giles Church**
 - K. Pre-school at St Giles Church**
 - L. Parish Council Allotments**
 - M. The Robin Hood and Little John Public House**
 - N. The Farm Butchery, 75 High Street**

COD 9 New and Improved Community Facilities

- I. Proposals to improve or expand community and recreation facilities or provide new developments of multi-use community facilities will be supported provided that the following criteria are met:**
 - a. They fulfil the needs of existing and future residents of Codicote**
 - b. They can be accessed by walking/cycling, mobility vehicles or public transport**
 - c. Suitable parking provision is made for disabled and mobility impaired users and**
 - d. Any adverse impacts would not outweigh the benefits.**

6.6 Protected Recreational Open Spaces

- 6.6.1 The four parish recreational open spaces are described above. Open space has already been lost to housing development without its replacement being secured. To protect the remaining open spaces used for recreation, Policy COD 10 in this Neighbourhood Plan specifies the open spaces that should be protected, and the supporting text describes their use.
- 6.6.2 NHLP has a policy, NE5 which applies to the protection of general areas of open space and is not sufficiently stringent to protect the areas, actively used by the community for recreation, in Codicote. NHLP Policy NE6 is a comprehensive policy for the provision new or improvement of existing open space.



Figure 11: Bury Lane Sports Field PROS1 and LGS1

COD 10 Protected Recreational Open Spaces

- I. The following sites, shown on the Policies Map are allocated as Protected Recreational Open Space:**
- PROS1: Bury Lane Sports Field**
 - PROS2: Valley Road**
 - PROS3: St Albans Road**
 - PROS4: Old School Close**
- II Development that would result in the loss of all or part of these spaces will not be permitted unless they are replaced with better facilities which are as accessible to the local community as the current recreational open spaces.**

6.7 Local Green Spaces

- 6.7.1 Local Green Spaces are areas which are considered special to the local community. Neighbourhood plans can designate Local Green Spaces which complement policies

for sustainable development in the Plan. Local Green Space designation must meet the specified criteria laid out in paragraph 106 of the NPPF as follows:

“a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character (not an extensive tract of land).”

- 6.7.2 The village of Codicote is surrounded by agricultural land and woodland. Some of the green spaces in Codicote village contribute to the character of the conservation area, others represent important green infrastructure. All the spaces designated as Local Green Space are of significant value both to residents and visitors who use these areas for recreation. Many also function as a haven for wildlife. They greatly contribute to the village’s distinctive character and are fundamental to its green, rural setting.
- 6.7.3 Some of the Local Green Spaces are within the village settlement boundary and others are in the Green Belt. The Government’s Planning Practice Guidance (PPG) ([Paragraph: 010 Reference ID: 37-010-20140306](#)) tells us that Local Green Spaces can be designated on Green Belt land where the designation could help to identify areas of Green Belt that are of particular importance to the local community. The PPG goes on to say that different designations serve different purposes. If, for example, a designation such as Scheduled Monument already exists on a potential LGS, then consideration should be given to the additional local benefit of the LGS designation. Land designated as LGS can also be nominated for listing by the local authority as an Asset of Community Value.
- 6.7.4 The definition of what makes a Local Green Space special is not defined in the NPPF. However, best practice examples include defining characteristics of particular local significance such as beauty, historical significance, recreational value, tranquillity or richness in wildlife.
- 6.7.5 The importance of three additional spaces came to light through consultation on the Neighbourhood Plan. LGS13 Singlers Marsh was requested by Welwyn Parish Council who had designated the remainder of Singlers Marsh as Local Green Space in their Neighbourhood Plan. Its inclusion in this Plan means the whole of the Marsh area will be similarly designated.
- 6.7.6 The designation of LGS14 was requested by a resident. In Feb 2012 an orchard and hedges were planted by Codicote school and the Codicote residents at the former Wyevale site, this was organised by Wyevale's Don Ellwood and Codicote Environment group. The Woodland Trust's Jubilee Wood Project (diamond jubilee) donated 100 saplings for this. The trees included apple, pear and hedgerow plants. The orchard was planted in the shape of a tree. This can be seen in overhead satellite images. When Taylor Wimpey purchased the site, they agreed that the orchard would be protected for the parish residents.
- 6.7.7 Local Green Spaces designated in this Plan are listed in Policy COD 11. Tables showing the assessment of these spaces for designation and detailed maps of each space can be found in [Appendix F](#).

COD 11 Local Green Spaces

I. The following Local Green Spaces have been identified on the Policies Map and in the detailed maps below this policy:

LGS1 Bury Lane Sports Field

LGS2 Allotments, Bury Lane

LGS3 Orchard, Bury Lane

LGS4 St Giles Churchyard

LGS5 Land east of Codicote High Street (opposite North Lodge)

LGS6 Whitwell Road Wood

LGS7 The Heath, Heath Lane

LGS8 Heath Plantation

LGS9 Grass verge on west side of High Street (Bury Lane to Heath Lane)

LGS10 The Pound

LGS11 Green opposite 69 High Street

LGS12 Dark Lane

LGS13 Singlers Marsh (part), west of Codicote Road

LGS14 Vale Orchard, High Street, B656

II. Inappropriate development within these designated areas will not be permitted unless justified by very special circumstances.



Figure 12 Orchard Planting LGS14 Vale Orchard (left) & LGS13 Singlers Marsh (right)

7 Infrastructure Policies

7.1 Infrastructure Objectives

7.1.1 The objectives relevant to this section are:

Objective 7 To ensure infrastructure improvements are sympathetic to the rural setting of the village.

Objective 8 To alleviate the existing parking problem in the village, especially the High Street and feeder roads, and the impact on pedestrian safety, disabled access and traffic congestion.

Objective 9 To minimise the impact of traffic generated by new developments on air quality, congestion, delays and safety within the village, especially the High Street and at key junctions, prevent cut throughs on country lanes and misuse by HGV's.

Objective 10 To improve the frequency and accessibility of public transport.

Objective 11 To improve the uptake of active travel modes, on foot, by bicycle and by horse, ensuring easy, attractive and safe access to the village centre and amenities.

Objective 12 To ensure the capacity of all essential power, water, and connectivity services can accommodate demand and are future-proofed as far as possible

7.2 Highways

Traffic Congestion in the Village

7.2.1 The roads in Codicote are already heavily congested, especially in the morning and evening rush hours. Ongoing housing developments both within and outside the village, that feed in to the main arterial highway, the B656, have contributed significantly to the continuing increase in traffic volumes through the village. The High Street is particularly badly affected with traffic flow along its length impeded by cars parked on both sides of the road, both day and night. This reduces road width to a single lane at several points resulting in considerable congestion. The impact of this increased traffic south of Codicote crosses both parish and district boundaries and should be considered at Hertfordshire County Council level when considering planning applications for major housing proposals.

7.2.2 Heavy Goods Vehicles are a particular problem often bringing traffic in the High Street to a standstill. Residents feel aggrieved that having reduced the number of HGVs driving through the village following a successful campaign against the illegal actions of the local quarry, planning permission (18/01726/FP) was granted, with conditions, for the construction of a concrete batching plant on the B656 between Codicote and Hitchin. This plant is now built and operational.

7.2.3 There are few employment opportunities within the village itself and the majority of residents of working age commute to work away from the village, or work from home. Access by road from the village to nearby towns, villages and local train stations, either by vehicle or bicycle, is mainly via narrow, poorly maintained and often hazardous, potholed roads with an abundance of blind corners (see also [3.2 Demographic Profile of Codicote Parish](#))

- 7.2.4 The continuing increase in the volume of traffic using the B656, has several causes. The simple increase in the number of cars on the road is a contributory factor. The B656 through Codicote, is the main arterial feed between Hitchin and its surrounds, and the A1(M) intersection at Welwyn. The continued failure to widen the A1(M) north of Junction 6 to three lanes, with the resultant grid locked traffic on the A1(M) for increasing periods either side of the weekday morning and evening rush hours, adds to traffic on the B656 still further as many drivers use the B656 as a cut through to and from the Hitchin area, to avoid the stationary traffic on the A1(M).
- 7.2.5 Planned housing developments off the High Street in Codicote and particularly at the bottom of the High Street with access from Cowards Lane could greatly exacerbate the long term congestion problem. The impact of increased numbers of cars in the village is discussed further in **3.2 Demographic Profile of Codicote Parish**. The parish survey illustrated that residents feel strongly that the rapidly increasing problem with congestion in the village, and the High Street in particular. The failure to implement solutions is creating a wider traffic problem in the High Street.



Figure 13: Congestion in the High Street

Air Quality

- 7.2.6 Given the level of vehicular activity, including a significant numbers of HGV/HGVs driving regularly through the village, residents have for some time been concerned at the level of pollution this traffic is causing and the resultant health issues. In April/May 2018 a survey was conducted, of the levels of NO₂ at 20 sites around the village using detectors provided by Gradko Environmental.
- 7.2.7 Analysis revealed that 7 detectors sited along the length of the High Street recorded levels of NO₂ consistently above 30ug/m³ with a maximum of 35.86ug/m³. These figures were below the EU Air Quality Directive which identifies an annual mean value of not greater than 40ug/m³ for NO₂. The results represented a snapshot of the

air pollution for the place and time the survey was carried. Collection tubes were active from 26 April 2018 till 18 May 2018. The results are available in **Appendix P- Nitrogen Oxide (NO2) Analysis 2018**.

- 7.2.8 However, the impact of a around 20% more vehicles (see **3.2 Demographic Profile of Codicote Parish**) in the village from the housing developments under construction and planned, plus the predicted annual 7,000 HGV/HDVs travelling to and from the concrete batching plant to the north of the village on the B656, could well increase pollution in the High Street to levels above these EU limits. The health of Codicote residents and particularly children and the elderly, could suffer. Future noise and pollution assessments should include the impact on residential properties, particularly those facing the High Street, at ground and upper floor window level.

Parking in the Village

- 7.2.9 Most of the dwellings in the High Street have no off-street parking. Residents are therefore forced to park on both sides of the High Street itself. To enable through-traffic to continue to pass, many cars now park part-on and sometimes, completely on the pavement. This makes it difficult for pedestrians to use the pavement and often makes it impossible for those with pushchairs, or wheelchairs, or mobility scooters to pass, forcing them into the road. This problem has been discussed further in The Codicote Design Codes and Guidance **Appendix D**.
- 7.2.10 There is now little space for delivery vans parking to drop off and passing trade customers for the local shops to park, with a potentially detrimental impact on their business. Where vehicles do stop then further congestion results, especially if these vehicles are HGVs. Building sites on the High Street will further impede the flow of traffic where vehicles delivering building materials are unable to park off-road.
- 7.2.11 Limited off-street parking also exists in several of the village side roads. This further adds to the general level of congestion within the village outside working hours. It causes 'parking overspill' into the High Street and forces residents to park too close to junctions. This is hazardous for pedestrians and restricts visibility, making it difficult and potentially dangerous when pulling out, especially into the busy High Street. Further congestion arises on those roads used for school children drop off/pick up.
- 7.2.12 The parish survey illustrated that residents feel strongly that the uncontrolled and largely haphazard parking in the High Street must be addressed, and solutions put in place before any development is allowed to proceed. No solution to off-street parking has yet been found but this is a key priority in the Neighbourhood Plan Project Plan (see- **Project Plan Appendix E**).

COD 12 Traffic Congestion and Road Safety

- I. Major development proposals should be accompanied by a proportionate transport assessment. Smaller developments or where a smaller impact is anticipated would require a transport statement, in accordance with the NPPF and current planning practice guidance.**
- II. Where necessary, mitigation measures arising from transport assessments/statements should address matters of congestion, pollution, highway safety including pedestrians and cyclists.**

Public Transport

- 7.2.13 There is a reasonable train service from the nearby stations at Welwyn North, Knebworth, Welwyn Garden City and Stevenage to London Kings Cross and the north (Peterborough and Cambridge). There is also a frequent service from St Albans and Harpenden to London Blackfriars and St. Pancras (and on south to Brighton via Gatwick airport) and north to Bedford via Luton Parkway (airport). However, there is no regular bus service to these rail stations, necessitating the use of private cars or taxis.
- 7.2.14 Car parking capacities at both Welwyn North and Knebworth stations are inadequate to meet existing requirements and are usually full early on during working days. Car parking at Stevenage station is nearing saturation. The car park at Welwyn Garden City station is currently the only one that has spare capacity.
- 7.2.15 Bus services in Codicote can be easily summarised as very poor. There are no services in the evenings or on Sundays, and those weekdays services are infrequent and not matched to residents' requirements, such as travel to and from local railway stations. Although the doctors' surgery in Welwyn is experiencing heavy usage with extended waiting times for an appointment, access to Welwyn's services must continue to be available by public transport, and be improved, to avoid unnecessary car journeys and the further impacts of traffic congestion.

COD 13 Public Transport

- I. The masterplanning of major residential development should, where appropriate, ensure that the development is capable of being served by existing, new or improved local public transport services which should complement the provision of safe walking and cycling routes.**
- II. Travel Plans should include information on local public transport services and, where feasible, incentives to use public transport e.g. travel subsidies**
- III. S106 (or CIL) contributions collected under the provisions of Policy T1 of the Local Plan, could contribute to the extension of public and community transport to serve new developments.**

Footpaths

- 7.2.16 Several off-road footpaths cross the Parish and pass through the village itself. The Hertfordshire Way, a 195 mile circular route along public rights of way within the county of Hertfordshire passes through Codicote and the Ayot Green Way, a rail trail from Ayot St. Peter to Wheathampton, passes nearby. Whilst these footpaths do connect off-road with the nearby villages and hamlets of Rabley Heath, Nup End, Woolmer Green, Knebworth, Ayot St Lawrence, Ayot St Peter and Kimpton, there is a lack of a direct, off-road footpath to the closest, and larger, village of Old Welwyn, where there are a greater range of facilities including doctors, dentist and shops as well as public transport bus services. The Rights of Way Map can be seen in Appendix
- 7.2.17 There is little interconnectivity between footpaths. Many existing footpaths end at junctions with public highways that have no pavements (e.g. the B656 towards Vanstone Park). This not only impacts upon the enjoyment for walkers but also presents a hazard to pedestrians due to the proximity of vehicles and increased air pollution as they walk along the main road. In some areas, to avoid walking on

dangerous roads that have no pavement, unofficial footpaths have been created through frequent use linking with the designated off-road footpaths.

- 7.2.18 Many of the B classification roads in the Parish (St Albans, Rabley Heath Road, Kimpton Road, Heath Road & Bury Lane) do not have pavements so pedestrians are forced onto grass verges and banks to avoid the passing traffic. Some Ordnance Survey listed footpaths are not well maintained and can be dangerous for walkers. Dog fouling and rubbish on footpaths remains an issue.



Figure 14: Public Footpath Codicote 002 and LGS6 (Whitwell Road Wood)

Cycle Routes

- 7.2.19 There are cycle routes to be included within the new estates at The Heath and The Vale, but with no linkage to the centre of the village. The 121 mile 'Great North Way' National Cycle Route 12 traverses the Parish along Rabley Heath Road, Cowards Lane and St Albans Road towards Wheathampstead. There is also a documented cycle route following the Mimram Valley through the Parish in 'Twenty Cycle Rides in Hertfordshire' by Hession (1993). Cycling in the Parish is mainly for pleasure rather than for commuting to work, a reflection on the distance the village, which is the main centre of the parish population, is from the main employment centres and local railway stations, plus the poor maintenance and volume of traffic on the roads. Issues experienced by cyclists in the parish include pot holes, overgrown verges and blocked drains, lack of cycle racks near shops and services, and passing heavy goods vehicles.

Bridleways

- 7.2.20 There are over 15 known equestrian livery sites within the Parish boundary providing stabling for between 2 and 40 horses, which are used for leisure, competition, and some commercial purposes. The rural setting of the Parish is conducive to horse riding as a leisure activity. However, during the past decade the number of off-road riding facilities within the Parish have diminished. This, combined with the increased volume and size of vehicular traffic using the local roads, has led to a heightened safety risk for both horse and rider, and hence reduced opportunity to explore the area on horseback. New housing developments have reduced the attractiveness of some Bridleways which are no longer through the countryside.

7.2.21 It is of note that there are no permissive bridleways across Rabley Heath to the East North East (ENE) of the village, Potters Heath to the East or towards Three Houses Lane (footpath 32/39) to the North. There are six bridleways identified on the Public Rights of Way Map (reference HCC map of include Parish Online version). Issues experience by horse riders include limited off-road riding opportunities, conflicts with walkers through using cross country footpath, obstruction of passing places on narrow lanes.

LCWIP and RoWIP

7.2.22 The [North Hertfordshire Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#) August 2023 final report and appendices is hosted by HCC. This includes walking and cycling improvements in Hitchin, Letchworth Garden City, Baldock, Royston and Knebworth. The next formal revision of this document should include audits and infrastructure improvement plans to routes, to and within Codicote.

7.2.23 Local Authorities must review their Rights of Way Improvement Plan (RoWIP) every 10 years. In Hertfordshire, the review of [the current plan](#) is due in 2027. Opportunities to improve Rights of Way in Codicote could come forward through this review.

COD 14 Safe and Accessible Active Travel Routes

- I. To encourage active travel and ensure safe and accessible active travel routes are available, the masterplanning of major residential development proposals, should demonstrate how they will provide the following:**
 - a. safe pedestrian crossing points with dropped kerbs, vehicle speed reduction measures, minimisation of unnecessary road and pavement gradients, and wide, level pavements,**
 - b. segregated cycle paths, on-site provision of cycle hire or a bike club where appropriate, and secure cycle storage for each occupant,**
 - c. improvements to walking routes to provide unobstructed access to key village services, accessible for individuals with reduced mobility and visual impairments, and improved connectivity for horse riders and cyclists wishing to access facilities within the village.**
- II. Contributions collected under the provisions of Policy T1 of the Local Plan, could contribute to the provision of secure and accessible cycle storage at community facilities and school cycle paths to schools.**

7.2.24 The current parish infrastructure: electrical, gas and water supplies, sewerage and surface water drainage, have for the most part served the parish well over the past 40 years, during which time the village has expanded significantly. However, there has been an increasing volume of evidence that these systems are now not only showing

signs of deterioration due to age, but more importantly, are reaching their maximum handling capacity.

7.2.25 In England, the regulations require that the average water usage be no more than 125 litres per person per day unless the planning permission for the home has specified that this needs to be reduced to 110 litres per person per day. In the situation of excessive extraction rates on the rare and delicate chalk stream running through Codicote, there is justification to require the high standard/lower water consumption rate be achieved.

COD 15 Sustainable Water Supply

- I. All residential developments should be positively designed to achieve the mains water consumption standard of no more 110 litres per person per day, to achieve the reduction in extraction rates and protect the flow rate of the River Mimram.**
- II. Major development proposals should provide evidence that the water supplier can ensure minimum acceptable flow rates for the chalk stream, as set out in the water suppliers Drought Management Plan, or a similar replacement strategy.**

8 Natural Environment Policies

8.1 Natural Environment Objectives

8.1.1 The objectives relevant to this section are:

Objective 13 To ensure development design protects the flow rate and health of the River Mimram (chalk stream).

Objective 14 To ensure development design retains existing hedgerows and established trees, enhances green corridors and wildlife habitats, to increase biodiversity and retain their amenity value.

Objective 15 To ensure development design enhances landscape features, minimises the impact on existing vistas and opens new vistas to the countryside.

Objective 16 To minimise vulnerability and improve resilience to climate change and its impacts.

8.2 Landscape Character and Cherished Views

8.2.1 The rolling Hertfordshire countryside in which the parish of Codicote sits is the result of the effects of ice on the underlying chalk bedrock, eroding material as it advanced and leaving material deposits as it retreated. The signs of this activity over thousands of years are still clearly visible today; clay with flints in the fields, sand and gravel deposits which form the heaths at Codicote Heath, Rabley Heath and Potters Heath, and not least the course of the River Mimram which now meanders its way gently through the parish from the north-west to south-east.

8.2.2 [North Herts Landscape Study \(Character, Sensitivity and Capacity\)](#), was based on an earlier HCC study but added sensitivity and capacity to the evaluation of the landscape and added guidelines on built development. The Neighbourhood Plan area is covered by several sub-areas: 132 Codicote Bottom Arable Valley (north and south of the River Mimram), 133 Danesbury-Rabley Heath (stretching from the southern extent of the village, southwards along Codicote Road and north and east along Rabley Heath Road), and 205 Codicote Plateau (which encompasses the village and stretches right up to the northern boundary of the parish. The landscape assessments help to justify Policy COD 17.

8.2.3 Most of the Important Views identified on the Policies Map are located either in the village itself or in the rural area of the Codicote Plateau, except for V2 which is from the ford over the River Mimram where it is crossed by unmetalled Public Right of Way (PROW) UCR2. An extract of the Landscape Study is included in the Neighbourhood Plan at [Appendix H](#).

8.2.4 Seven Key Views are identified in the Codicote Conservation Area Character Statement (KV1 to KV7). Views like KV1, KV3 and KV4 have been identified as Important Views in this Neighbourhood Plan.

8.2.5 Both the natural and historic landscape contribute to the special character of Codicote. The protection of Important Views will help to maintain the aesthetic appeal of the village and its surroundings.

8.2.6 Important Views listed in Policy COD 17 must not be affected by new development. Detailed descriptions explaining why each Important View is special, photographs of

each Important View, and a map showing the approximate width and depth of the views can be found in **Appendix I** and **Appendix J**.

COD 16 Landscape Character and Important Views

- I. Development proposals will be supported where it can be demonstrated that measures have been taken to contain and mitigate the visual impacts of development on the open character of the landscape setting of Codicote.**
- II. The Important Views have been identified on the Policies Map and are detailed in Appendices I and J, including photographs and specific features of each view identified:**
 - VIEW1 From United Reformed Church looking south east**
 - VIEW2 From Ford looking along UCR2 looking north**
 - VIEW3 From Footpath 8 looking north east to Ashley Grove**
 - VIEW4 From Junction of Footpath 5 and 6 looking north west to St Giles**
 - VIEW5 From Footpath 5 looking north-west to St Giles**
 - VIEW6 From the bend on Heath Lane looking east**
 - VIEW7 Entering Codicote village looking south-east along High Street**
 - VIEW8 From Heath Lane looking north east to 1 & 3 Heath Lane**
 - VIEW9 From Pond House looking north-west along High Street**
 - VIEW10 From St Albans Road looking south east on Cowards Lane**
 - VIEW11 From The Grove looking west across Codicote Heath**
 - VIEW12 To St Giles Church across the churchyard**
 - VIEW13 From St Giles Lychgate with war memorial, towards the church**
 - VIEW14 From Footpath 2 looking south east**
 - VIEW15 From Bury Lane, looking south west**
- III. Any development proposals within the identified views should include a proportionate landscape and visual impact assessment, using an appropriate methodology, of harm to cherished views. Proposals where a harmful impact is identified will be required to provide and implement effective mitigation measures.**

8.3 Biodiversity and Wildlife

- 8.3.1 With the exception of the heaths and discreet pockets of woodland, most of the countryside surrounding Codicote is farmed.
- 8.3.2 A survey of the older trees around the parish of Codicote was carried out in the early 1990's and again in 2003. Many of the woods around Codicote are old coppice woods with recent new growth on top of the old original wood. There are however many trees in the grounds of the Node which were planted in the early 1800's. In the churchyard there are some old yews and a magnificent copper beech. The oldest trees

Codicote village are the oaks to be found in the grounds of Codicote House adjacent to the path leading from the North Lodge. These are pollarded oaks of 500 years of age. Node Wood is designated ancient woodland plantation on an ancient woodland site.

- 8.3.3 Small parts of three Local Nature Reserves (LNR) lie within Codicote Parish: Singlers Marsh, Danesbury Park and Mardley Heath. The larger part of each of these LNRs are in Welwyn Hatfield Borough and are managed by the Borough Council. All three have management plans and are managed for biodiversity and ecological benefit and receive either woodland grant or Higher Level Stewardship Government funding.
- 8.3.4 There are 19 Local Wildlife Sites (LWS) in or partially within the Neighbourhood Plan area. These are non-statutory sites designated at county level as being of conservation importance. The aim of identifying these sites is to protect them from land management changes, which may lessen their nature conservation interest, and to encourage sensitive management. A summary of the LWS can be found in [Appendix M](#).
- 8.3.5 Ponds have featured significantly in and around Codicote over the years. In the 1950's there were around 25 ponds in the parish, ranging from roadside drainage ponds to large farm ponds. One of the largest, and still in existence, is the pond at Rabley Heath Farm. However, Codicote started to lose its ponds in the 1960's when new housing was built in Cowards Lane and Poynders Meadow. The trend continued through the 1970's with the closing of Bury Farm, Hill Hall Farm, and Tithe Farm. Still in existence is the Old Village Pond now in the grounds of Pond Court. Its appearance has changed considerably from the rural village pond it once was to an ornamental feature. There are still some 15 ponds in Codicote.
- 8.3.6 There is much evidence of the historic use of hedgerow boundaries around Codicote a number of which still exist today. Coppicing as opposed to the less effective and more time consuming layering technique was primarily practiced in Codicote where the land was and is predominantly arable and hedges were not so much required as stock barriers but as boundary markers. Hedgerow trees were an important part of a hedge providing useful timber and many of these are still visible today with a line of ancient tress marking the site of a grubbed out hedge. Despite the rapid spread of Dutch Elm disease in the 60's and 70's, elm persists as a hedgerow shrub where the diameter of the stem is too small for the elm bark beetle, carrying the fungus, to bore.
- 8.3.7 Oak has succeeded elm as the most prominent hedgerow tree as well as Holly and Hawthorn. The existence of such species as the Wayfaring tree (*Viburnum Lantana*) and Spindle indicate a hedgerow of considerable age since these and Woodland Hawthorn (*Crataegus laevigata*) were originally taken from the surrounding woods back in medieval times. Nowadays the Common Hawthorn (*Crataegus monogyna*) is most widely used as hedging. Elderberry, ash, rose and blackthorn can also be found in hedgerows around Codicote, but these are strong colonisers and do not therefore signify age. Hedgerows make excellent green corridors for wildlife and form important sections of Wildlife Corridors identified in this Neighbourhood Plan.
- 8.3.8 The Hertfordshire Ecological Network Mapping, prepared for the Neighbourhood Plan by Hertfordshire Environmental Records Centre (see [Appendix N](#)), is referenced in Policy COD 18. It gives a unique insight into existing and potential habitat networks. This habitat inventory helps to provide a strategic approach to ensure efforts to conserve and enhance biodiversity where most benefit can be gained. If maps are required at a larger scale, please contact [HERC](#) directly. This information if

of a general nature and any specific habitat or other environmental designations such as Ancient Woodland, take precedence.

- 8.3.9 Development should conserve and enhance biodiversity and deliver a net biodiversity gain, calculated using the Statutory Metric.

COD 17 Biodiversity and Ecological Connectivity

- I. Development proposals should conserve and enhance biodiversity and deliver net biodiversity gains. The nature conservation value of Local Nature Reserves, Ancient Woodland, Traditional Orchards, Local Wildlife Sites, and other significant habitats will be protected from any harmful impacts of development, in accordance with their status. In particular, the following areas are especially important:**
 - The Node Ancient Woodland
 - Singlers Marsh (part) Local Nature Reserve
 - Danesbury Park (part) Local Nature Reserve
 - Mardley Heath (part) Local Nature Reserve
 - The River Mimram Corridor
- II. Development should be avoided on areas coloured Green on the Hertfordshire Ecological Network Mapping. Where adverse impacts on biodiversity are unavoidable, measures as set out in Local Plan Policy NE4 will be imposed.**
- III. Development located in areas coloured purple on the Hertfordshire Ecological Network Mapping should contribute to enhancing ecological connectivity.**
- IV. Development located in areas coloured orange or adjacent to orange, purple or green areas on the Hertfordshire Ecological Network Mapping should provide a wildlife corridor between existing biodiversity sites or in the direction of existing biodiversity sites.**

8.4 Wildlife Corridors

- 8.4.1 Green Infrastructure is defined as a network of multi-functional open spaces including protected sites, nature reserves, formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. [North Hertfordshire District Green Infrastructure Plan](#), Land Use Consultants (2009), collected data for green corridors over 2 ha in size, most of which were in urban areas. The Green Infrastructure Plan was updated in the [North Hertfordshire Open Space Review & Standards](#) (2016). Green corridors were categorised in this document as for walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
- 8.4.2 The purpose of the Wildlife Corridors Policy in this Neighbourhood Plan is primarily to provide links between habitat for wildlife. These may in some instances double as leisure routes. Four corridors have been identified:

- WC1 follows the River Mimram through a variety of Priority Habitats and three identified Local Wildlife Sites to the S extent of Heath Plantation
 - WC2 follows on from Heath Plantation N across Codicote Bottom and through The Grove
 - WC3 links the links The Node ancient woodland and other priority habitat sites to Knebworth Park Local Wildlife Site
 - WC4 runs W to E along the River Mimram then NW through Catchpole Wood and Langston Wood Local Wildlife sites and on to Local Wildlife Sites of Hollards Farm Meadow and the Meadow NW of First Spring.
- 8.4.3 The River Mimram is a rare and Nationally important chalk stream typical of the chalk bedded stream/rivers found in the Chilterns. The relatively short stretch of the river running through Codicote Parish to the west of the village is a corridor for wildlife which also has a strategic recreational value as Bridleway 017 and is part of the Hertfordshire Way. The river then runs along the parish boundary until to the south of Codicote village it turns eastward. Its source is beyond Whitwell where the flow is supplied from springs nearby the watercress beds. Up until the Second World War the river was a very good trout stream and, earlier, there had been water mills at Whitwell, Knebworth, Kimpton, Codicote, Fulling Mill and Welwyn. However, these closed during the 1830/40's when the river level became very low.
- 8.4.4 In the 1960's parts of the river were widened and straightened to run alongside boundary hedges which caused the flow to drop, and the river began to silt-up and loose the gravel bed. Fortunately, over recent years the river environment has improved bringing with it an increase in wildlife and the reappearance of trout, pike and crayfish. Water Voles are also making their homes in the river banks as far as Kimpton Mill.
- 8.4.5 The River Mimram Catchment Partnership is part of the wider River Lea Catchment Partnership. It was formed in 2012 to improve the river for wildlife and people. It is hosted by Herts and Middlesex Wildlife Trust, who brought the partnership together.
- 8.4.6 A further initiative has been proposed by Tewin Parish Council and supported by Welwyn Parish Council, to achieve a Local Landscape Designation (LLD) for the Mimram Valley. A LLD is a non-statutory designation to help protect areas with locally appreciated scenic value and can provide an important defence against inappropriate development and provide the means to manage the area to conserve and enhance their beauty. Codicote Parish Council also support this initiative and the Policies COD17 and COD18 provide protections for the River Mimram corridor within the Parish.
- 8.4.7 The requirement in Policy COD18 for a 10m naturalised buffer zone in any development adjacent to the river, to protect and enhance the watercourse and provide access for flood defence maintenance, has been requested by the Environment Agency and appears in other 'made' Neighbourhood Plans. This requirement is particularly important to protect the River Mimram chalk stream through Codicote Parish.



Figure 15: River Mimram GC1

COD 18 Wildlife Corridors

- I. The network of Wildlife Corridors in the Parish, as shown on the Policies Map, will be protected from the impact of harmful development, managed and where possible enhanced for wildlife. These include:**

GC1 The River Mimram from Valley Farm to Heath Lane

GC2 Continuation of GC2 from Heath Lane to The Grove

GC3 From Node Wood to the SW of Knebworth Park

GC4 The River Mimran from St Albans Road, then NW through Catchpole Wood to First Spring

- II. The River Mimram is an endangered chalk stream. Any development adjacent to the River Mimram should be designed with a naturalised buffer zone of at least 10m from the top of the bank to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.**

8.5 Traditional Orchards

- 8.5.1 Traditional orchards are a priority habitat under the UK Biodiversity Action Plan. Fruit trees are particularly good habitats for wildlife because they age relatively quickly and develop features such as dead wood and sap runs for beetle habitat and hollows and rot holes for nesting bats and homes for Greater Spotted Woodpeckers and Little Owls. Fruit tree blossom is an important source of nectar for pollinating insects. Features that often occur in orchards such as ponds and hedgerows provide habitat for frogs and newts as well as hedgehogs, voles and other mammals (reference: [The Orchard Project](#)).



Figure 16: Produce of Perry Orchard, Rabley Heath Road

8.5.2 Natural England has recorded six traditional orchards in Codicote (reference: [Natural England's Priority Habitat Inventory](#)). Of particular historic significance in Hertfordshire is the remains of the Perry Orchard on Rabley Heath Road (three distinct parts – see Policies Map). Below is a photograph of the produce of the orchard, taken in 2014. Two of these orchards have been identified as Non-designated Heritage Assets in this Neighbourhood Plan Policy COD 22. The Bury Lane orchard has also been designated as a Local Green Space in Policy COD 11.

8.5.3 Bury Lane Orchard is also known as Codicote Community Orchard. It is a 0.22ha mixed orchard on the edge of the village, planted in 1998 by local people under the guidance of Codicote Environmental Partnership and Codicote Parish Council, who own the land. The trees are mostly half-standards with some standards and some dwarf trees. Apples pears, cherries plums, gages, walnuts and cobnuts have been planted, many of local varieties including the apple Hitchin Pippin. A native mixed hedge was planted, the sward was reseeded with mixed grass and common wildflowers. Many birds including Greater Spotted Woodpecker, Kestrel and Grey and Red-Legged Partridge, mammals including stoat and muntjac, butterflies and insects have been seen.

8.5.4 Traditional orchards are of biodiversity value (see Policy COD 17 Biodiversity and Ecological Connectivity) and are also of heritage interest (see Policy COD 21 Non-designated Heritage Assets).

8.6 Resilience to Climate Change

8.6.1 HCC actively promote the approach that all Green Infrastructure (as referenced in the [NPPF Annex 2 Glossary](#)), should be resilient to climate change. Resilience can take a variety of forms. Planting trees and hedgerows beside footpaths and cycle routes can reduce flooding on those routes and provide shade. Planting climate resilient flora, which responds to shifts in climate can provide habitat for more effective species

retention with more longevity on wildlife corridors and when improving wildlife sites and other nature areas. Nature based solutions to climate change resilience are the preferred method of dealing with flood alleviation, shading and cooling.

COD 19 Climate Change Resilience

- I. New Green Infrastructure (GI) should be included in all major development proposals. Such GI should be climate resilient, provide functional wildlife habitat and where possible, public access.**
- II. New habitat creation should link to existing habitat so that species can migrate to respond to climate change.**
- III. Tree and shrub planting should be provided wherever possible to provide shading and cooling.**
- IV. Hedgerows, trees and verges should be retained within and around the boundaries of development sites, wherever possible.**
- V. Where development results in the unavoidable loss of trees, replacements should be of no less arboriculture or amenity value, mature, predominantly native or suitable climate resilient species.**

9 Heritage Assets Policies

9.1 Heritage Assets Objectives

9.1.1 The objectives relevant to this section are:

Objective 17 To protect the historic environment, including the conservation area, by avoiding, minimising and mitigating the impact of development.

Objective 18. To identify, reveal and enhance the significance of heritage assets and their settings.

9.1.2 All heritage assets designated or non-designated must be protected with harm to significance weighed against public benefit. The Levelling Up and Regeneration Act 2023 gives designated parks and gardens the same protection in planning as listed buildings. Locally listed gardens are similarly protected as locally listed buildings.

9.2 Designated Heritage Assets

9.2.1 The NPPF paragraph 196 advises that plans should set a positive strategy for the conservation of the historic environment and take account of, among other things, the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 198 also recognises that there are likely to be unidentified heritage assets which will be discovered in the future.

9.2.2 NHLP contains policies SP13: Historic Environment sets out the strategic position, District-wide, whilst HE1: Designated Heritage Assets require a Heritage Statement for any planning applications for Designated Heritage Assets and a criteria for judging planning applications.

9.2.3 There are two Grade II* listed buildings in the parish; the Parish Church of St Giles and The Bury, both on Bury Lane, and a small part of Knebworth Grade II* Historic Park and Garden. Within Codicote Conservation Area there are 29 Grade II listed buildings. A further 69 Grade II listed buildings lie outside the conservation area. A small part of Ayot House Grade II Historic Park and Garden also lies within the parish. The best reference information for designated heritage assets is the [search page of Historic England's website](#).

9.2.4 Codicote Conservation Area covers the medieval centre of the village, extending northwards up the High Street, almost to Tower Road, and eastwards to include Heath Lane, but does not include The Chequers also on Heath Lane. In Codicote Conservation Area Character Statement (November 2019), the special character of the conservation area is defined by the predominant building materials. Most buildings are constructed of red brick or timber framed and clad in red brick, with and clay roof tiles. The conservation area is centred on the remains of the original village green in Heath Lane and the new village green at the junction of St Albans Road and High Street.

9.2.5 The Conservation Area Character Statement for Codicote identifies on-street and particularly pavement parking as a significant negative impact on the conservation area. Opportunities to address this issue will be sought by the Parish Council through the Project Plan (see [Appendix E](#)). Seven key views have been identified within the

conservation area. Two of these views are incorporated into policy COD 17 Important Views.

- 9.2.6 Part of Old Knebworth Conservation Area also extends into Codicote Parish. Nup End, a tiny hamlet of less than a dozen houses separated from the settlement of Old Knebworth by a green wedge of fields and parkland, at the southern end of the conservation area which lies within Codicote parish. It contains 4 listed buildings clustered around a green. This part of the conservation area has a very rural character with hedgerows, overhanging trees and eccentric curves in the road.
- 9.2.7 Neighbourhood Plan Policy COD 21 mentions the specific documents that provide an assessment of the two conservation areas in the Neighbourhood Plan area, and which should be referred to when considering proposals that may affect assets within those conservation areas. It also goes beyond the scope of NHLP Policy HE1 in identifying the possibility of currently unidentified heritage assets or sites of historic or archaeological interest that may be discovered in the future.

COD 20 Designated Heritage Assets

- I. In accordance with policies at district level and the guidance in the Codicote Conservation Area Character Statement 2019, Old Knebworth Conservation Area Character Statement 2011, and subsequent updates, the character or appearance of Codicote Conservation Area and its setting will be preserved, and where possible, enhanced. Development proposals that could worsen the on-street and pavement parking issues must provide appropriate mitigation solutions..**
- II. Proposals for development which have an impact on designated heritage assets in the Parish, should take account of the historic fabric of the asset, its significance and the contribution of its setting to that significance. Proposals should conserve or, where appropriate, enhance the asset or its setting.**
- III. Proposals which may have an impact on heritage assets that are identified in the future and are worthy of designation should be considered under this policy (COD 20)**

9.3 Non-designated Heritage Assets

- 9.3.1 NHLP Policy HE3: Non-designated heritage assets and its supporting text is limited in its scope. There is no mention of Hertfordshire Gardens Trust and their work with illuminating the history of historic parks and gardens or the opportunity of identifying non-designated heritage assets in a Neighbourhood Plan in accordance with guidance from [Historic England](#). In the interim before a review of NHLP includes this type of heritage asset and in recognition of their importance, Policy COD 21 highlights non-designated heritage assets identified by the community through the process of consultation on the Neighbourhood Plan. Node Park and its parkland has been suggested by Hertfordshire Gardens Trust (HGT) as a possible future Non-designated Heritage Asset. Further research will be carried out by HGT. Some original features in the gardens at Node Park remain well preserved.
- 9.3.2 In addition to Historic Parks and Gardens, non-designated heritage assets in Codicote include buildings, features, structures and enclosures. The list of assets in Policy

COD21 are those specifically identified by the community. Reference should also be made to the Codicote Conservation Area Character Statement which mentions Non-designated Heritage Assets in paragraph 3.2. These are recommended for inclusion in a North Hertfordshire Register of Buildings of Local Interest as making a positive contribution to the character or appearance of Codicote Conservation Area. Apart from The Bell Hotel (which has now been converted to a private house), each of these buildings are private homes. This list is complementary to the Non-designated Heritage Assets identified in the Neighbourhood Plan.

- 9.3.3 Two orchards are also included in the list of Non-designated Heritage Assets; the community orchard on Bury Lane and the remains of a traditional Perry orchard on Rabley Heath Lane. Each of the identified Non-designated heritage assets is detailed in **Appendix O- Non-designated Heritage Assets**.
- 9.3.4 There is also a rich archaeological heritage in Codicote, with Hertfordshire Sites and Monuments Report for Codicote containing 90 records. There are no Scheduled Monuments in the Neighbourhood Plan area, but there are potential sites of archaeological interest. A desk based assessment should be carried out in any areas where there is potential archaeological interest including below ground remains.

COD 21 Non-designated Heritage Assets

I. The following non-designated heritage assets have been identified in this Neighbourhood Plan:

- **Peace Memorial Hall, High Street**
- **Former 'Men's Club' currently housing the village museum, behind Peace Memorial Hall, High Street**
- **Codicote Village Sign, High Street**
- **'Dragons Teeth', west side verge, north of Bury Lane, High Street**
- **Gun Slit in wall opposite Bury Lane, High Street**
- **'The Pound', enclosure between the former Bell Inn and Pond House**
- **Village Pump, west side of High Street (southern end)**
- **Cart ramp near Fulling Mill, Fulling Mill Lane**
- **Community Orchard, Bury Lane**
- **Traditional Perry orchard, Rabley Heath Road**

II. Development proposals which affect these heritage assets, or are within their setting, should avoid or minimise any harm to their significance. A proportionate description of their significance and the impact of the proposals on it should be provided by applicants, to enable a balanced judgement to be made, having regard to the scale of any harm or loss and the significance of the asset.

III. Development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk based assessment informed by an analysis of the Hertfordshire Historic Environment Record and, where necessary, a field evaluation.

10 Implementation and Spending Priorities

10.1 Implementation

- 10.1.1 The purpose of the Neighbourhood Plan is to ensure that development in Codicote is sustainable. The vision and objectives of the Plan provide direction for its implementation. The Plans policies will be used, primarily to guide development and protect those assets most appreciated by the community.
- 10.1.2 The policies will be implemented by NHDC through the determination of planning applications. The policies will also be used as guidance by developers/landowners when preparing planning applications, and Codicote Parish Council and members of the community who wish to comment on those applications.
- 10.1.3 The success of that implementation and a review of the effectiveness of the planning policies will be carried out by Codicote Parish Council. The Parish Council will monitor planning decisions made and the impact the policies in the Plan have had on those decisions. This will be carried out using the guidance provided by Locality: [How to Implement, Monitor and Review your Made Neighbourhood Plan](#).
- 10.1.4 The Neighbourhood Plan is designed to complement the NHLP till 2031. However, a review of the Neighbourhood Plan will be considered at such time as legislative changes, the NHLP is reviewed, or other changes in the parish impact on its effectiveness.

10.2 Spending Priorities

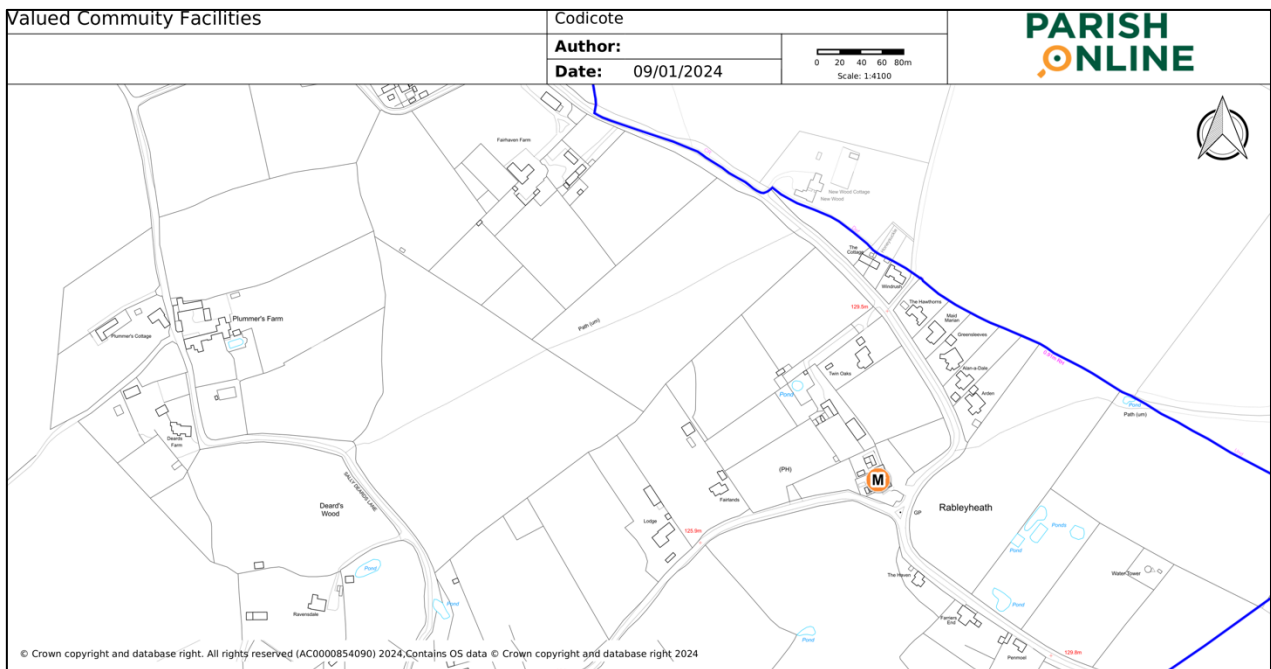
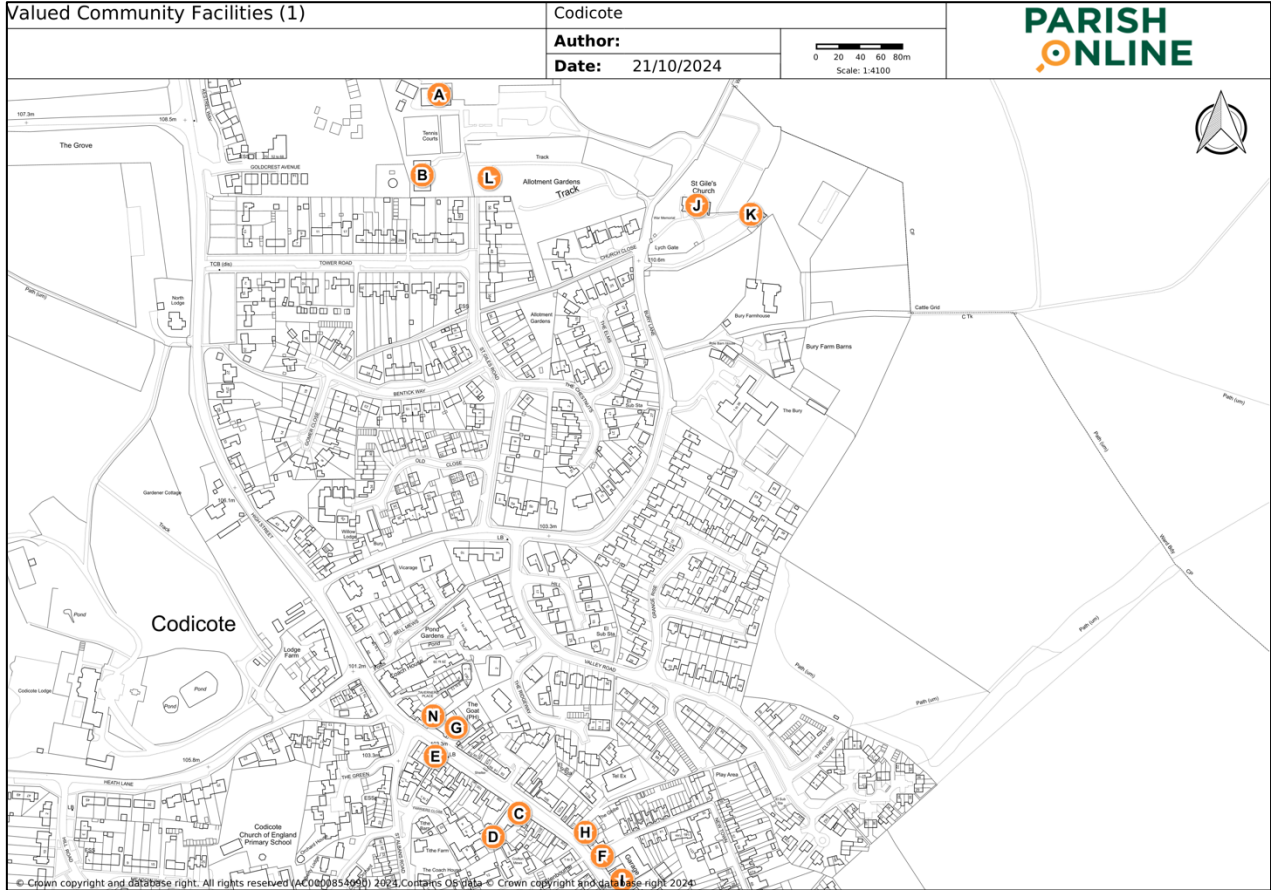
- 10.2.1 During the process of preparing the Neighbourhood Plan, the community was consulted on its priorities for projects that would enhance the quality of life of those living and working in Codicote. A draft Project Plan was prepared and has been supported by residents' responses to the consultation process. This sets out the priorities for projects/actions that will benefit the parish and highlights funding options, including CIL and S106, where appropriate. This document can be found in [Appendix E- Project Plan](#), and a live version will be updated periodically on [Codicote Parish Council website neighbourhood plan page](#).

COD 22 Spending Priorities

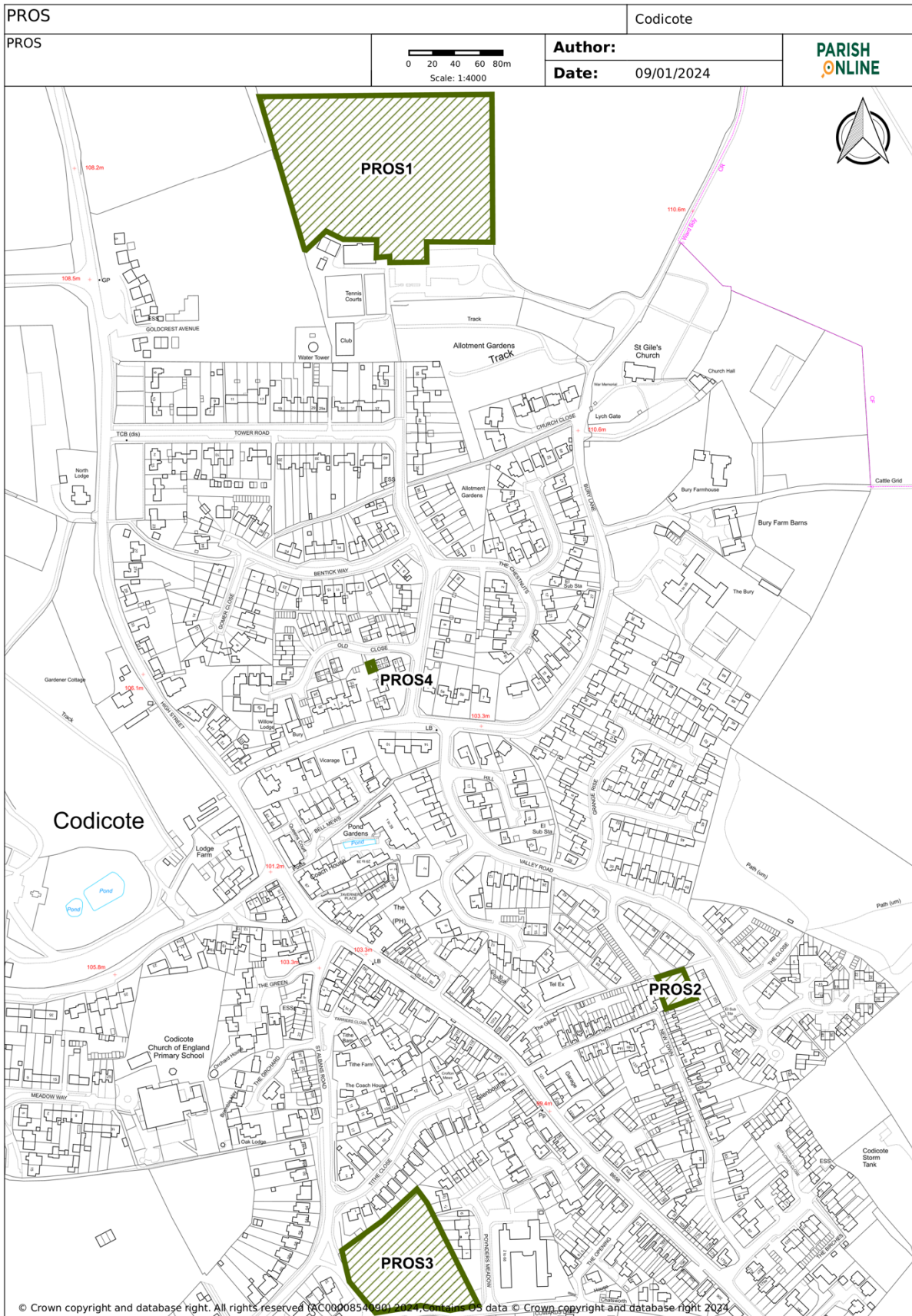
- I. Spending priorities will be delivered through S106 agreements, the Community Infrastructure Levy (or its replacement) or other funding streams, in accordance with the priorities set out in this plan.**
- II. Funding derived from development in Codicote should directly benefit residents of Codicote Parish. The list of projects is identified in the Project Plan and will be reviewed at least once a year by Codicote Parish Council.**

Appendix A – Detailed Policy Map Extract

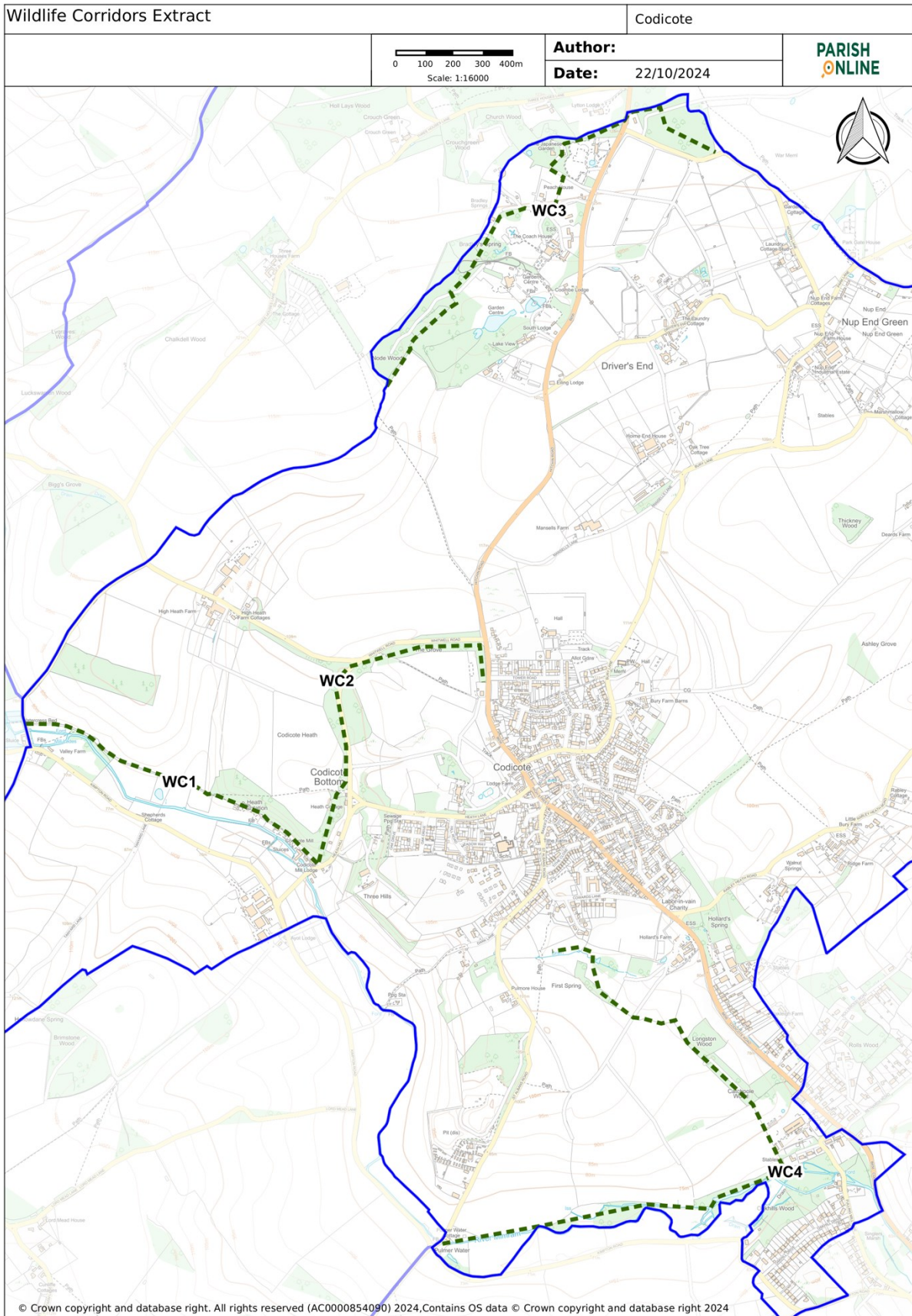
A.1 Valued Community Facilities



A.2 Protected Recreational Open Space



A.3 Wildlife Corridors



Appendix B - References

[Codicote Conservation Area Character Statement](#), North Hertfordshire District Council
(November 2019)

[Guidance on Providing Bat Roosting & Swift Brick Features for New Buildings in Leeds](#), Leeds City Council (2020)

[Healthy Streets](#) Indicators

[Local Landscape Designation](#)

[North Hertfordshire District Surface Water Management Plan](#) Hertfordshire County Council
(March 2017)

[North Hertfordshire District Green Infrastructure Plan](#), Land Use Consultants (2009)

[North Herts Landscape Study \(Character, Sensitivity and Capacity\)](#), The Landscape Partnership
(2011)

[Tracking Swifts](#), British Trust for Ornithology (from BTO website 28/11/23)

[The S Brick: A Solution for Swifts](#), Action for Swifts (from Action for Swifts website 28/11/23)

Cover Photograph: the village green (4,6, and 8 St. Albans Road)

This photograph and many other photographs in the Neighbourhood Plan were taken by Andrew Wright.

Photographs depicting Non-designated Heritage Assets in Appendix O Figure 45 to Figure 45 were taken by Robin at Imago Portraits.

Our thanks go to Andrew and Robin for their illustrations.

Appendix C - Abbreviations

Abbreviation	Meaning
ACV	Assets of Community Value
CDC	Codicote Design Codes
CIL	Community Infrastructure Levy
GI	Green Infrastructure
HCC	Hertfordshire County Council
HGV	Heavy Goods Vehicle
HGT	Hertfordshire Gardens Trust
LGS	Local Green Space
LWS	Local Wildlife Sites
NHDC	North Hertfordshire District Council
NHLP	North Hertfordshire Local Plan 2011-2031
NPPF	National Planning Policy Framework December 2023
PPG	Planning Practice Guidance
RIGS	Regionally Important Geological/Geomorphological Sites
SuDS	Sustainable urban Drainage System
-	-
-	-
-	-
-	-
-	-

Appendix D - Codicote Design Codes and Guidance

This Codicote Design Codes and Guidance (CDC), dated 12 October 2023, was produced by AECOM for the Codicote Neighbourhood Plan. It forms an integral part of the Neighbourhood Plan but due to its size is saved as a separate document.

It refers to a 17 page section, 4.2 Village Layout and Character of the 1st Draft Codicote Neighbourhood Plan. This is provided as a separate document.

Both the Design Code and the Village Layout and Character documents can be found on [Codicote Parish Council website](#).

Appendix E - Project Plan

This table is a live document which can be amended as projects are completed/additional projects are added.

Priority

Key:

HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY
----------------------	------------------------	---------------------

PROJECT	OBJECTIVE	TIMETABLE	S 106	FUNDING	PRIORITY
Revamp Pavilion with Meeting Room	To rebuild pavilion to provide modern facilities for all sports clubs.	Not confirmed. Likely to run into years for completion.	Yes	S106 - £125,303.50	High
Rebuild Scout Hut	To provide a new youth facility in for Scouts, Guides, Rainbows etc.	Not confirmed. Likely to run into years for completion.	Yes	S106 - £557,761	High
Bury Lane Play Area Upgrade	To upgrade/revamp the existing play area.	Not confirmed. Dependent on final details of the S106 agreement.	Yes	S106 - £63,000	High
Public Car Park in village	To provide car park to relieve parking congestion on the High Street	Start looking for a suitable site now.	No.	Council loan required	High
20 is Plenty scheme	To slow traffic on the main routes into and through Codicote.	Residents have been consulted and voted in favour. 18 months.	No	Hertfordshire County Council	High
Cycling Infrastructure	To reduce C02 emissions and provide dedicated cycle parking.	Look at possible site imminently.	No	Look at funding from HCC and NHDC	High

Priority
Key:

HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY
----------------------	------------------------	---------------------

PROJECT	OBJECTIVE	TIMETABLE	S 106	FUNDING	PRIORITY
7.5T weight limit	Safer roads, less pollution and quieter.	Up to 2 years. Involve MP, Police Commissioner & HCC Highways.	No	Small cost. Signage and admin only	High
Rewilding Project	Encourage an increase in biodiversity and wellbeing.	Already started by volunteers and local children.	No	Small grant required	High
Preserve Village Assets	Replace or upgrade all signage. Maintain and repair all bus stops.	Next 3 months.	No	Funded by Parish Council	High
EV Charging Points	Publicly accessible provision.	12/18 months.	No	Obtain grants	Medium
Renewable Energy	Implement on new build & refurb.	3-5 years for Pavilion & youth facility.	No	S106 – see 1 & 2 above	Medium
PM Hall	To help trustees upkeep building.	Ongoing.	No	Grants	Medium
Burial Site	To meet future demand.	3-5 years.	No	S106/grants	Low

Appendix F Local Green Spaces

The following tables evidence the assessment of the Local Green Spaces designated in this Plan. **Table 1** considers designations, **Table 2** considers criteria in the NPPF, and **Table 3** provides evidence of why these spaces are special to the community and deserve Local Green Space Status. These are followed by detailed maps of the LGS and photographs of LGS where they are not already referenced throughout the Neighbourhood Plan document.

Site description	No	Potential Development site	Other designation	Common or Village Green	Garden	Planning App
Bury Lane Sports Field	LGS1	N	Recreational Open Space	N	N	N
Allotments, Bury Lane	LGS2	N	Allotments	N	N	n
Orchard Bury Lane	LGS3	N	Non- designated heritage asset	N	N	N
St Giles Church Yard	LGS4	N	Grade II* listed, Important View 4, 13	y	y	N
Land east of Codicote High St.	LGS5	Y	N/A	N	Y	N
Whitwell Road Wood	LGS6	N	NERC Priority wildlife habitat, Green Corridor, Public Footpath 2	Y	N	N
Codicote Heath	LGS7	N	Important View 11, Public Footpaths	Y	N	N
Heath plantation	LGS8	N	LWS and NERC Priority Habitat, Green Corridor, Public Footpaths	Y	N	N
Grass verge west side of High St.	LGS9	N	Important View 9	Y	N	N
The Pound	LGS10	N	Non- designated Heritage Asset	Y	N	N
Village Green	LGS11	N	Site of Non- designated Heritage Asset Important View 9	Y	N	N
Dark Lane	LGS12	N	PROW UCR 2 Important View 2	Y	N	N
Singlers Marsh, Codicote Road	LGS13	N	Local Nature Reserve	N	N	N
Vale Orchard High St.	LGS14	N	N/A	N	N	N

Table 1 Local Space Assessment: Designations

Site description	No	Size (ha)	Local in Character	Extensive Tract of Land	Very Special to the Community	Close to the Community it Serves
Bury Lane Sports Field	LGS1	2.361	Y	N	Y	Y
Allotments, Bury Lane	LGS2	1.023	Y	N	Y	Y
Orchard Bury Lane	LGS3	0.321	Y	N	Y	Y
St Giles Church Yard	LGS4	0.965	Y	N	Y	Y
Land east of Codicote High Street	LGS5	0.188	Y	N	Y	Y
Whitwell Road Wood	LGS6	1.546	Y	N	Y	Y
Codicote Heath	LGS7	6.939	Y	N	Y	Y
Heath plantation	LGS8	4.230	Y	N	Y	Y
Grass verge west side of High St.	LGS9	0.047	Y	N	Y	Y
The Pound	LGS10	0.013	Y	N	Y	Y
Village Green	LGS11	0.025	Y	N	Y	Y
Dark Lane	LGS12	0.319	Y	N	Y	Y
Singlers Marsh, Codicote Road	LGS13	1.12	Y	N	Y	Y
Vale Orchard High St.	LGS14	0.6	Y	N	Y	Y

Table 2 Local Green Space: NPPF Criteria

Site description	No	Attractiveness of Site	Historical Significance	Recreation Use	Tranquillity	Wildlife
Bury Lane Sports Field	LGS1	Sports facility with extensive views over surrounding countryside	Group with allotments LGS2 and orchard LGS3	Public access by foot and by car	Yes	Hedgerows provide wildlife habitat
Allotments, Bury Lane	LGS2	Site adjoins LGS2 and LGS3. Well maintained allotments surrounded by established hedgerows	Group with Bury Lane Sports Field LGS1 and Orchard LGS3	Accessible by car from Bury Lane and footpaths off St Giles Road	Yes	Established hedgerows provide habitat for wildlife
Orchard Bury Lane	LGS3	Contains ancient varieties of fruit e.g. plum, apple and pear trees. Spring blossom and summer fruit.	Group with Bury Lane Sports Field LGS1 and Allotments LGS2	Accessible on foot and for fruit picking, Small social space for families	Yes	Provides unique wildlife habitat providing food in winter

Site description	No	Attractiveness of Site	Historical Significance	Recreation Use	Tranquillity	Wildlife
St Giles Church Yard	LGS4	Village church, located in a well-kept cemetery, with sheep grazing. Bounded on 2 sides by ancient hedges with views to the northeast across rolling fields.	Grade II* Medieval church surrounded by fine examples of flint walls. Established focal point with war memorial.	Place of worship and remembrance and used for community events.	Yes	Local Wildlife Site 43/047
Land east of Codicote High Street (opposite North Lodge)	LGS5	Small green site surrounded by hedges and houses.	N	Used as play space for children and informal gardening	Yes, despite being adjacent to road	Not established
Whitwell Road Wood	LGS6	Established woodland, bounded by fields	N	Popular footpath to Codicote Heath from village	Yes	NERC Priority Habitat
Codicote Heath	LGS7	Wild expanse of heathland with hedgerows and woodland adjacent to LGS8	N	Popular footpath across Heath to village	Yes, very	Adjacent to LWS 43/018/01 NERC Priority Habitat
Heath plantation	LGS8	Established woodland with footpaths, leading to Kimpton Mill, adjacent to LGS7	N	Contains public footpaths well used by walkers on the Heath	Yes	LWS 43/018/01 NERC Protected Habitat
Grass verge on W side of High Street	LGS9	Typical village verge with seasonal flowers, bounded by fine examples of flint walls	N	N	Yes	Not established
The Pound	LGS10	A curiosity used in past as holding pen for animals	Linked to medieval markets on village green opposite	N	Yes	Not established
Village Green	LGS11	Attractive green on High Street with seasonal flowers and Walnut tree.	Village Green with village sign and stocks reflecting bygone age	Seating area used for resting	Yes, despite its location on High Street	Walnut tree attracts wildlife

Site description	No	Attractiveness of Site	Historical Significance	Recreation Use	Tranquillity	Wildlife
Dark Lane	LGS12	Pretty sunken avenue path leading from village to Mimram stream, bordered by trees and fields	Historic footpath to village stream	Popular with walkers	Yes, very	Wildlife in hedgerows along the lane
Singlers Marsh, Codicote Road	LGS13	Local Nature Reserve with a variety of habitats	Originally marshy fertile meadows for grazing	Public open space used by walkers, for fun runs, picnics	Yes, very	Priority Habitat and managed for nature
Vale Orchard, High Street	LGS14	Site has been planted as a community orchard	None	Public access to orchard	Yes	Not established

Table 3 Local Green Space: Special to the Community

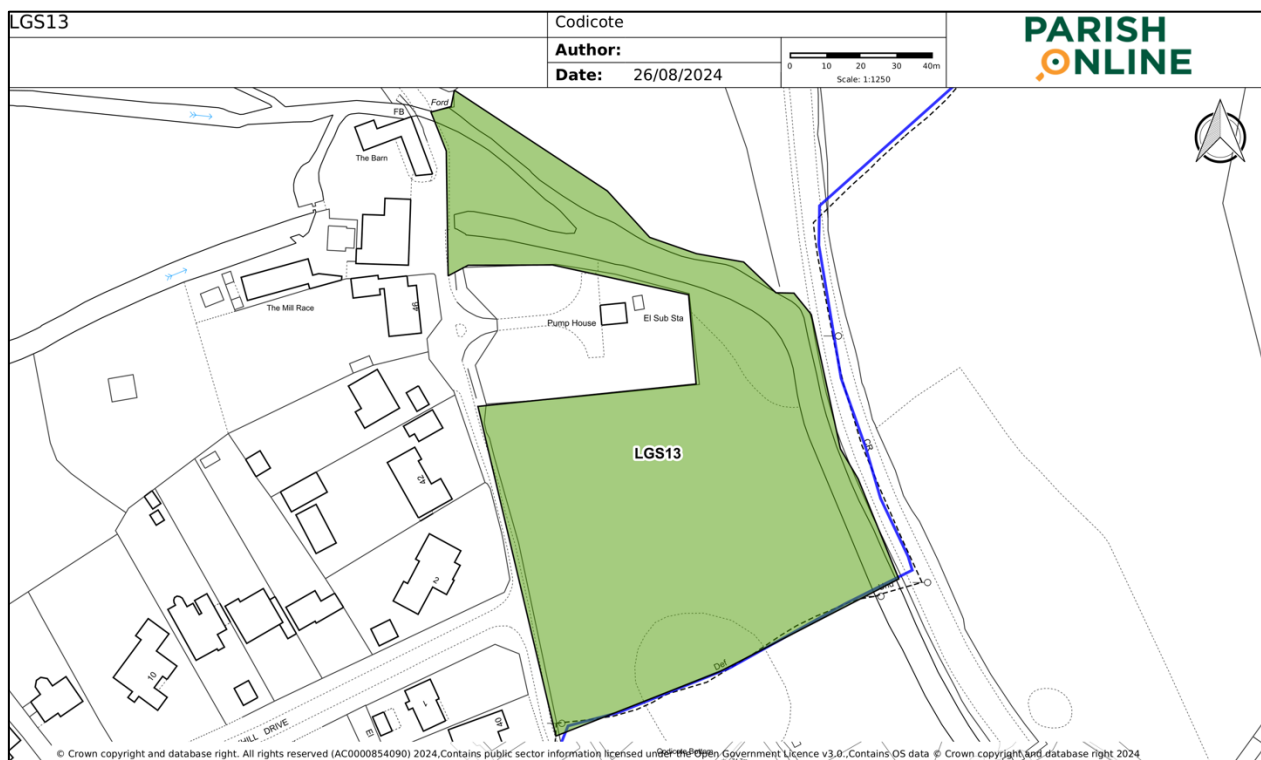


Figure 17 Policies Map Extract LGS 13

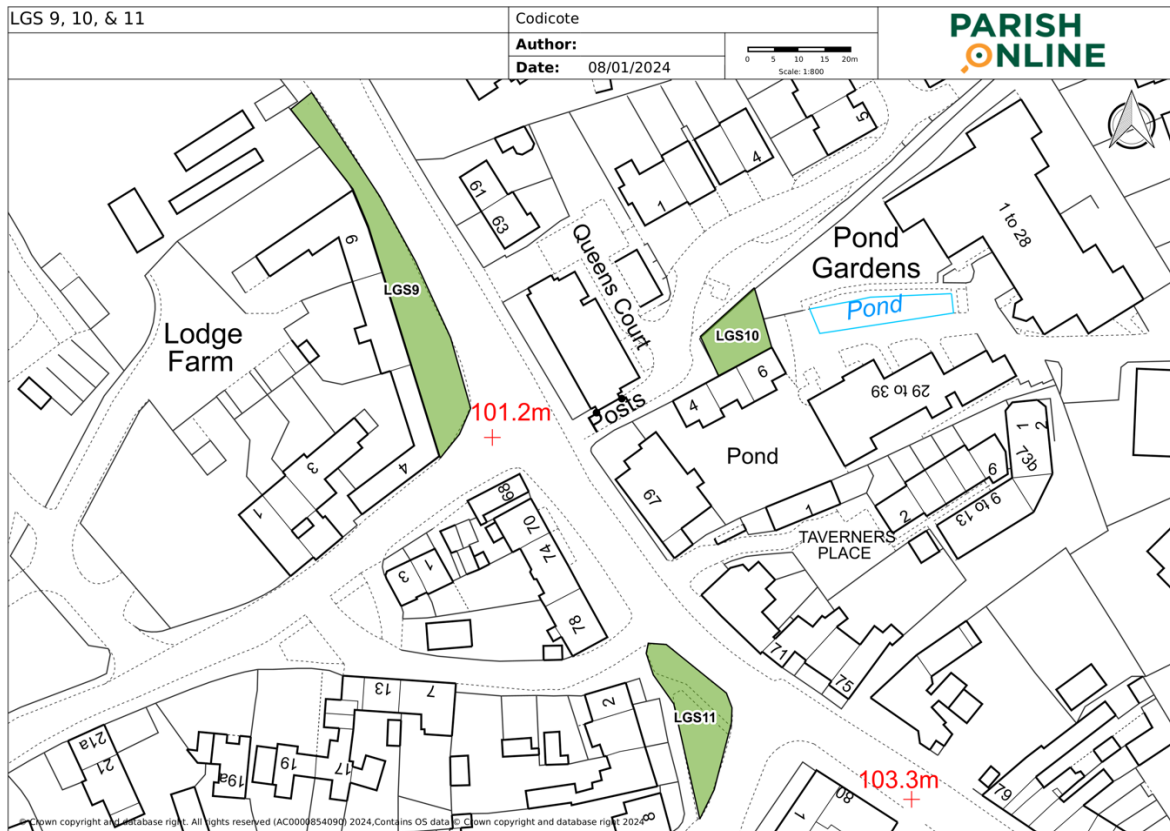


Figure 20: Policies Map Extract LGS 9, 10, & 11

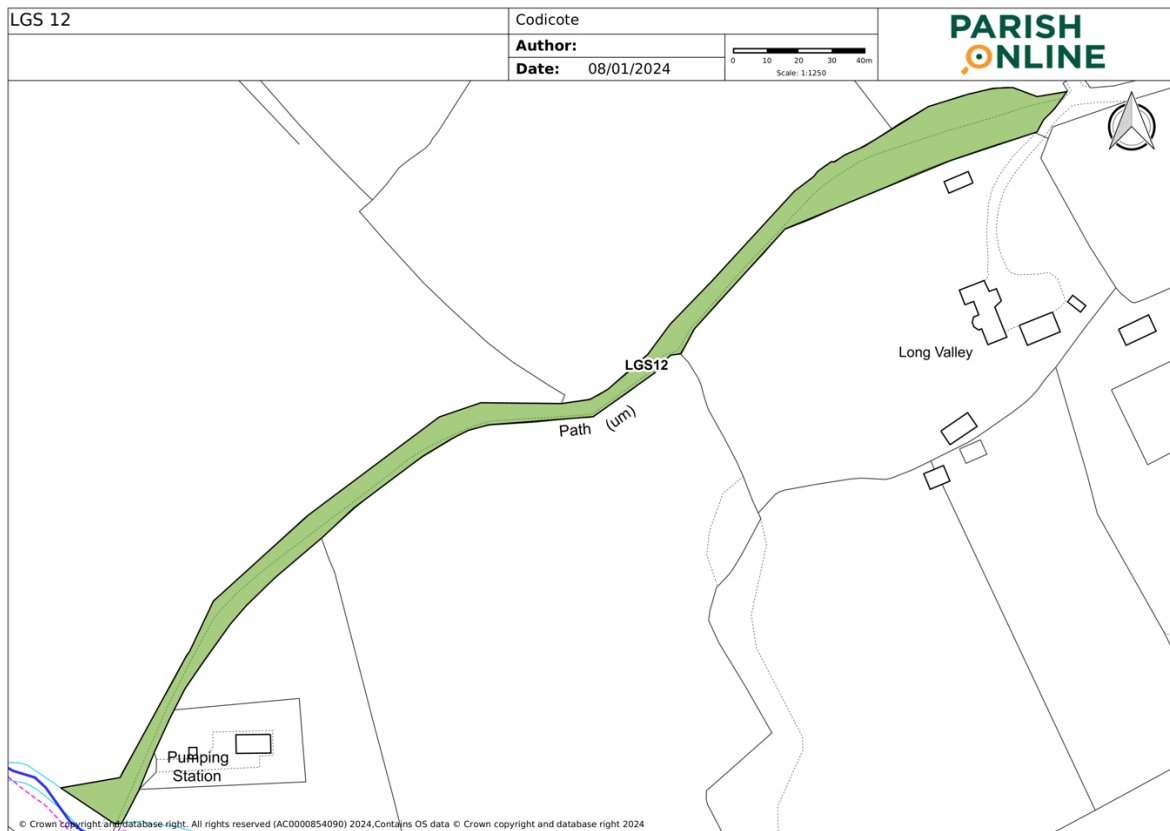


Figure 21: Policies Map Extract LGS 12



Figure 22: St Giles Church Yard LGS4



Figure 23: Land East of Codicote High Street LGS5



Figure 24: Codicote Heath LGS7



Figure 25: LGS9 Grass Verge on West Side of High Street

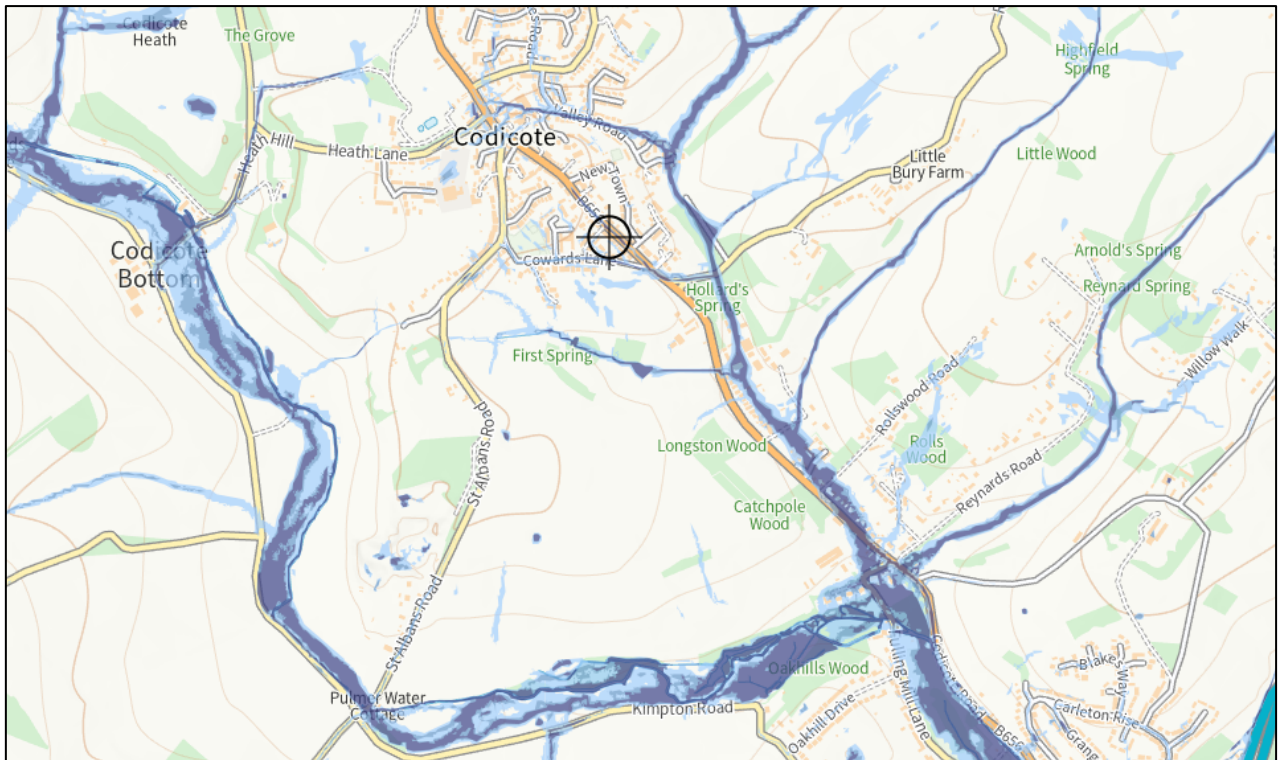


Figure 26: Village Green LGS11

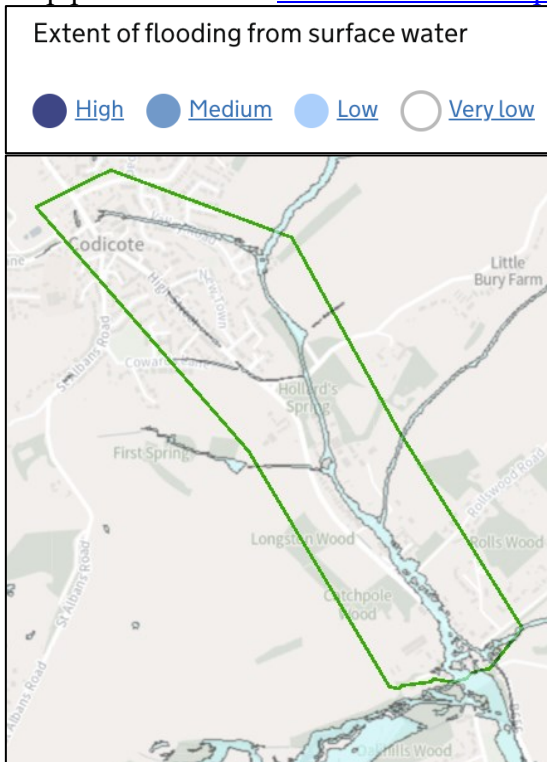


Figure 27: Dark Lane LGS12

Appendix G - Surface Water & River Flooding

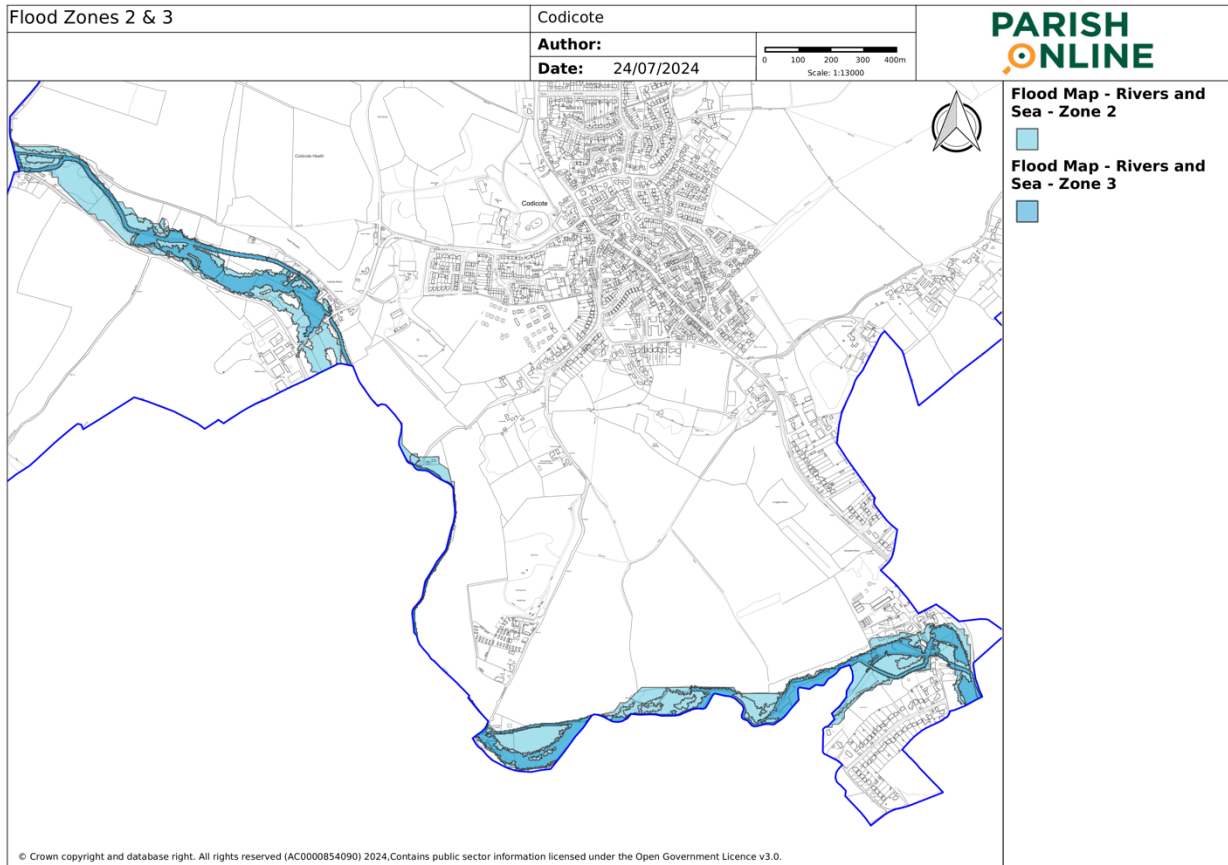


Map produced from: [GOV.UK Flood Map for Planning](https://www.gov.uk/flood-map-for-planning)



Surface Water Management Plan Hotspot Map produced from: [Hertfordshire County Council's Flood Risk Management Viewer](https://www.hertfordshire.gov.uk/flood-risk-management-viewer)

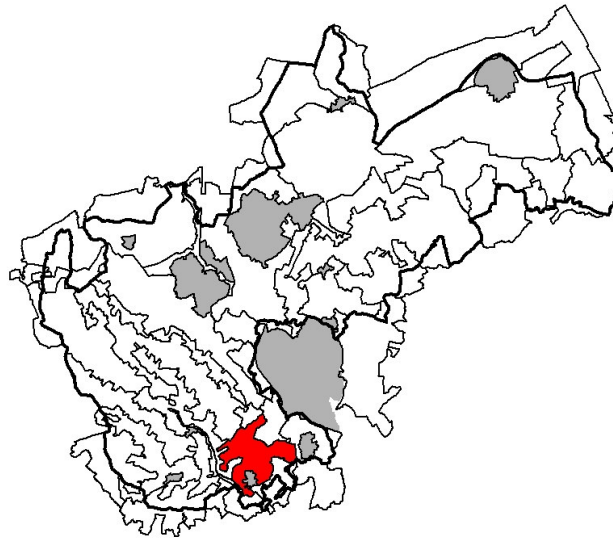
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Appendix H – Extract of North Landscape Study (2011)

location	assessment	evaluation	guidelines	CODICOTE PLATEAU	Area 205
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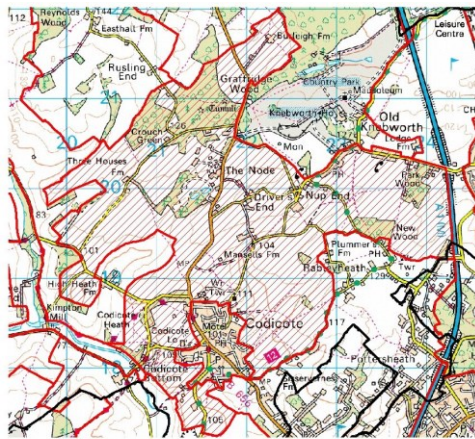
LOCATION



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LANDSCAPE CHARACTER AREA

The Character Area extends in a broad fan to the north of and including the settlement of Codicote.



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LANDSCAPE CHARACTER

Gently rolling upland landscape plateau defined to the south and west by the River Mimram. To the north the area merges into the Knebworth Parkland. Plateau is incised by smaller valleys creating a locally undulating landform. Large sized regular shaped fields mainly used for arable production but with parcels of grazing land and paddocks adjacent to Codicote. Larger blocks of ancient woodland in the north adjacent to Knebworth, smaller copses further south. Localised pockets of acid heathland habitats.

KEY CHARACTERISTICS

- Gently rolling upland plateau landscape
- Large arable parcels with grazing land adjacent to Codicote
- Varying sized blocks of woodland

DISTINCTIVE FEATURES

- Codicote Heathland
- Tower at Node Court

location	assessment	evaluation	guidelines	CODICOTE PLATEAU	Area 205
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EVALUATION

VISUAL AND SENSORY PERCEPTION

Historic and mature landscape character interspersed with areas of intensive arable production. Small interlocking blocks of woodland framing views.

Rarity & distinctiveness

The integrity and mature character have not been eroded by the intensification of arable production.

VISUAL IMPACT

Codicote suburban fringe dominates some of the local views. Particular features such as the water tower on the north side of the settlement have a local impact. Extensive mature grounds at Codicote Lodge.

ACCESSIBILITY

Character Area well served by the network of roads and rights of way which radiate out from Codicote

COMMUNITY VIEWS

Hertfordshire County Council (HCC) have undertaken Tier B (Community of Place) consultations. Views of the local community have been sought and contributor's responses to each of the Character Areas will be analysed and a summary of the responses provided by HCC.

LANDSCAPE RELATED DESIGNATIONS

LC1	Landscape Conservation Area
GD 1098	Homewood
SAM 27906	Roman Barrow and Bronze Age Bowl Barrow in Gaffridge Wood
SAM 27907	Bell Barrow in Gaffridge Wood

location	assessment	evaluation	guidelines	CODICOTE PLATEAU	Area 205
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EVALUATION

INHERENT LANDSCAPE SENSITIVITY

Landscape Character Sensitivities

- A gently rolling upland, landscape plateau, incised by smaller valleys and of rural character. The character area would be vulnerable to further urbanizing features
- Scattered deciduous woodland blocks some of which are historic including ancient coppiced hornbeam with bluebell covered woodland floor. The woodland is vulnerable to lack of management or to removal
- The character area merges into Knebworth to the north, which creates an extended area of significant parkland character in areas of Codicote Plateau for example the area surrounding The Node. This character could be at risk from development pressure and inconsistent management
- Codicote Plateau is characterised by large scale, regular shaped arable fields but with small paddocks and grazing land adjacent to settlements. The area would be vulnerable to the removal of hedgerows and boundary vegetation
- The character area includes a significant presence of horsiculture, including Laundry Cottage Stud. Such areas are characterised by post and rail fences and the removal of boundary vegetation. This practice is detrimental to the landscape character of Codicote Plateau. The character area is vulnerable to further horsiculture activity and any associated removal of boundary vegetation
- Apart from the B656 Codicote Plateau is a tranquil area, with the remaining roads being narrow and winding. These rural roads are enclosed by hedgerows and hedgebanks often with bluebells in the verges. However some of the hedgerows are becoming gappy, with over mature trees and grown out woodland

- hedgebanks. They would be vulnerable to improvements/upgrading of the roads
- Existing pockets of acid heathland habitat are vulnerable to loss
 - The A1 abuts the east of the character area and is a detractor to the character of Codicote Plateau.
 - Good public access through numerous rights of way, particularly around Codicote

Overall Codicote Plateau is considered to be of **moderate to high sensitivity**. The gently rolling upland plateau, historic character and woodland blocks create a rural character with limited urban influence.

Visual Sensitivities

- Expansive views out of the character area, where there are limited woodland blocks or hedgerows
- In areas of woodland the views are framed and a sense of enclosure is created

In visual terms, Codicote Plateau is considered to be of **moderate sensitivity**. Views within the plateau and towards the adjacent countryside are relatively open, or framed by woodland, both of which would be sensitive to the introduction of additional development or urbanizing features.

LANDSCAPE VALUE

Overall Codicote Plateau is considered to be of **moderate landscape value**. Aspects of particular value within Codicote Plateau are the historic character, a recognisable sense of place, and the relatively tranquil character.

Additional evaluation and guidelines North Herts & Stevenage LCA
The Landscape Partnership

location	assessment	evaluation	guidelines	CODICOTE PLATEAU	Area 205
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EVALUATION

CAPACITY TO ACCOMMODATE DEVELOPMENT

Large urban extensions and new settlements (>5ha)

This type of development would not be appropriate within this Character Area, due to its rural and undeveloped character. It would be of an inappropriate scale and would introduce elements that would urbanise the landscape, altering the character and removing the existing key characteristics. Visual impacts would also be high, due to the expansive views currently experienced. Increased housing development would be likely to affect the existing rural roads, which could erode the character of the landscape.

The landscape capacity for large urban extensions or new settlements is considered to be low.

Smaller urban extensions (<5ha)

This type of development would not be entirely appropriate within this Character Area, due to its rural and undeveloped character. Visual impacts could be high, due to the expansive views currently experienced.

The landscape capacity for small urban extensions is considered to be to low.

Major transport developments/improvements

This type of development would only be appropriate for improvements of the existing A1, which abuts the Character Area. However it would be imperative that any work was mitigated through earthworks and the planting of shelterbelts. Upgrading of existing rural roads could erode the character of the landscape. Additional traffic would also affect the peace and tranquillity of the Character Area.

The landscape capacity for major transport developments/improvements is considered to be moderate.

Commercial/warehouse estates

This type of large scale development would not be appropriate in this character area. There are not currently any large scale developments of this type within the area. Existing minor roads would be inappropriate for any significant larger volumes of traffic and/or HGVs. Any upgrading of the existing network would cause damage to the landscape character.

The landscape capacity for commercial/warehouse estates is considered to be low.

Individual large/bulky buildings

There may be some limited capacity for sympathetically located and designed individual large buildings, particularly if they were of an agricultural character and in keeping with the rural character. However, large buildings could be highly visible within the Character Area if not carefully located would erode the rural and historic character of Codicote Plateau.

The landscape capacity for individual large/bulky buildings is considered to be low to moderate.

Large scale open storage

Despite the presence of the A1, the rural character of Codicote Plateau would make it difficult to accommodate large scale 'open' uses without significant impact. This would not be in keeping with the rural or historic character of the area and likely to be very open to view and introduce new elements that would conflict with the existing characteristics.

The landscape capacity for large scale 'open' uses is considered to be low.

Additional evaluation and guidelines North Herts & Stevenage LCA
The Landscape Partnership

Appendix I – Photographs of Important Views



Figure 28: View 1 - From path UCR2 looking south east



Figure 29: View 2 From Ford looking along UCR2 looking north



Figure 30: View 3 From Footpath 8 looking north east to Ashley Grove



Figure 31: View 4 From Junction of Footpath 5 and 6 looking north west to St Giles



Figure 32: View 5 From Footpath 5 looking north-west to St Giles



Figure 33: View 6 From the bend on Heath Lane looking east



Figure 34: View 7 Entering Codicote village looking south-east along High Street



Figure 35: View 8 From Heath Lane looking north east to 1/3 Heath Lane



Figure 36: View 9 From Pond House looking north-west along High Street



Figure 37: View 10 From St Albans Road looking south east on Cowards Lane



Figure 38: View 11 From The Grove looking west across Codicote Heath



Figure 39: View 12 To St Giles Church across the churchyard



Figure 40: View 13 From St Giles Lychgate with war memorial, towards the church



Figure 41: View 14 From Footpath 2 looking towards south east



Figure 42 View 15 From Mansells Lane/Bury Lane south west to Water Tower

Appendix J – Justification for Important Views

ID	Vantage Point & Direction	Type	Justification & Importance
V1	From UCR 2 looking south east	Mid distance view over countryside	Popular view from Dark Lane across the Mimram valley and undulating countryside, capturing the rural essence of village surrounds.
V2	From Ford looking along UCR2 looking north	Framed view of Mimram stream	Retain the view of a much-loved protected chalk stream, and ancient ford, appreciated by generations of villagers. The view towards Dark lane from the Mimram valley stream helps narrate the story of bygone village life.
V3	From Footpath 8 looking north east to Ashley Grove	Long distance view	Traditional view framed by hedgerows and expansive local countryside, with footpaths leading towards an ancient grove, demonstrating a feeling of openness.
V4	From Junction of Footpath 5 and 6 looking north-west to St Giles	Wide view	Much loved view of St Giles historic church nestled amongst a wooded backdrop, from open countryside.
V5	From Footpath 5 looking north-west to St Giles photo	Distant view	Distant views to the village from a popular footpath, looking across rolling fields, heading towards St Giles Church and the north west of the village
V6	From the bend on Heath Lane looking east	Mid view	A key view, from Heath Lane, looking along an approach towards the village centre, defined by flint walls, grass verges and hedgerows.
V7	Entering Codicote village looking south-east along High Street	Mid view	Welcoming approach to the conservation area of the village through a part of the High Street verdant in character, showing the traditional flint walls to the right, and highlighting the villages rural nature.
V8	From Heath Lane looking north-east to 1 & 3 Heath Lane	Framed	A view that reflects the historic character of the village with its many designated heritage and listed buildings, showing a 18 th century building and the former village green to the right.
V9	From Pond House looking north-west along High Street	Mid distance	View from the village green, with historic and heritage buildings either side of the high street. A classical village scene.
V10	From St Albans Road looking southeast on Cowards Lane	Framed	Character view of a narrow village lane with verges and hedgerows.
V11	From The Green looking west across Codicote	Distant views	Traditional view from the village across Codicote Heath, a well-used rural space traversed by public footpaths.

ID	Vantage Point & Direction	Type	Justification & Importance
V12	To St Giles Church across the churchyard	Framed	View of the medieval Grade II listed St Giles, with its stone and flint walls, utilised by communities through ten centuries, helping to narrate the story of bygone village life.
V13	From St Giles Lychgate with war memorial, towards the church	Framed	This view of St Giles, its 15th century bell tower, and memorials to those that fell in the great wars.
V14	From footpath 2 looking south east	Mid distance	Looking from the Whitwell Road grove, across the expanse of fields from a village footpath, with distant views.
V15	From Bury Lane looking south west	Mid distance	Looking towards Codicote village and the sports centre with water tower in the background. View across The Great Field.

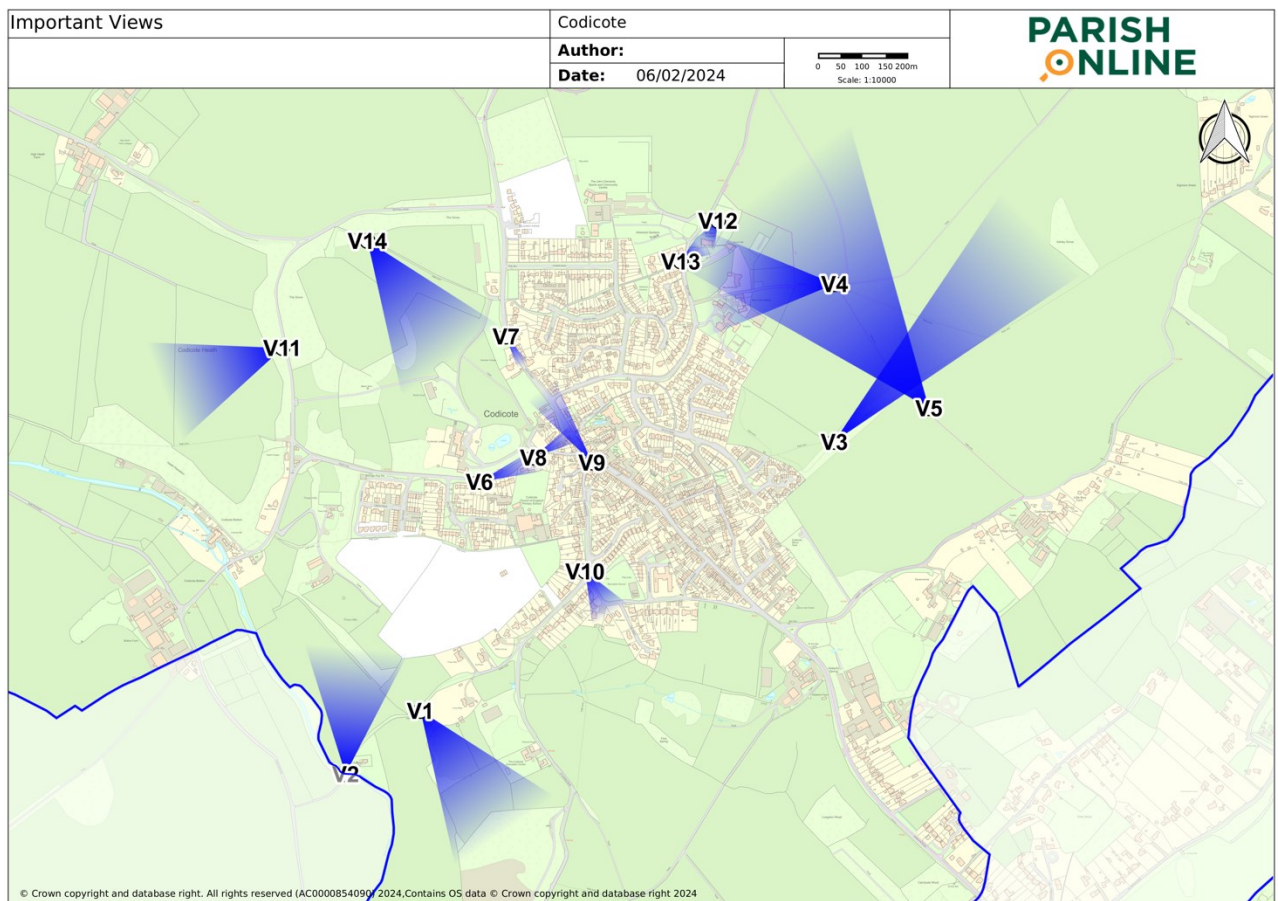


Figure 43: View Map (Policies Map Extract)

Appendix L – Codicote Business Premises

Log of Registered Business Premises in October 2024

NAME	ROLE	ADDRESS	POSTCODE
Vanstone Park	Garden centre	Hitchin Ln	SG4 8TH
Bolt BM Building	Building maintenance	Hitchin Ln	SG4 8TH
King Acre	Landscaping centre	Hitchin Ln	SG4 8TH
Country Tipis	Tent rentals	Hitchin Ln	SG4 8TH
Alpha Home Imprvmnts.	Window supplier	Hitchin Ln	SG4 8TH
Bluebells Cabin	Acupuncture clinic	Clover Top, Old Knebworth Ln	SG3 6QJ
Reyooz Warehouse	Office furniture shop	Bury Ln	SG4 8TS
The Node Stables	Horse stables	Mansells Ln	SG4 8JT
Charlie Mansells	Farm	Hitchin Ln	SG4 8TJ
John Clements	Sports Centre	Bury Ln	SG4 8XY
The Goat Inn	Public house	77 High St	SG4 8XE
Café 77	Takeaway cafe	77 High St	SG4 8XE
The Farm Butchery	Butchers shop	75 High Street	SG4 8XE
Robarts (Cost Cutter)	Post Office/gen. store	80 High St	SG4 8XQ
Omer Care	Home care Ltd	2 Bakers Ln	SG4 8XD
Codicote Spice	Restaurant	79 High St	SG4 8XE
TVB Cosmetics &Beauty	Make-up clinic	Farriers Cl	SG4 8DU
Herts Hearing ltd	Hearing aid shop	54a St Albans Rd	SG4 8UT
Dynamic Metrics Ltd	Medical equipment	Innovation Centre, St Albans Rd	SH4 8WH
Premier Dry Cleaning	Dry Cleaners	93 High Street	SG4 8XE
Unique Bar & Grill	Restaurant/takeaway	91 High St	SG4 8XE
Peace Memorial Hall	Meeting rooms	108 High St	SG4 8XE
The Globe	Public house	115 High St	SG4 8UA
Spokes Cycles	Bike repair & cafe	Rabley Heath Road	AL6 9UA
Days Bakery	Deli & bakery café	121 High St	AL6 9UA
Codicote Motors Ltd	Garage & MOT centre	New Town	SG4 8QU
Codicote Pharmacy	Chemists	123 High St	SG4 8UB
Sunny's (Premier)	Convenience store	152 High St	SG4 8UB
Hair & Beauty Studio	Ladies' hairdresser	160 High St	SG4 8UB
Back Alley Barbers	Men's hairdresser	160 High St	AL6 9TY
Swancraft Ltd	Car dealers	113-115 Codicote Road	AL6 9TY
PMS Cars	Car dealer	113-115 Codicote Road	AL6 9TY
NW Motors	Car dealers	113-115 Codicote Road	AL6 9TY
Regs Coaches	Coach & minibus hire	113-115 Codicote Road	AL6 9TY
The Maltings	Naturist spa	113-115 Codicote Road	AL6 9TY
Autoline	Car Repairs	113-115 Codicote Road	AL6 9TY
JE Drury Coach Works	Car Bodywork	113-115 Codicote Road	AL69TY
Car & House	Car dealers	113-115 Codicote Road	AL6 9TY
Warren Vehicle Sales	Car dealers	113-115 Codicote Road	AL6 9TY
Rabley Heath Farm	Farm	Rabley Heath Rd	AL6 9UQ
Robin Hood & Little John	Public house	Rabley Heath Rd	AL6 9UB

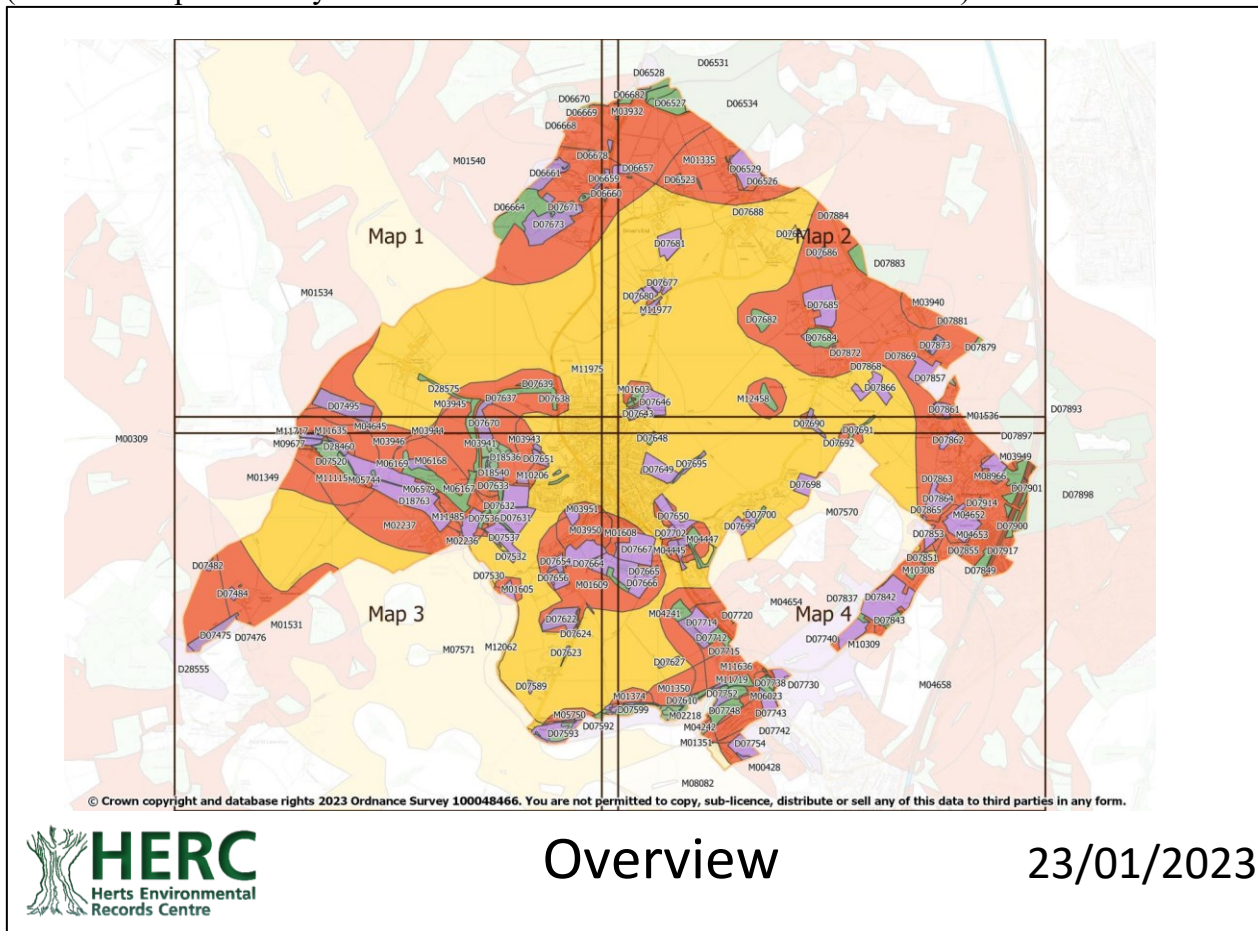
Appendix M – Summary Local Wildlife Site Inventory

This table provides a listing of the Local Wildlife Sites in the Neighbourhood Plan area (information provided by the Hertfordshire Environmental Records Centre). The inventory also includes Codicote Chalk Quarry RIGS and the location of Veteran and Mature Trees.

File Code	Site Name	Grid Ref.	Area(ha)
29/003	Church Wood (near Knebworth)	TL215205	1.59
29/004	Node Wood (part) (also Ancient Woodland)	TL211199	5.99
29/035	Knebworth Park (part)	TL223207	141.12
42/031	Kimpton Mill Paddock	TL198184	0.89
43/002/01	River Mimram, Pulmer Water to Pumping Station	TL210169	0.53
43/002/02/01	River Mimram, Codicote Bottom to Pumping Stn. (part)	TL209176	0.27
43/005	Singlers Marsh / Fulling Mill Meadow (part) (also LNR)	TL227166	5.54
43/012	New Wood (near Rabley Heath) (part)	TL234195	9.00
43/013	Ninning's Wood	TL242186	8.47
43/015	Mardley Heath (also LNR)	TL246182	41.43
43/016	Danesbury Park (part) (also LNR)	TL230172	40.93
43/018/01	Heath Plantation Main	TL206182	8.80
43/020	Mimram Valley Marsh	TL217168	4.84
43/033	Icehouse & Surroundings	TL212183	0.00
43/034	Danesbury Icehouse (part)	TL232172	0.00
43/036/01	Codicote Bottom Pastures, Mimram Valley south of Green Lane	TL202182	2.08
43/042	Hollards Farm Meadow	TL218176	3.42
43/043	Longston and Catchpole Woods	TL222172	2.82
43/047	St Giles Churchyard, Codicote	TL218187	0.80
43/052	Meadow N.W. of First Spring	TL215177	2.73
43/054	Rolls Wood (Codicote)	TL226174	2.39
43/059	Copse	TL209185	1.98

Appendix N – Hertfordshire Ecological Network Mapping

(information provided by the Hertfordshire Environmental Records Centre)



KEY

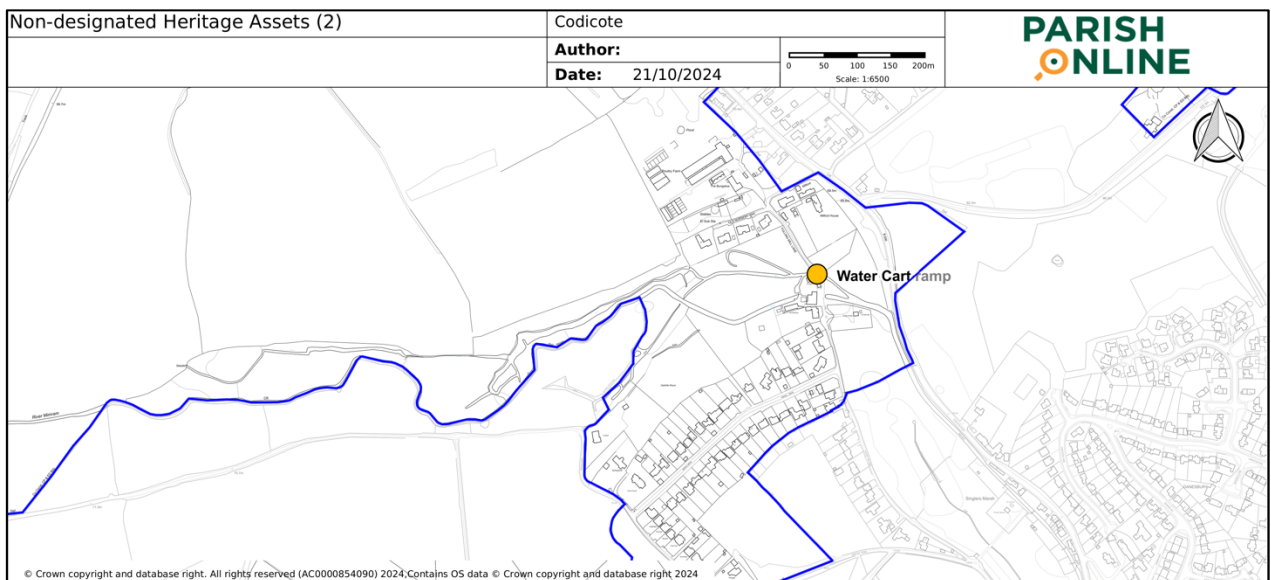
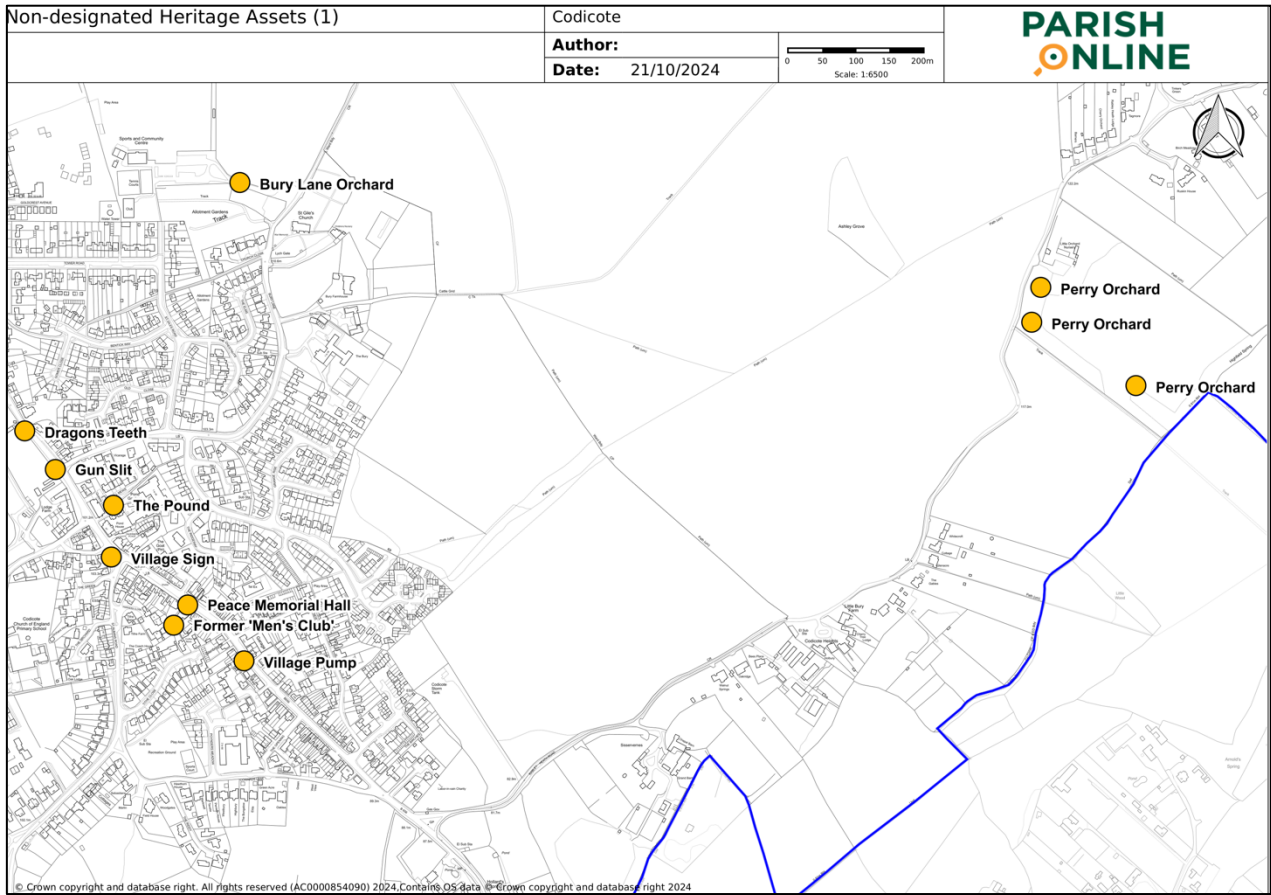
The **Green** areas on the map contain habitats listed within S41 of the NERC ACT and should be avoided by development and protected by the development management system.

The **Purple** areas on the map contain habitats not currently qualifying under S41 of the NERC Act but with high potential to do so. Development should be avoided on this land where it is reasonable to do so.

The **Orange/Yellow/Cream** areas on the map contain no mapped existing habitats of any significance.

Appendix O – Non-designated Heritage Assets

Policy Map Extract



Peace Memorial Hall, High Street (TL21671816)

The village hall, also known as the Peace Memorial Hall, stands in front of the Village Museum, on the High Street. It was built after the Men's Club, in 1927.



Figure 44: Peace Memorial Hall

Former 'Men's Club', behind Peace Memorial Hall, High Street (TL21651815)

Currently used as the Village Museum. It is an Edwardian timber and iron building, originally a Men's Club, and later used by the British Legion and pre-school group.



Figure 45: Men's Club (behind Peace Memorial Hall)

Codicote Village Sign, High Street (TL21561824)

Metal village sign situated on the village green in the High Street. Mentioned in the Codicote Conservation Area Character Statement Fig 2.4 in the character photo section. The sign was designed in association with residents. Dates from 1995. The sign consists of four quadrants, each with a different image: Top left – St Giles Parish Church in Bury Lane. Top right – Arms of John Penne, Barber Surgeon to Henry VIII and Lord of the Manor of Codicote. Bottom left – Ancient wood carving known as the Old Dog in the Codicote Parish Church. Bottom right – 14th century building in the High Street, originally a hostelry and later a coaching inn (now residential).



Figure 46: Village Sign on Village Green



Figure 47: Detail of Village Sign

**‘Dragons Teeth’, west side verge, north of Bury Lane, High Street
(TL21441843)**

Situated on the west side of the High Street to the north of its junction with Bury Lane there are a number of "dragons' teeth" half buried in the verge. These are concrete blocks placed there during the Second World War ready to pull across the main road to Hitchin if invading German tanks approached, to give the Home Guard time to slow down their progress.



Figure 48: Dragons Teeth, High Street

Gun Slit in wall opposite Bury Lane, High Street (Tl214821837)

In the brick wall opposite Bury Lane there is a gun slit framed in metal, placed there so that the Home Guard could fire across the High Street on German invaders approaching along Bury Lane.



Figure 49: Gun Slit in wall, High Street

‘The Pound’, enclosure between the former Bell Inn and Pond House, behind High Street (TL21571832)

In the bridleway between the former Bell Inn and Pond House is a small enclosure which is said to have been the Pound, where stray animals were impounded until their owners reclaimed them and paid a fine. The widening in the pavement adjoining was once the site of the "Town Well" and later a public pump, as well as the "Cage" a small lockup for petty criminals. No trace of either survives.



Figure 50: 'The Pound' Enclosure (LGS10)

Village Pump, west side of High Street (southern end) (TL21761809)

Towards the south end of the on the west side of the High Street is the sole surviving public pump of the two formerly existing, where villagers who didn't have their own well or pump collected their water.



Figure 51: Village Pump, High Street

Cart ramp near Fulling Mill, Fulling Mill Lane (TL22601697)

In the banks on the River Mimram, near Fulling Mill, there are the fragmentary remains of a concrete ramp which farmers used to take water carts into the river to fill them up.



Figure 52: Cart Ramp near Fulling Mill

Community Orchard, Bury Lane (TL21751879)

(see also references to the orchard in the Local Green Space and Valued Community Facilities sections of this Plan)

The orchard contains ancient varieties of fruit e.g. plum, apple and pear trees.



Figure 53: Community Orchard, Bury Lane and LGS3

Traditional Perry orchard, Rabley Heath Road (TL22931859)

Remains of Perry Orchard. Perry orchards are usually found in the West Country, so this is unusual in Hertfordshire.



Figure 54: Traditional Perry orchard, Rabley Heath Road

In addition to the Non-designated heritage assets included in Policy COD 20, the following information has been collated by Hertfordshire Gardens Trust (HGT), from existing recorded information. HGT have this park and garden in their local list of parks and gardens (see below).

Node Park

Grid Reference TL 213 200

Node Park Sites and Monuments Record MHT9592 (extract)

Early 19th century park with good garden features (1501 to 1900).

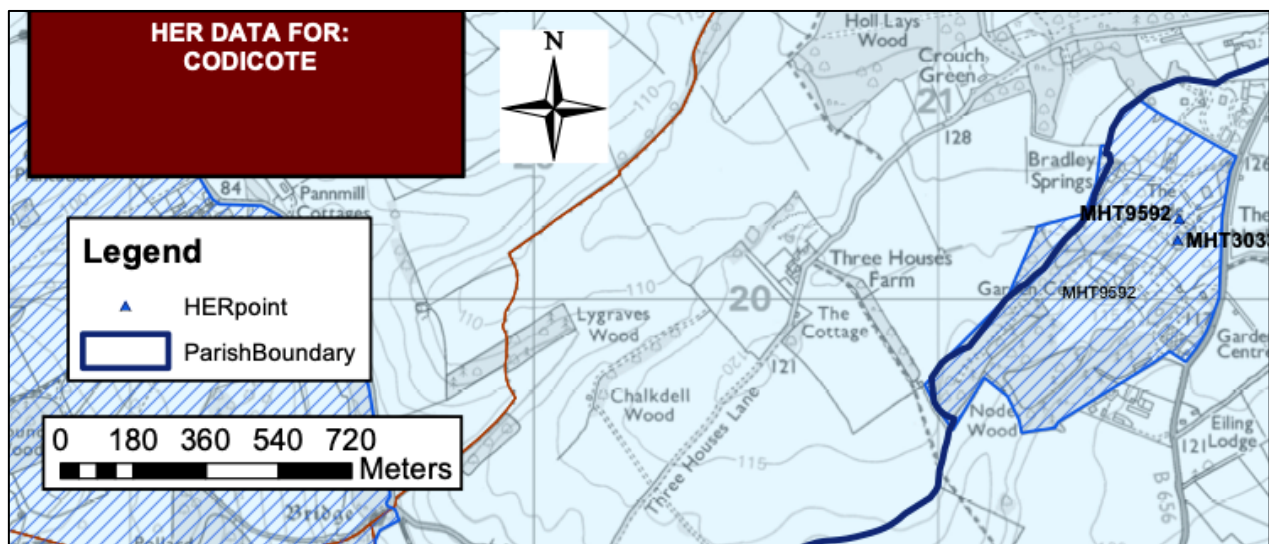
Significant park shown on Bryant's 1822 map and on the 1st ed. OS map (1832-33) and on E Stanford's map of c.1925. 1990 aerial photomap shows a superb parterre garden south-west of the house, a formal canal garden to the north-west, a nice park and tree avenue. The 'celebrated gardens' and 'finely timbered parkland'; including a formal garden with ha-ha, large rock garden with water, and a rose garden.

At the north end is the Peach House, a Listed building attributed to Joseph Paxton and with the date 1854 etched on one of the glass panes. It is currently in very poor condition.

The gardens include a formal Arts & Crafts garden, and two rock gardens (one now in separate ownership).

What had been a small farmstead 'became a country estate from 1811'; by 1841 the house [30336] had been enlarged and the fields south of the house were emparked, by the owner William Leeson. By 1881 the house had been enlarged again, and improvements in the park included terracing south and east of the house, the construction of stables, kitchen garden and other garden features including the walled garden with Paxton's peach house, and realignment of the drive. Some of the earlier features were removed between 1898 and 1924, and glasshouses added. In 1926 the estate was bought by Carl Holmes, an American, who greatly enlarged and embellished the gardens. These included a Japanese garden 'designed by a Professor from the Imperial School of Gardening in Tokyo' and constructed in part by men brought in from Japan. Rock used in the Japanese garden was genuine, but a knot garden and a water garden laid out at the same time used Pulhamite. Holmes also had the interconnecting lakes south of the house dug by local unemployed men. Only some of all this survives, including rare trees planted in the Japanese garden (1900 – 2000).

Hertfordshire Gardens Trust noted the Pulham rockery and arch, Japanese garden by renowned Prof. Suzuki, walled kitchen garden, with peach house and apple store of outstanding Arts and Crafts design.



Extract from Hertfordshire County Council map Copyright 1000019606 2023

In an article titled [The Pullman Legacy](#) it was noted that the two large artificial interconnecting lakes, the Japanese garden and the archway folly had been sold off and are no longer part of the estate.

2000 to present day

The Node became a 'state of the art' conference centre in 2000 but was later turned into luxury apartments.

[Herts Advertiser Property Spotlight 2017](#) noted that The Node manor house is set within 15 acres of stunning grounds, which include open fields, formal Italianate gardens with original fountain and statues, natural woodland walks, including a water rock garden and a sunken garden. Image below taken from this article and attributed to the Herts Advertiser.



Figure 55: Italianate Gardens and Balustraded Terrace taken from the Sunken Garden
(Picture from the Pulham 'Garden Ornament Catalogue' c1925)

Appendix P – Nitrogen Oxide (NO₂) Analysis 2018

The following table shows the adjusted results from 19 diffusion tubes located in and around Codicote High Street between 24 April 2018 and 18 May 2018. A calibration was carried out (bias adjustment) to produce the most accurate results. The Parish Council is considering re-running this survey to establish the change in levels of NO₂ pollution in Codicote.

Location	Results (micrograms/ cubic metre)	Adjusted results (micrograms/ cubic metre)
Footpath Opposite Poynders Meadow	21.07	18.75
St Albans Road Opposite Tythe Close	22.68	20.19
Hill Road Bus Stop on Heath Lane	22.94	20.41
Lamp Post 2 Bottom Of St Albans Road	25.90	23.05
Corner Of Porters Mews & High Street 120	26.15	23.27
Rabley Heath Triangle By Cowards Lane Field	26.34	23.45
Entrance to 133/135 High Street	27.03	24.06
Corner of High Street & Valley Road South	27.16	24.17
Outside The Bell 128	28.29	25.18
Corner Of Heath Lane & High Street 129	28.90	25.72
No Entry Sign outside the Red House	29.71	26.45
Opposite the Opening on High Street (159)	30.74	27.36
Road Sign 3 Corner of Bury Lane & High St	31.04	27.62
Outside J.J Burgess 117	31.58	28.11
Outside 71 High Street 124	33.02	29.39
Opposite Junction of Bury Lane & High St 132	33.79	30.07
Outside 112/114 High Street 119	33.88	30.16
Centre Island Outside Number 67 Codicote Road	35.86	31.92

Appendix Q – Rights of Way Map

