Codicote Neighbourhood Plan 2024-2031 Consultation statement

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1   Introduction

1.1   This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Codicote Parish Neighbourhood Plan (NP).

1.2   The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the people and bodies who were consulted about the proposed development of a Neighbourhood Plan

- Explain how they were consulted

- Summarise the main issues and concerns that were raised

- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

2   Aims of consultation process

2.1   The Codicote Neighbourhood Plan Forum (CNPF) begun a community consultation process in 2017. In 2022 the process of developing a Neighbourhood Plan was taken over by the Codicote Neighbourhood Plan Steering Group (CNPSG).

2.2   Both the CPNF and CNPSG embarked on the process of community consultation with the following aims:

- To engage all sections of the community in the opportunity to shape the future of Codicote Parish through the creation of a Neighbourhood Plan

- To strengthen the sense of community by ensuring the Plan was informed by the views of local people and stakeholders right from the beginning of the neighbourhood planning process

- To engage as many local people as possible in the neighbourhood planning process through a combination of traditional and online media, and public events

- To ensure that outcomes from key consultation events fed directly into policy amendments and improvements to the Plan.

2.3   The above aims are supported by an engagement policy and matrix (see **Appendix A**: Codicote Community Engagement Strategy) adopted by Codicote Parish Council in 2022.

3   Background to consultation

3.1   Codicote Parish Council (CPC) had been holding meetings with NHDC as part of their developing Local Plan (LP), and by 2014 the designation of the

neighbourhood planning area had been undertaken and approved by NHDC (see Basic Conditions Statement).

3.2 In the same year a resident group "Save Rural Codicote" (SRC) concerned as to the impact of development upon the village environment and infrastructure, proposed by the LP, was established. SRC sought to inform residents across the Parish of LP developments, and independent from CPC, provide guidance on methods of objection.

3.3 By early 2015, Codicote residents were very aware of the emerging NHDC LP and the four development site proposals affecting the village. A series of public meetings and open days were held, highlighting the development site proposals in advance of NHDC LP consultation. 90% of Codicote residents who responded to NHDC consultation of the emerging LP objected to the development sites identified within Codicote.

3.4 As the NHDC LP developed, SRC continued to update residents with its progress, and provide guidance on how to submit comments. Public meetings, newsletters, and dedicated Facebook and website pages supported this process.

3.5 By 2016 the NHDC had been a regular CPC agenda item, and in May it was decided to hold a public meeting at Codicote Peace Memorial Hall, to further update residents in regard the NHDC LP and development sites. The public meeting was attended by approximately 250 residents on Wednesday 13th July 2016.

3.6 Overwhelmed by the resident attendance and strength of feeling at the meeting, CPC proposed that a Neighbourhood Plan should be produced to document resident concerns and influence development site planning, and that for this proposal to be mandated, parish residents should be consulted. The production and cost of this consultation was undertaken by CPC.

3.7 In October 2016 all 1500 properties within the parish were consulted via a leaflet drop, with the resultant response providing a mandate to develop a Neighbourhood Plan (NP). The consultation also sought volunteers to assist in the generation of the NP, leading to the development of the Codicote Neighbourhood Planning Forum (CNPF). At the inaugural meeting of CNPF, on 22nd November 2016, 45 residents were in attendance.

3.8 Utilising a full range of public engagement mechanisms during 2017, CNPF set out to develop a NP that would reflect local community views on how Codicote would continue to evolve and meet the needs of existing and future residents. With continued delays to the LP, and mindful of the need to work within its scope, progress was slow. A draft NP document began to emerge by late 2018, with the intention of testing its content through consultation.

3.9 By early 2020, the impact of Covid national lockdown strategies and social distancing measures, stalled further consultation work on the NP. Despite this an initial draft was developed and presented to CPC in late 2021. During this period CPC continued to liaise with NHDC regarding its LP, and development sites, one of the main drivers for production of the NP. In early 2022, and despite the fact the

LP remained unadopted, the Planning Inspectorate overturned NHDC planning objections to one of the major development sites at Heath lane.

3.10 Frustrated that community NP efforts to shape and influence the impacts of development upon the village had been railroaded, many in the community began to regard their local voice as "toothless", and despondency prevailed leading to the disbandment of SRC.

3.11 By late 2022 the LP was finally adopted and with it the agreement to a further 3 development sites. Acknowledging that local resident faith in the consultation and representation process would be negatively affected by this development, and fearful of further infill development between sites, CPC agreed to engage professional input from an experienced local planning consultant, to help shape and drive the NP forward.

3.12 A new working group of parish councillors and residents called the Codicote Neighbourhood Plan Steering group (CNPSG) was established. Together with planning consultant Jacqueline Veater, the group embarked on reviewing the draft NP, and subsequently revise and test NP objectives and policies, through further public and statutory consultation.

4 People and organisations consulted

4.1 From 2023, following establishment of the Codicote Neighbourhood Plan Steering Group, the following groups and organisations. who we thank for their input, were engaged to provide additional support to the planning consultant and the CNPSG:

- Herts Environmental Records Centre

- Herts and Middlesex Wildlife Trust

- Hertfordshire Gardens Trust

- Codicote Local History Society

- Historic Environment Record (Hertfordshire County Council)

4.2 In addition to parish residents, groups and organisations, businesses, statutory consultees and adjacent Parish Councils were consulted during the course of the Statutory neighbourhood plan process known as Regulation 14 Consultation. Full details of consultees are contained in the Regulation 14 report at Appendix B: Community Engagement Checklist.

5 Community consultation process

Phase 1: Background research 2016 - 2017

5.1 At its inaugural meeting on 22nd November 2016, Codicote Neighbourhood Planning Forum (CNPF) determined to ensure the project was resident-led, designed to empower the community, and ensure membership of the group was open to all.

5.2 By mutual agreement the CNPF volunteers formed a Steering Committee, to provide overall guidance and management. CNPF also carried out research into available neighbourhood planning best practice, reviewing plans that had been

delivered successfully. A graphic designer was also engaged who produced a project logo to brand the NP.

5.3 Thirteen working groups were formed, each tasked with addressing a specific aspect of the Neighbourhood Plan, as identified below.

- Group 1   About Codicote, a history
- Group 2   Constraints and opportunities
- Group 3   The future vision for Codicote
- Group 4   Housing
- Group 5   Working, shopping, community, leisure and wellbeing
- Group 6   Getting around
- Group 7   Environment, sustainability and design quality
- Group 8   Valley Road site
- Group 9   Cowards Lane site
- Group 10   St Albans Road site
- Group 11   Codicote Garden Centre site
- Group 12   Travellers site
- Group 13   Hamlets

5.4 Each working group had a project leader and was tasked with identifying the current portrait of the village/parish and the possible ways (both positive and negative) in which this could be affected by development, including developments of a size such as those proposed in the emerging LP.

5.5 The output from these working groups were to be presented to the village and parish at Neighbourhood Plan Open Days where local residents were to be encouraged to voice and record their views. This led to the following areas of interest, that formed key topics in the draft NP:

- Traffic, congestion and parking
- Public Transport
- Pavements, Footpaths, Cycle Routes and Bridleways
- Infrastructure
- Amenities
- Environment and Wildlife
- Heritage and Tourism
- Site Development and Design
- Site Construction Constraints
- Quality of Life; Health, Safety and Wellbeing

Phase 2: Community questionnaire 2017

5.6   In parallel with working group activities, the Codicote Neighbourhood Planning Forum (CNPF) steering committee produced a CNPF Survey. The questionnaire was professionally printed, and hand delivered, with the help of local volunteers, to every household and business in Codicote Parish in February 2017. Residents were asked to return completed questionnaires by March 2017.

5.7   In addition to being posted through every letterbox, the survey was advertised widely in the village.

5.8   To make the survey accessible to a wider audience, on-line versions of the survey could be completed. A dedicated Facebook page https://www.facebook.com/codicoteneighbourhoodforum/ and a CPNF website www.codicoteneighbourhoodforum.org (which is no longer live), were created to further raise awareness of the NP engagement process and drive the response rate. Both the Facebook and CNPF website contained links to the on-line survey, which was also enabled to be downloaded and printed

5.9   The website included a 'subscribe to updates' box so news updates could be sent via email to people who signed up.

5.10 The survey was designed to gather the community's views on the local issues that mattered to them most. It was intended as a scoping exercise to inform the development of the first draft of the Plan's vision and objectives. It also represented an excellent opportunity to explain the neighbourhood plan process to residents and secure their support.

5.11 The survey asked for responses to questions relevant to the evidence needed to support the Neighbourhood Plan. The questions were impartial but did provide the opportunity for each resident to register their views as to how development could affect the village and parish (see survey questions in Appendix C: First Page of Survey Form).

5.12 A total of 290 completed questionnaires were returned (189 paper based, 101 on-line). The Group analysed the results in April 2017. The completed questionnaires presented a broad picture of the local community's hopes, needs and concerns. This shaped the drafting of CNPF vision statement and policy objectives.

Phase 3: Community consultation events

5.13 To further inform residents of the NP process and benefits, during the survey period, Open days were held. An invitation leaflet to the NP consultation open days was delivered to every household across the parish by NPF working group members in early February 2017. They were also publicised on the CNPF website and Facebook page, SRC and CPC websites, village shops, noticeboards and pubs.

5.14 In order to maximise opportunities for local resident attendance, two Neighbourhood Plan Open Days were held. The first on the weekday morning of Friday 24th February 9.30 – 12 and the second on the weekend of Saturday 25th February 10.30 – 4.30, both in the Peace Memorial Hall, on the village High Street.

was advertised on the Facebook page (see Appendix D: Open Day Consultation Publicity 2017) and other places in the village.

5.15 The work of each of the thirteen working groups were presented on display boards using photographs, maps and supporting text. The primary purpose of the meeting was to gather community feedback on the working group themes, and CNPF draft vision statement and objectives that would underpin the Plan. Residents were able to record their views and comments using 'post it notes'.

5.16 The meeting was facilitated by working group leads, and supported by the Steering Committee, CPC, with district councillors and local MP Stephen McPartland attending.

5.17 Other key outcomes of the day included:

- Informing local residents of what the neighbourhood planning process entails and its importance

- Providing the community with an update on the work of CNPF

- Generating questions and discussion about the Plan

- Seeking offers of help from local volunteers to progress the plan

- Mapping the next stages in the process

Phase 4: Output of consultation

5.18 The 2017 CNPF household surveys produced some rich findings (see a summary of responses in Appendix E: Survey Form Results 2017), which were supported by the results of the Open Day exercises. The most popular comments concerned development site design, open spaces and public access, protection of the environment, local landscape character and biodiversity. This led to the following areas of interest, that formed key topics in the draft NP

- Traffic, congestion and parking

- Public Transport

- Pavements, Footpaths, Cycle Routes and Bridleways

- Infrastructure

- Amenities

- Environment and Wildlife

- Heritage and Tourism

- Site Development and Design

- Site Construction Constraints

- Quality of Life; Health, Safety and Wellbeing

5.19 The responses from both survey and community open days (see Appendix F: Open Day Post-it Summary and Appendix G: Photographs of Open Day 2017), fundamentally shaped the vision and objectives, of the emerging 2018 NP, with the findings running right through policies underpinning it. Community feedback particularly highlighted a clear concern that additional housing would impact

negatively on existing infrastructure weaknesses, related to utilities, school capacity and increased traffic movement on already overcrowded roads.

5.20 In total 41 objectives were identified, each being supported by partner policies and organised under the following key topics of the draft NP.

5.21 Traffic Congestion and Parking: Concerns over Codicotes's limited road infrastructure and traffic congestion at peak times were raised repeatedly. Objectives 1 to 6 were designed to address these concerns.

5.22 Public Transport: Calls to improve the frequency of public transport serving the Parish were addressed in objective 7

5.23 Pavement and Bridleways: Objective 8 focussed on improving conditions for pedestrians, cyclists and horse riders.

5.24 Infrastructure: Issues concerning utilities, regarded as already at capacity, and poor broadband and mobile coverage were addressed in objectives 9 -13

5.25 Amenities: A number of respondents felt it was important to enhance Codicote's recreation facilities and stressed the crucial role that many of the village's assets such as the pubs, shop and post office play in village life. These points are reflected in objectives 14 - 22

5.26 Environment and Wildlife: Respondents placed great value on Codicote's rural character and several of the Plan's objectives reflect the intention to preserve and enhance green space around the Parish and safeguard important vistas. Objectives 23 - 26 have particular relevance for the preservation and enhancement of Codicote's rural character.

5.27 Heritage and Tourism: Acknowledging the work of the local History society and its museum, alongside popular community activities were addressed in objectives 27-28

5.28 Site development and design: People had strong opinions on the design style, type and mix of housing required in Codicote. Many highlighted the importance of ensuring development is in keeping with existing design. A common theme was the need for affordable starter homes for young families and young people who would like to move out of their family homes but stay in the village. These issues were addressed in objectives 29 – 35.

5.29 Site construction constraints: Acknowledging that some development was inevitable, concerns were raised regarding site access issues, and site management, which were covered in objectives 36 – 37

5.30 Quality of Life, Health, Safety and Wellbeing: Maintaining a sense of village community, and ensuring safety for all were highlighted in objectives 38 – 41.

Phase 5: interim years 2019 – 22

5.31 In 2019, despite the objections presented by the local community, SRC, CPC and North Herts District Council, developers obtained planning permission consent at the Heath Lane development site. It was acknowledged that community faith in the consultation and representation process had been damaged and subsequently SRC disbanded. With the onset of Covid-19 lockdowns and social distancing

measures and hampered by the continued delay in the LP being agreed, CNPF and its consultation process stalled.

5.32 With the adoption of the LP in 2022, and the proposed four development sites around Codicote agreed, community trust and confidence that their concerns and voice would be heard, hit a further low, with many of the CNPF viewing the NP process as "toothless", resulting in disbandment.

5.33 Despite this and fearful of further infill development between the agreed development sites, Parish Councillors and residents came together as the Codicote Neighbourhood Plan Steering Group (CNPSG) to pick up and continue the NP development and consultation process formed in late 2022. CPC agreed to fund the engagement of professional input from an experienced local planning consultant, to help shape and drive the NP forward. Guided by the planning consultant Jacqueline Veater, it was agreed that there was duplication of some objectives, and the original 41 objectives were rationalised and reduced into 18 objectives.

5.34 These final 18 objectives, together with a revised vision statement, were presented to the community through consultation.

Phase 6: Community consultation, including school surveys – April -June 2023

5.35 At its meeting in February 2023, the CNPSG set out a methodology of public consultation for its NP vision statement and refined objectives. It was decided to produce an online survey, with QR code links from a NP advertisement. Further it was agreed to utilise the resources of existing groups across the village, that meet regularly, to complete and promote the surveys to others.

5.36 The feedback for was just two pages long to ensure as many as possible were completed (see Appendix H: Consultation Feedback Form April - June 2023). Information was added to the Parish Council's website and linked to the Survey Monkey page so that the questions could be answered without having to visit the consultation open day. The poster advertising the survey, and the open day can be found in Appendix I: Survey and Open Day publicity April - June 2023.

5.37 In addition, the local primary school were engaged to give a voice to young residents of the village. Our planning consultant visited the school on 5th June 2023, where she had a hour with the School Council which comprised 14 children aged between 6 and 11. The results were enlightening and their understanding of the issues involved was excellent (see Appendix J: Results of Visit to Codicote School June 2023).

5.38 A professional photographer was also enlisted to capture aspects of the village as part of a portrait to be included within consultation events and the NP itself.

5.39 To support the survey process, and provide in person information, an Open Day was held on 29th April at the Peace Memorial Hall. Professionally printed display boards were presented, highlighting the objectives and policies to date

5.40 Maps of the Parish were blown up and used to illustrate key features of the Plan (e.g. location of designated local green spaces). Each of the Plan policies was printed on separate posters and attendees were asked to fill in comment forms for

each policy (see Appendix K: Examples of Display Boards April – June 2023 for examples of the display boards used).

5.41 Information was collected on survey forms and using Post-it notes. Comments on design of homes were gathered to input into the Draft Codicote Design Guide that was being produced by AECOM (see **Appendix L**: Example of Feedback Board (Design)).

5.42 The consultation exercise was very successful with input provided in person at the open day, in emails, through social media, at the Steering Group meetings and through completion of the short response form. Examples of the feedback can be found in **Appendix M**: Feedback from Consultation Forms April-June 2023).

5.43 Many other comments were provided in the free-text question on the form. All the comments, ideas and issues raised were used to improve the policy content of the Neighbourhood Plan in preparation for the Regulation 14 Consultation.

6 Regulation 14 Statutory Consultation

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. The consultation was publicised through social media and posters (see **Appendix N**: Regulation 14 Posters), throughout the village and through an article in the Parish magazine.

6.2 Every household in the Neighbourhood Plan Area received a Consultation Summary containing the Policies Map, all the proposed policies and a response form (see Codicote Parish Council Website). A comprehensive list of Statutory Consultees and other local groups and organisations were contacted to gather their feedback on the draft Neighbourhood Plan (see list in **Appendix O**: Regulation 14 List of Consultees). Responses were received in paper form, via email, or through Survey Monkey. Facebook comments were also considered.

6.3 To ensure that all queries on how to respond to the consultation were answered, an open event was held on 9 March 2024 which was attended by more than 34 individuals. The Chair of the Parish Council also made himself available on the telephone to help anyone that needed it. This option was taken up by many residents.

6.4 Printed copies of the Neighbourhood Plan were made available on request. No requests were received for large print versions. Codicote Parish Council's website provided all the relevant documents in accessible PDF's and explained how to respond.

6.5 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 (see **Appendix P**: Statistical Regulation 14 Consultation Report). These comments combined resulted in over 150 changes to improve the Neighbourhood Plan. A spreadsheet showing comments resulting in changes to the Plan can be found in **Appendix Q**: Regulation 14 Changes).

Appendix A: Codicote Community Engagement Strategy

Codicote Parish Council (CPC)

Engagement Policy April 2022

1. SCOPE

1.1. This policy sets out the role of community engagement and its importance; how Codicote Parish Council ("CPC") engages the wider community and identifies the needs and aspirations of the community. It also covers how CPC can improve community engagement.

1.2. Community engagement:

1.2.1. Is concerned with giving local people a voice and involving them in decisions which affect them and their community. This may include individuals, local businesses, voluntary and community organisations as well as other public-sector bodies.

1.2.2. Is a means of providing an opportunity for local people to talk to CPC about their aspirations and / or needs in their community and neighbourhood. CPC recognises diversity and that everyone has a voice and opinion of worth.

1.2.3. Allows CPC to consult with and inform people about what services it provides, how it prioritises, how policies are determined and how well it is performing.

2. OBJECTIVES

2.1. The objectives of the policy are to:

2.1.1. Encourage effective local community engagement.

2.1.2. Ensure that embedded throughout CPC there is clear understanding of the need to engage with communities about decisions that affect them.

2.1.3. Enable aspirations / comments / suggestions obtained from community engagement to have an impact on decision making and the way services are being delivered.

2.1.4. Identify how CPC can enhance its profile by improving engagement with the wider community, with specific reference on hard to reach groups.

2.1.5. Encourage feedback whether positive or negative.

2.2. In order that:

2.2.1. The problems and needs of local people are clearly identified so that appropriate new or improved facilities / services can be provided.

2.2.2. Those participating feel empowered by being involved in decision making in their local community.

2.2.3. There may be enhanced leadership and greater interest in elections and standing for CPC.

2.2.4. The general wellbeing of the parish and its residents is enhanced.

2.2.5. The capacity of local councillors to act as leaders of the community is strengthened.

3. GENERAL PRINCIPLES

3.1. The key aspects of community engagement include:

3.1.1. Development of a network of relationships between CPC, individuals, voluntary and community groups.

3.1.2. Clear, honest and open communication to ensure that information is made accessible to all groups.

3.1.3. Listening and understanding from a range of people to identify aspirations, needs and problems of local people and groups.

3.1.4. Providing accurate and unbiased information that sets out the significance of the issues and makes it clear what can be influenced by parishioners and when parishioners input is particularly required.

4. HOW COMMUNITY ENGAGEMENT WILL BE ACHIEVED

4.1. CPC is committed to facilitating and improving community engagement in the following ways:

4.1.1. By holding an Annual Parish Meeting to allow residents to question and review how the elected members help shape the community. The main objective of the annual meeting must be to provide and encourage two-way communication between the community and Councillors.

4.1.2. Providing opportunities for parishioners to have their say about decisions, services and plans. All meetings of the Parish Council and its Committees (other than the Employment Committee) are open to the public and press. Residents can access agendas for meetings via the CPC website, noticeboard or by contacting the Parish Clerk.

4.1.3. The CPC website explains the procedure for residents wishing to speak at meetings, or to send a deputation where the meeting is held remotely. Facilities also exist where residents can, where appropriate or necessary, make written reports, present petitions or have a case presented on their behalf to Councillors.

4.1.4. Making relevant information available on what decisions are being considered and how residents can influence or contribute to the discussions in good time. Methods used to enable engagement will be through a range of communication platforms that ensure the wide range of groups within the village can contribute including the CPC website, noticeboards, appropriate social media notices (see CPC Policy Social Media Policy), agendas, parish newsletter, word of mouth, consultation groups, meetings etc and having stalls at village events and such other methods as CPC considers appropriate.

4.1.5. The Parish Clerk is required to play a neutral role so that residents can be fully involved and be confident that they are receiving unbiased information and support.

4.1.6. Details of how to contact the Parish Clerk is shown on the CPC website.

4.1.7. CPC will produce and publish on its website a list of annual Council and Committee dates to include the start times of the meetings and the agenda for each meeting (excluding the Employment Committee).

4.1.8. CPC will be open and accountable in its dealings with residents and the community. It will make information on its policies and procedures freely available.

4.1.9. CPC will be receptive to requests from residents or communities and will attempt to be flexible in order to ensure their opinions are known not only to CPC but also to other organisations.

4.1.10. Councillors will continue to represent CPC on various outside bodies to ensure that they are kept informed of the community's needs.

4.1.11. Continuing all the above activities and services into the future and improving relationships with community groups.

4.1.12. CPC will be proactive and will be willing to consider any reasonable opportunities that support its purpose of getting information available and increasing contributions from the community, especially those difficult to reach.

4.1.13. When dealing with issues that affect a particular community then consideration will be given to holding a public meeting or some other suitable form of public consultation, especially for those with limited access to technology.

4.1.14. Consultations and surveys are to be considered when necessary and appropriate, results will be made available on our website, or upon request by contacting the Clerk.

4.1.15. Continuing to work with others to produce and review community led policies such as the Neighbourhood Plan / Local Plan.

4.1.16. Identifying and embracing opportunities to work with other local community groups when the need arises, and to help facilitate solutions and ways forward.

4.1.17. Publicising the positive results that have been achieved from working relationships between CPC and other community groups to encourage new relationships/partnerships to be formed and to raise community spirit.

4.1.18. Promoting elections and the importance of the democratic process and the value of being a Councillor.

4.1.19. Promoting the value to the parish of volunteering.

5. EVALUATION

5.1. In reviewing progress on items in our Annual Action Plan CPC will consider what forms of communication methods were used and how effective they were.

6. POLICY REVIEW

6.1. Community Engagement Policy to be reviewed in three years

Appendix B: Community Engagement Checklist

This Checklist is meant to be used in conjunction with and is supported by the full contents of the Community Engagement Policy. The purpose is to support appropriate and effective engagement activity.

This checklist recommends questions to think about when planning community engagement. It is not necessarily that all elements will be appropriate for every piece of engagement, but the checklist will provide a useful reflection tool to aid the planning of an engagement activity.

Starting Community Engagement: A New Relationship

What do you want to engage about?	What is your AIM?
• Set a clear aim • Know what can or cannot be changed • Consider the aims of ALL potential partners • Consider how aims might be compatible • Give potential partners the opportunity to be involved as soon as possible • Be clear about what people can and can't influence and why	
Why engage?	**Why are you doing this?**
• What is the purpose of the activity? • To share information? Why? • To find out about needs? Why? • To involve in setting priorities? Why? • To strengthen a community? Why? • To devolve services? Why?	
What results, benefits or changes are wanted?	**What outcomes are wanted?**
• Are the outcomes clearly defined? • For each potential partner: • Engage with hard to reach partners • Identify contentious issues • Agree compatible outcomes, targets and milestones • Agree how measurement will take place	

• How will results be used?	
Who do you want to engage with? • Communities of interest? • Geographical communities? • User groups? • The General Public? Individuals? • Stakeholders • Are there others who need to be involved? • Are there others who want to be involved? • Consider why each partner should be involved • What might they contribute? • Explain what is expected • Listen to what is expected of you	**Who will be involved?**
How will trust be established? • Do potential partners know each other? • Are you learning from history or ignoring local knowledge? • Are the community being "done to" or are they genuinely involved? • Is history being repeated (engagement fatigue)? Maybe it should be, but can you explain why?! • What can be done to help build trust? • What can be done to remove cynicism? • Look out for saboteurs! • How will media communications be handled?	**Trust**

Delivering Community Engagement: An Effective Relationship

What level of community engagement relationship will be effective?	**Level of Engagement**

• Is an ongoing day-to-day working relationship helpful to this issue? (Such as in setting up a local group) • Does the community want a light-touch relationship? (Don't pre-suppose the level of engagement they want) • What % of costs is being invested into engagement? Is it appropriate? • Are the selected techniques appropriate to this engagement? • Have non-traditional techniques been considered? • Are there examples of best practice you could draw on?	
What information is needed for participants? • What is already known? • What information is available to ensure that evidence-based decisions are made? • Is information accessible, trusted, relevant and 'reality checked'? • Is any information privileged? Are there conflicts of interest? • Is information managed and by who? • What formats and methods are best? (Mail, e-mail, posters, web, SMS etc) • Is written information concise, understandable and helpful? • Have jargon and technical terms been kept to a minimum? • Are local or cultural expressions understood?	**Information**
Do key colleagues have effective communication skills in? • Listening? • Mediation? • Negotiation? • Is training needed and / or practical within required timescales?	**Skills & Quality Control**

• Could a mediator or facilitator improve the process? • How will conflicts be resolved	
What are the incentives and constraints to participation? • What are the incentives to participate? • What makes it worthwhile? • What are the constraints? • Have issues of access, transport, availability and 'power balance' been considered? • Are there barriers to personal safety? • Have special interest and 'hard to reach' groups been effectively included?	**Participation**
What is the required timescale to deliver the agreed outcomes? • What are the time constraints? • What can help to buy time? • Is the timetable realistic for all partners?	**Timetables**
What are the available resources? **How will you manage risk?** • What types of resources are available? (People, logistics etc.) • How can all resources be joined up? • What are the resources required to achieve the outcomes? • Are there different ways of using resources to achieve the outcomes? • What risk management arrangements are there? Is there flexibility to cope with the unexpected? • Remember Health and Safety • What other Community Engagement is going on (have partners been spoken to)? • Is any other similar work currently taking place to share resources?	**Resources & Risk**

• Has any similar work been done recently that could be used	

Assessing Community Engagement: A Proven Relationship

How will you know outcomes are achieved?	Performance Management
Has it made a genuine difference to local well-being? Has something improved? • How will you ensure effective, ongoing performance management? • Who will you feed back to? • How will feed back take place? • Will feedback work both ways? • Who will performance be effective for? • How will results be used for long term benefits and to assist others? • Do partners still want to work with each other?! • How will you celebrate successes? • How will you manage set backs?	

Progressing Community Engagement: A Strong Relationship

How might a relationship become an effective partnership?	Partnerships
• What written agreement is needed? • What governance arrangements will you set in place? • What financial 'regulations' will you need? • What codes of conduct? • How can you protect enthusiastic community spirits from dying under partnership bureaucracy?	

Codicote Neighbourhood Forum Survey

Your Neighbourhood Planning Forum is developing a Neighbourhood Plan for Codicote Parish. Crucial to the preparation of a Neighbourhood Plan is the involvement of the local community. The results of this survey will determine the overall direction of our plan. A Neighbourhood Plan is a way for local people and businesses to share their vision and influence the planning and development of the area in which they live and work.

Like most places, Codicote will inevitably grow in the future. Depending on the outcome of the forthcoming inspection, this may be in accordance with North Herts District Council's Local Plan. The results of this survey will help us to identify the facilities and services that need to be in place to meet the demands that any new housing will make upon our community.

We ALL have the chance to influence future development and YOUR opinion counts – so please complete this Neighbourhood Plan Survey and return by 10th March 2017

and return it are given at the end of this survey. If there are additional members of your household who wish to complete this document they can either collect a hard copy from the parish office or go to the Codicote Neighbourhood Forum Website **www.codicoteneighbourhoodforum.org** to download a printable PDF or complete the survey electronically online.

If you require further information please either come along to one of the open day sessions, visit the website or contact a member of the Neighbourhood Forum at **info@codicoteneighbourhoodforum.org**

Please come and meet your Local Neighbourhood Forum at one of our Open Days at the Peace Memorial Hall. An opportunity to express your views, ask questions and find out more information

Friday 24th February 9:30am-12pm	Saturday 25th February 10:30am-4:30pm

Appendix D: Open Day Consultation Publicity 2017

<   **Codicote Neighbourhood Forum**   🔍

Posts   About   Photos   Mentions

Codicote Neighbourhood Forum   •••
22 Feb 2017 · 🌐

Don't forget, our Open Days are coming up: -

Friday 24th Feb, 9.30 – 12.00
Saturday 25th Feb, 10.30 – 4.30

Both at the Peace Memorial Hall

Please come along to find out more about what
we're doing and tell us how you'd like to see our
neighbourhood develop.

http://www.codicoteneighbourhoodforum.org/
open-days

codicoteneighbourhoodforum.org
Codicote Neighbourhood Forum | OPEN DAYS

Appendix E: Survey Form Results 2017 Extract

Codicote Neighbourhood Forum Survey

Results

Survey Responses

- 290 responses
    - 189 paper, 101 online

- 19.3 % response, it was discussed >15% response is very good

11-29	20-29	30-49	50-64	65+	Not given
5	16	77	78	111	3

A Vision for Codicote

What I would change....

Rating the current infrastructure of Codicote

Broadband

Rating	Value
1 (Very poor)	58
2	54
3	83
4	58
5 (Very good)	20
Blank	17
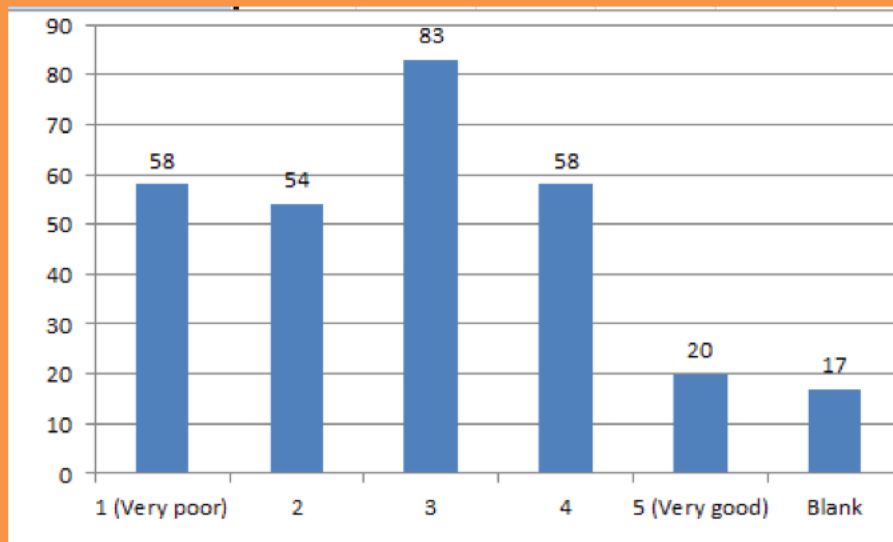
Housing needs for the future

	Surveys Anwsered	% Of responses
No Plans to move	81	28
3-4 Bed House	59	20
Bungalow *	55	19
2-3 Bed House	46	16
Warden Assisted Housing *	27	9
Eco Friendly	22	8
smaller retirement housing *	21	7
1-2 Bed House	17	6
5+ Bed House	16	6
Self Build	13	4
Unanwsered	12	4
Low Cost Housing	10	3
Residential Care *	8	3
Flat	4	1
Townhouse	3	1
Social Housing	2	1
Detached	2	1
Park Home	1	0
Small Starter home	1	0
Community housing *	1	0
Shared Ownership	1	0
Community retirement village *	1	0
Rural House	1	0

Perspective:

28% of residences if scaled up for 1500 residences would be 420.

Like wise

20% is 300
1% is 15

 * *Majority of responses for no plans to move were for those also selecting retirement options, with some stating only if needed later on*

 # omitted bogus answers of Castle and Grave

24

Types of Development
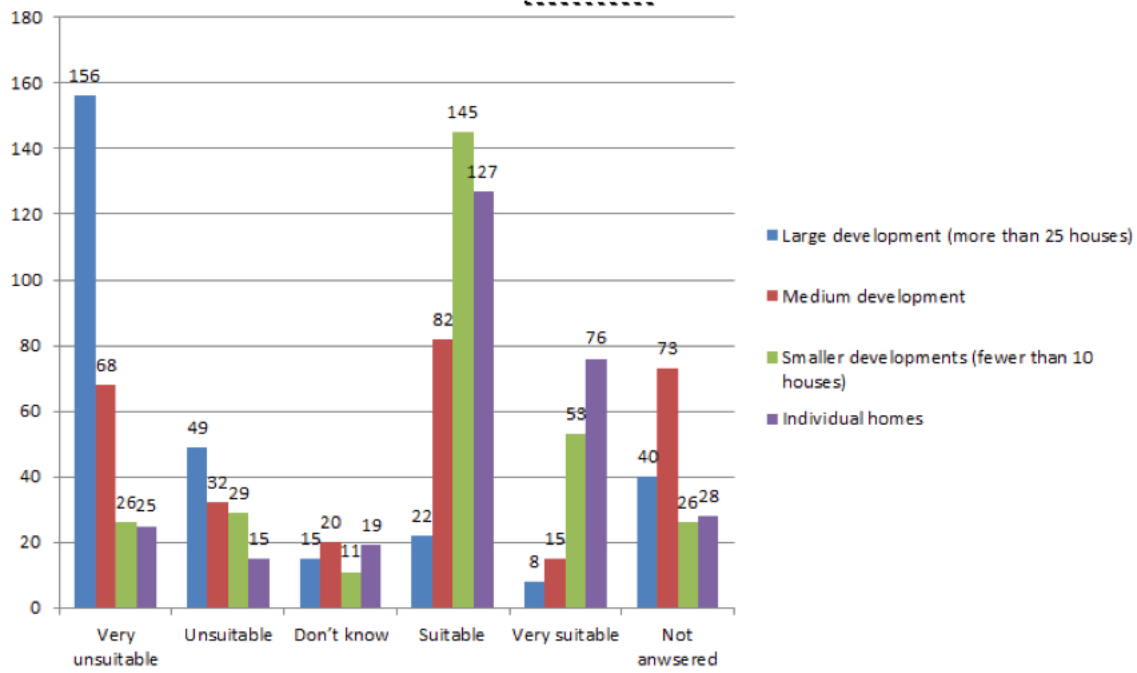
Medical care facilities	152
Protection of the countryside and local assets	110
Broadband speeds	97
Investment in infrastructure	87
Transport links	87
Parking	80
Village identity and sense of community	76
Shops and services	72
Safe pedestrian routes	64
Schools and childcare	61
Mobile phone coverage	55
A community with a balance of ages	53
Safe cycle routes	53
Leisure facilities	43
Facilities and services for young people	42
Local jobs and businesses	40
Land for recreation (allotments and playing fields))	38
Housing	29
Safe bridle routes	23
i dont see any benefits	17
Air quality	9
None Given	6
Affordable housing	4
cannot see that any of the above will be improved by having more houses	1
believes we already has these	1
Possible new members for local groups e.g. Bellringers etc. Possibly more trade for local shops	1
Afternoon leisure	1
bypass	1
resolve traffic issues	1
Traffic calming	1
maintain village status	1
section 106 infrastructure direct to CDC	1
social housing	1

Common Worries about Development

Legend:
- No Opinion/Don't know
- Very Concerned
- Concerned
- Not Concerned

Axis labels (clockwise from top):
A weaker sense of community, Air quality decrease, Expansion only targeted at people on low incomes, Expansion only targeted at people on high incomes, Increase in crime and anti-social behaviour, Increase in fouling, Increase in litter, Increase in traffic, Infrastructure not keeping pace with development, Insufficient sports and leisure facilities, Lack of adequate parking for residents and visitors, Lack of school/childcare places or overcrowding, Reduction in quality in schooling/childcare, Loss of countryside and/or green space between existing…, Loss of village centre, Overloaded sewage and drainage systems, Overstretched local amenities, Overstretched medical and care facilities, Unsafe cycle routes, Unsafe pedestrian routes

Other amenities we would like to see

Doctors was requested 113 times
Dentist requested 10 times
Fish shop requested 22 times
Coffee shop requested 32 times
Restaurant requested 20 times
Car Park / parking requested 66 times
Bakers requested 5 times
Bank requested 5 times

Our countryside

Our local landscape and environment provides the backdrop to our daily lives. Please rate the importance of the open and green spaces within the Codicote parish to you?
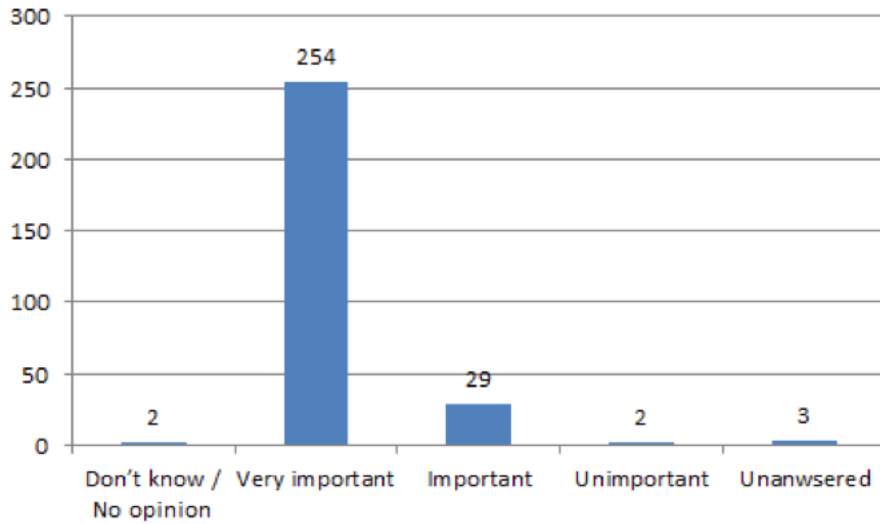
Use
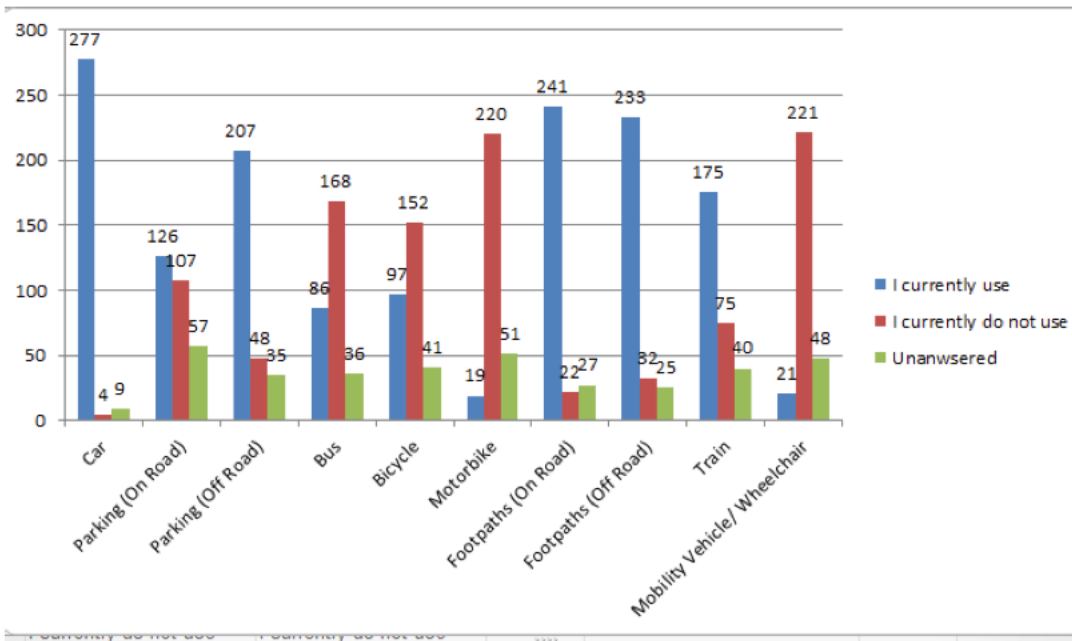
Appendix F: Open Day Post-it Summary

Work, Shopping, Leisure etc

52 comments

25 of these focused on the importance of a Doctor's surgery in the village.

4 people would also like to see a Dentist (including 3 of those who want a Doctor's surgery). 1 person would like to see a Wellness Centre

30 comments out of 50 relating to medical/dental facilities.

9 people requested additional cafes/restaurants: -

7 wanted a cafe and there was a focus on the community aspect from some

1   of these also wanted more restaurants
2   people want a chip shop

Other comments were: -

2 people want a bank
3 people mentioned the importance of green spaces for walking/recreation/kids
2 people mentioned parking facilities
2 people mentioned school/pre-school capacity

Valley Road

30 comments

12 people expressed concern with flooding, drainage and/or sewerage

5 people were concerned about access to the site

5 people were concerned about the traffic congestion the site would cause

3 were concerned about the state of the roads, including in icy weather

2 expressed opposition in principle to building on the Green Belt

Wyevale Garden Centre

34 comments

10 people were opposed to the loss of the Garden Centre, with the following reasons given: - Loss of local employment (4)

Loss to community of a meeting place - especially for pensioners (8)

5 people indicated support for this as a suitable site

3 others would support relocation of the school to this site

1 other would support a GP practice being located here
2 people said access to the site could work with careful planning
6 people were concerned with traffic volume and/or speed past the site

St Albans Road

71 comments

6 people think the development is too large

20 people expressed concern regarding traffic with 5 of these also highlighting road safety

3 people are concerned about the effect on Codicote School
4 people feel the development will impact on the character of the village/village life
3 people highlighted concerns about parking

5 people are concerned at the loss of access to countryside

2 others oppose the principle of losing Green Belt land

4 people are concerned about preservation of footpaths

2 people are concerned about over-subscribed GP services

2 people support development on this site

Housing

39 comments

12 people commented they'd like to see affordable housing - 7 of these highlighting starter homes

10 people would like to see more smaller family houses (e.g. 2-3 bed)

3 people would like to see more 3-4 bedroom houses
4 people wanted to ensure that affordable housing for local people is prioritised
6 people do not want to see "high rise" development

5 people would like to ensure that housing types are mixed

5 people highlighted that homes should come with decent gardens

3 people commented that they don't want to see any more large houses being built

3 people would like to see eco homes

3 people highlighted the need for social housing

3 people would like to see more bungalows

2 people highlighted the need for adequate parking

Getting Around

128 comments

26 people highlighted traffic as a matter of concern

12 of these suggested traffic calming measures

9 people mentioned concern about the level of HGV traffic

25 people commented about the state of parking in the village

16 of these suggested off-road parking measures to alleviate parking issues

17 people would like to see protection of and improvements to public footpaths
19 people would like to see better/safer cycle routes

8 people commented that they'd like bridleways protected and improved

5 people commented on the poor state of pavements
6 people commented on the issue of pavement parking

3 people commented in favour of a bypass

2 people commented against a bypass

17 people would like to see an improved bus service

Cowards Lane

52 comments

19 people commented that traffic is a concern

9 people were concerned with the loss of ruralism and/or wildlife habitat

3 people were in favour of development of the site
4 more people were in favour subject to certain issues (e.g. traffic) being mitigated

4 people are concerned about the sewerage infrastructure

3 people are concerned with drainage/flooding

3 people commented on the quality of mobile phone signal

2 people commented on the quality of broadband access

Appendix G: Photographs of Open Day 2017

Codicote Neighbourhood Forum · **Follow**
24 Feb 2017

We had a great turnout for our first Open Day and received lots of useful feedback. Don't forget, Open Day no.2 is tomorrow, at the PMH. 10.30am to 4.30pm.

We need your views to help us write a successful Neighbourhood Plan so please come along.

   👍 Like   💬 Comment   ↪ Share

More photos

Appendix H: Consultation Feedback Form April - June 2023

Codicote Neighbourhood Plan – "Have your Say" April/May 2023
Consultation Feedback Form

If you have any comments on our Vision and Objectives, or any of the policies displayed, please use the box overleaf. We would particularly like to know if you support the following policies.

Policy COD 2 Village Car Park

Please tick one box below:

I agree we need a village car park	☐	I disagree we need a village car park	☐

Please tell us where you think a village car park should be? ....

....

Policy COD 4 Valued Community Facilities

Please tick the box beside each facility you value:

1. John Clements Sports & Community Centre	☐	7. The Globe PH	☐
2. Scout Hut	☐	8. Codicote Pharmacy	☐
3. Peace Memorial Hall	☐	9. St Giles Church	☐
4. Village Museum	☐	10. Pre-school at St Giles Church	☐
5. Post Office and general stores	☐	11. Parish Council Allotments	☐
6. The Goat Public House and its garden	☐	12. Robin Hood and Little John PH	☐

Are there other Community Facilities we could include? ....

....

Policy COD 7 Local Green Spaces (LGS)

Please tick the box agree/disagree for each proposed Local Green Space:

Site	Agree	Disagree
LGS1 Bury Lane Sports Field	☐	☐
LGS2 Allotments (Bury Lane)	☐	☐
LGS3 Orchard (Bury Lane)	☐	☐
LGS4 Codicote Heath (Heath Lane)	☐	☐
LGS5 Grass verge on west side of High Street (Bury Ln to Heath Ln)	☐	☐
LGS6 Village Green, Heath Lane	☐	☐
LGS7 Green opposite 60 High Street	☐	☐
LGS8 Land east of Codicote High Street opposite North Lodge	☐	☐
LGS9 St Giles Churchyard	☐	☐

Are there other Local Green Spaces we could include? ....

....

Open Day Saturday 29 April 2023– Please return this form to a member of the team before you leave

Policy Important Views

Please tick the box agree/disagree for each Important View:

Important Views	Agree	Disagree
V1: From UCR 2 looking south west	☐	☐
V2: From Ford looking along UCR2 looking north	☐	☐
V3: From Footpath 8 looking north east to Ashley Grove	☐	☐
V4: From Junction of Footpath 5 and 6 looking north west to St Giles	☐	☐
V5: From Footpath 5 looking north-west to St Giles photo	☐	☐
V6: From the bend on Heath Lane looking east	☐	☐
V7: Entering Codicote village looking south-east along High Street	☐	☐
V8: From Codicote Lodge driveway looking north east to 1 & 3 Heath Lane	☐	☐
V9: From Pond House looking north-west along High Street	☐	☐
V10: From St Albans Road looking south east on Cowards Lane	☐	☐
V11: From The Green looking west across Codicote	☐	☐
V12: To St Giles Church across the churchyard	☐	☐
V13: From St Giles Lychgate with war memorial, towards the church	☐	☐
V14: From Footpath 2 looking towards Codicote Lodge	☐	☐

Are there other Important Views we could include? ....

....

Projects

Please tick the box agree/disagree for each of the proposed projects below:

Priority Projects	Agree	Disagree
Provision of public Car Park in the village	☐	☐
Dedicated cycle parking installed in the village	☐	☐
HGV weight restriction order for roads through Codicote	☐	☐
Codicote Rewilding Project to increase biodiversity	☐	☐
Installation of public EV charging points	☐	☐
Maintenance and improvements to Peace Memorial Hall	☐	☐
Identify new burial site to meet future needs of residents	☐	☐
Renovations to St Giles church	☐	☐

Comments/extra suggestions about Draft Policies or Projects

Please provide your postcode so we can check we have responses from across the parish, thank

S	G	4				

If you would like us to keep you up to date on the progress of the neighbourhood plan,

please provide your email address: ....

Open Day Saturday 29 April 2023– Please return this form to a member of the team before you leave

Codicote Parish Council and Codicote Neighbourhood Plan Steering Group

Invite you to ''Come and have your Say ''

It's Important! Have a Voice! Record your Views!

Peace Memorial Hall, High Street, Codicote,

Saturday 29th April 10.30 am – 12.30 pm

Informal Consultation Event about the updated Codicote Neighbourhood Plan

Register your views, complete a form, or just tell us what you think.

Please join us for Coffee and Cake!

Appendix J: Results of Visit to Codicote School June 2023

Six children answered the question "do we need a village car park" they all said "yes".
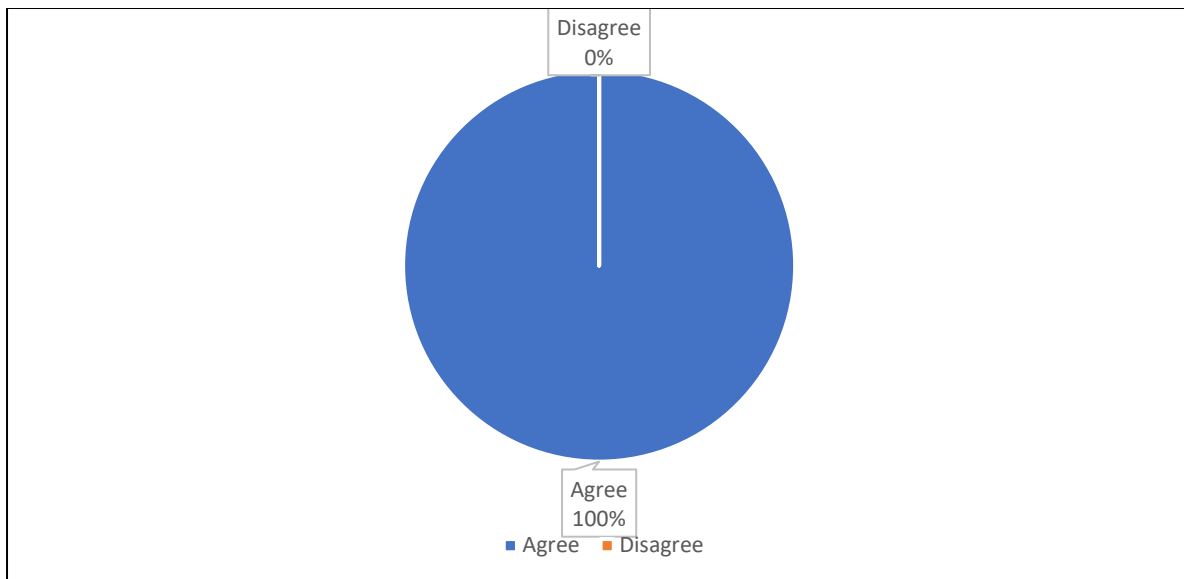
The Goat Public House and the Church came out top in a ranking of valued facilities.

Ranked High to Low	# responses
The Goat Public House and its garden	11
St Giles Church	11
Codicote Pharmacy	10
Post Office and General Stores	10
John Clements Sports & Community Centre	10
Pre-school at St Giles Church	9
Peace Memorial Hall	6
The Globe Public House	6
Village museum	6
Parish Council allotments	4
Robin Hood & Little John PH	4
Scout Hut	3

The children's feelings about more houses in the village were mixed.

Good Feelings	Bad feelings
More people	Destroying fields
Happy new buildings good idea	Building site is dangerous
More places to live	No place for wildlife
More activities	Noise pollution
More places to park	Horrible - spoiling views

Appendix K: Examples of Display Boards April – June 2023

INTRODUCTION

The Codicote Neighbourhood Plan Steering Group is reviewing the work done between 2017 and 2021 to take into consideration the changes over the last few years. This consultation invites you to have your say before the Draft Neighbourhood Plan is finalised and undergoes its first statutory consultation.

A Neighbourhood Plan supports the vision of its residents, now and into the future, to achieve sustainable development in the parish while protecting the area's assets and its environment.

It is acknowledged that many residents may feel the North Herts site allocations, that have removed land from the Green Belt for housing, have overridden local views. Getting this plan agreed will provide a voice going forward.

There is a large map to look at. This shows the whole of the area covered by the Neighbourhood Plan (which is the same as the Parish boundary). There are also six other boards to read which represent parts of the draft Codicote Neighbourhood Plan:

- The Vision and Objectives
- Design
- Amenities
- Infrastructure
- Natural Environment and Heritage Assets
- The Project Plan

There are also packs of information which include 18 planning policies which we propose to include in the Neighbourhood Plan. The Design Policies will be written after we receive the Codicote Design Code (see Design board for details).

We are consulting local businesses, local organisations and groups, as well as residents.

Please respond to the consultation using the Survey Monkey form available from this QR code:

Paper copies of the form are also available if you cannot use the QR code. Please ask for one.

Once we have considered, the comments you have made, we will produce a complete draft of the Neighbourhood Plan. We must follow a strict statutory process. First, we will consult on the draft Neighbourhood Plan (called a Pre-submission Regulation14 plan). You will have an opportunity to respond to this consultation, along with local businesses and organisations, and statutory consultees. Once we have considered those consultation responses, we will produce a final draft of the Neighbourhood Plan and will submit that to North Herts District Council.

Amenities covers shops, community facilities, recreation areas and designation of Local Green Spaces. There are policies in the plan for each of these, but we would particularly like your input to ensure we have the right community facilities and green spaces identified below.

Valued Community Facilities

By identifying valued community facilities in a Neighbourhood Plan policy COD 4, we can guard against their loss, unless they are not needed, or they are replaced by something better.
Tell us if you think we should include other facilities than we have identified:

- John Clements Centre
- Scout Hut
- Peace Memorial Hall
- Village Museum
- Post Office and general stores
- The Goat PH

- The Globe PH
- Codicote Pharmacy
- St Giles Church
- Pre-school at St Giles Church
- Parish Council Allotments
- Robin Hood & Little John PH

Protected Recreational Open Spaces

We have identified the four play areas in the village, in the Neighbourhood Plan: Bury Lane Sports Field, Valley Road, St Albans Road, and Old School Close.

Local Green Spaces

Through Neighbourhood Plans, communities can identify natural areas important to them and protect them through 'Local Green Space' (LGS) designation. This designation is appropriate for areas which are 'demonstrably special' to the community for their tranquillity, richness of wildlife, historical significance, beauty, or recreational value. Public access is not necessary, but the areas need to be reasonably close to the community and not an extensive tract of land.

We have identified 8 Local Green Spaces. You can see some on the Policies map and the smaller ones on the map below. Tell us if you have other ideas for Local Green Spaces.

LGS1   Bury Lane Sports Field
LGS2   Allotments, Bury Lane
LGS3   Orchard, Bury Lane
LGS4   The Heath, Heath Lane

LGS5   Grass verge on west side of High Street (Bury Lane to Heath Lane) (pictured)
LGS6   Village Green, Heath Lane
LGS7   Green opposite 69 High Street
LGS8   Singlers Marsh Local Nature Reserve

Appendix L: Example of Feedback Board (Design) April – June 2023

WHAT DO YOU LIKE ABOUT THIS? | WHAT DON'T YOU LIKE ABOUT THIS?

TO CONSIDER:

- Building appearance
- Materials and features
- How do the buildings relate to each other?
- Building height
- Gardens

- Public space/ open space
- Boundary treatments
- Parking arrangement
- General feel of the place
- How friendly is it for pedestrians and cyclists?

OFF ROAD PARKING

GARDEN AREA'S FAR TOO SMALL DOES NOT REGARD TEE KEEP WITH THE COTTAGES IN THE VILLAGE CENTRE!
CONCRETED & NO PROPER GARDEN - GREEN SPACE!
FAKE FEATURES.
Excessive hard landscaping
Ugly

AECOM Imagine-it Delivered.

Appendix M: Feedback from Consultation Forms April-June 2023

Question 1 Policy Village Car Park
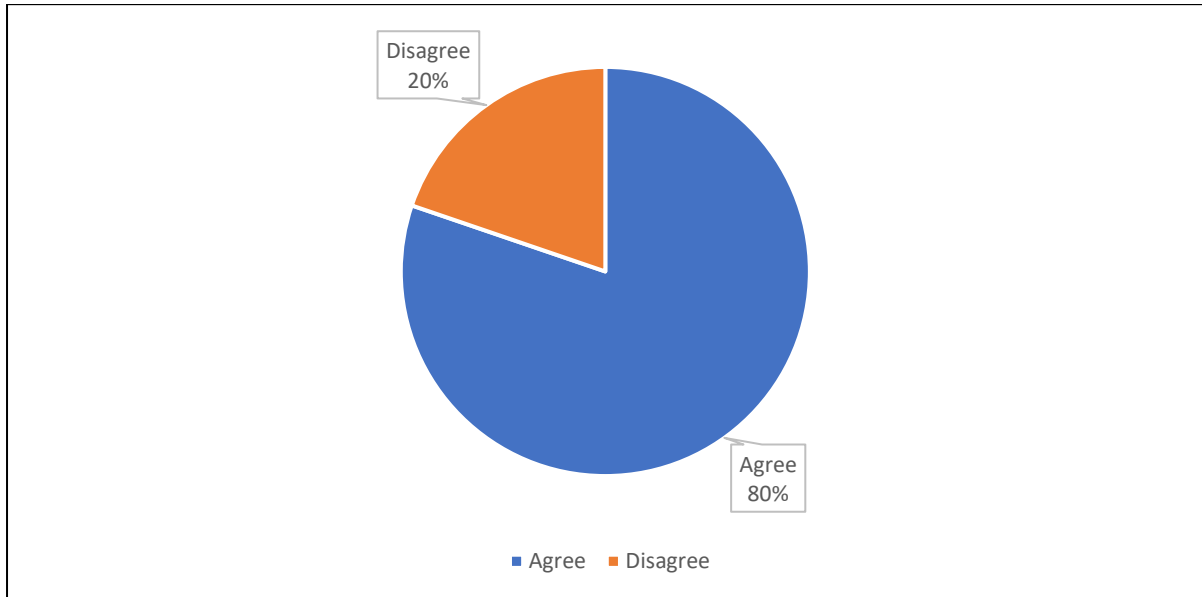
Question 2 Policy Valued Community Facilities
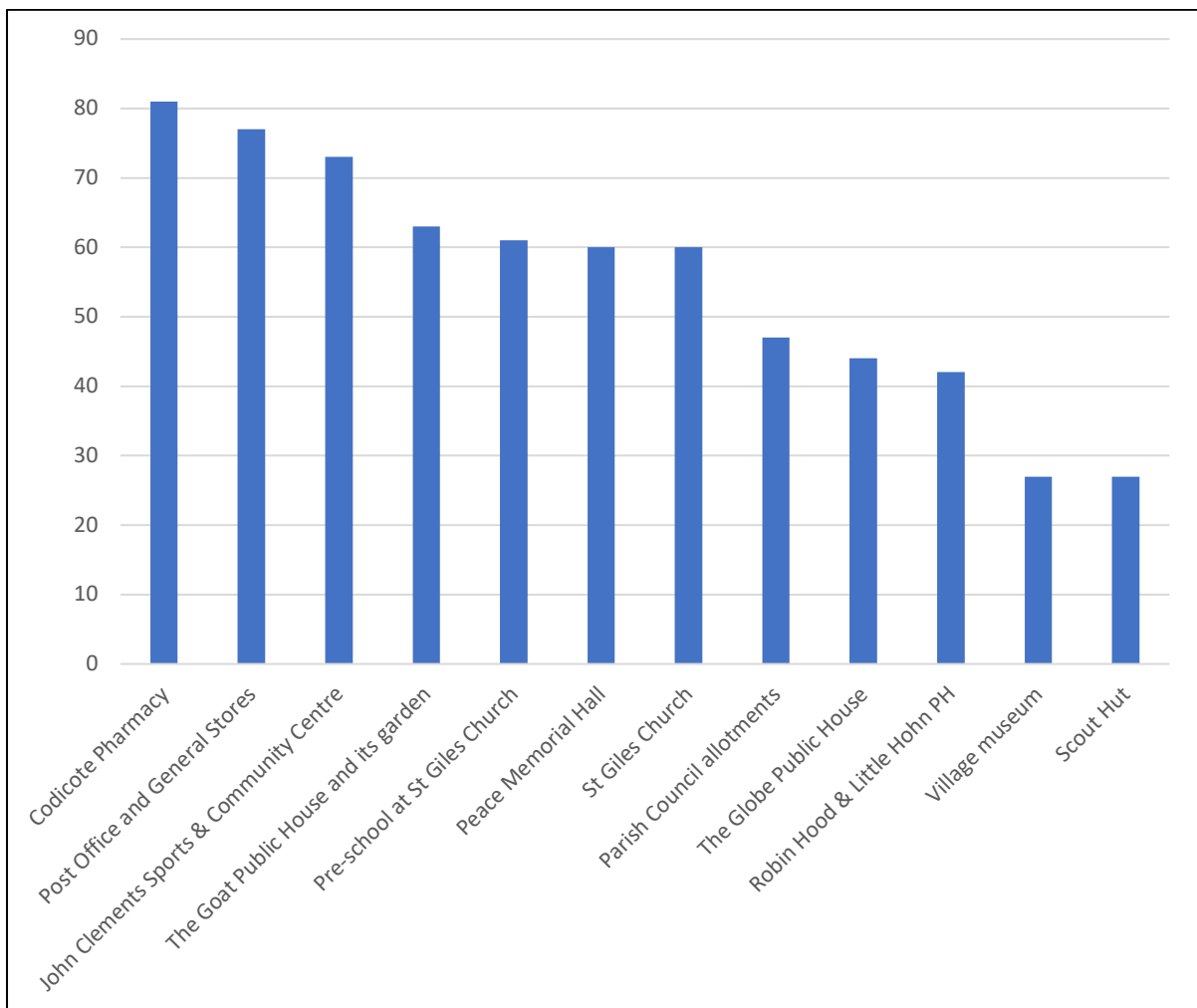
Question 3 Policy Local Green Spaces

LGS	Agree (High to Low)
LGS1 Bury Lane Sports Field	73
LGS9 St Giles Churchyard	71
LGS6 Village Green, Heath Lane	70
LGS3 Orchard, Bury Lane	68
LGS5 Grass verge on west side of High Street	67
LGS4 Codicote Heath, Heath Lane	66
LGS7 Green opposite 60 High Street	66
LGS2 Allotments, Bury Lane	64
LGS8 Land east of Codicote High Street opposite North Lodge	61

Many other options were suggested:

Community-planted orchard inside CD2

Recreation field in Cowards Lane

Recreation ground at Poynders Meadow

Just protect the Green Belt!

Recreation Ground St. Albans Rd/Cowards Lane

The Pound

Ford and surrounding of Mimram at bottom of Dark Lane

The Orchard at the edge of Wyevale site on right going towards Hitchin.

Parks

Woods opposite old garden centre, Miriam river Ford

Wooded area South of Heath Cottage all the way to Kimpton Mill

Recreation ground by St Albans Road

Around the river Mimram

Park behind new town and one off St Albans Rd

Add an extra central green space - village centre

Question 4 Policy Important Views

PROPOSED VIEW	AGREE
V1: From UCR 2 looking south west	58
V2: From Ford looking along UCR2 looking north	61
V3: From Footpath 8 looking north east to Ashley Grove	58
V4: From Junction of Footpath 5 and 6 looking north-west to St Giles	59
V5: From Footpath 5 looking north-west to St Giles photo	60
V6: From the bend on Heath Lane looking east	56
V7: Entering Codicote village looking south-east along High Street	61
V8: From Codicote Lodge driveway looking north-east to 1 & 3 Heath Lane	54
V9: From Pond House looking north-west along High Street	59
V10: From St Albans Road looking south east on Cowards Lane	60
V11: From The Green looking west across Codicote	63
V12: To St Giles Church across the churchyard	61
V13: From St Giles Lychgate with war memorial, towards the church	63
V14: From footpath 2 looking towards Codicote Lodge	57

Question 5 Feedback on Proposed Projects

	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	TOTAL
Provision of public car park in the village	60	8	12	80
Dedicated cycle parking installed in the village	27	27	23	77
HGV weight restriction order for roads through Codicote	72	7	1	80
Codicote rewilding project to increase biodiversity	66	12	1	79
Installation of public EV charging points	35	26	18	79
Maintenance and improvements to Peace Memorial Hall	67	12	2	81
Identify new burial site to meet future needs of residents	49	23	7	79
Renovations to St Giles church	47	16	13	76

CODICOTE
NEIGHBOURHOOD PLAN

Regulation 14 Statutory Consultation
Codicote Neighbourhood Plan

Starts Wednesday 7th February

Responses must be received, in writing,

by midnight on Wednesday 27th March

using

1. Survey Monkey form - QR code on reverse

2. Fillable form on Parish Council website -
https://codicote-pc.org.uk/neighbourhood-plan

3. Paper form in Consultation Summary available
in The Goat PH, Peace Memorial Hall or John
Clements Sports and Community Centre, along
with a return box (other locations on website).
If you require information in large print, or any
other help with responding, either drop in at the
open morning (details overleaf) or
contact Cllr Kane on 07836597041 (9am–6pm)

Codicote Parish Council and Codicote Neighbourhood Plan Steering Group

Invite you to drop in at

Peace Memorial Hall, High Street, Codicote,

Saturday 9th March 2024, 10.30 am – 12.30 pm

**to ask us questions, see the completed draft
Neighbourhood Plan document and, find out
how to respond to the consultation.**

The Codicote Neighbourhood Plan contains planning policies specific to Codicote. They will influence the design of new development, protect amenities and green spaces, provide guidance for developers on how to reduce traffic congestion and improve road safety, and preserve the heritage and ecology of Codicote. There is also a Project Plan to achieve positive improvements to facilities in the village.

This will be your last chance to tell us what you think before we submit the plan to North Herts District Council.

You can use this QR code.

Appendix O: Regulation 14 List of Consultees

Organisation	Designation
Kimpton PC	Adjoining PC
Knebworth PC	Adjoining PC
Welwyn	Adjoining PC
St Ippolyts	Adjoining PC
Ayot St Lawrence	Adjoining PC
Ayot St Peters	Adjoining PC
Member of Parliament	MP
County Cllr	Cllr
District Cllr	Cllr
Community Support Officers	Police
Planning Policy (Neighbourhood Plans)	NHDC
Planning Policy	NHDC
Planning Policy	WelHat
General contact	WelHat
Bridge Cottage surgery	Health
Environment Agency	Sta
Historic England (East of England Region)	Sta
Natural England	Sta
Network Rail	Infra-structure
Highways Agency	Infra-structure
Homes England	Infra-structure
SUSTRANS	Infra-structure
Hertfordshire Gardens Trust	HGT
Herts and Middlesex Wild life Trust	NFP
Council for the protection of Rural England (Herts)	NFP
Hertfordshire LEP	LEP
Property Services	HCC
Spatial Planning	HCC
Minerals & Waste	HCC
Chief Executive	HCC
Fire	HCC
Police - Commissioner	HCC
Highways (Hertfordshire Highways)	HCC
Open Reach	Infra-Structure
Virgin	Infra-Structure
National Grid	Infra-Structure

Organisation	Designation
British Gas	Infra-Structure
British Gas	Infra-Structure
Sewerage	Infra-Structure
Water	Infra-Structure
WI	Local Groups
Senior football (Codicote)	Local Groups
Youth Football	Local Groups
John Clements	Local Groups
Cricket Club	Local Groups
Tennis Club	Local Groups
Codicote Rewilding Group	Local Groups
Codicote Community Choir	Local Groups
Scouts Association North Herts	Local Groups
Rainbow	Local Groups
Codicote Foodbank	Local Groups
Codicote History Society	Local Groups
St Giles Church	Local Groups
Herts Disabled Persons Org	Local Groups
Poynders Meadow	Local Groups
The Bury	Local Groups
Herts Ass for the Blind	Local Groups
PMH	Local Groups
Life is Beautiful	Local Groups
Vanstones	Local Business
Rob Cooper Trees	Local Business
Costcutters (robarts)	Local Business
Premier (Sunny)	Local Business
Farm Butcher	Local Business
The Goat	Local Business
Estate Agents Raine and CO	Local Business
The Globe	Local Business
Days Bakery	Local Business
JJ Burgess	Local Business
Omar Care	Local Business
JCS Solicitors	Local Business
Dragon Fly Digital	Local Business
Codicote PO	Local Business
Premier Dry Cleaning	Local Business
The Chemist, Codicote	Local Business
Hair and Beauty	Local Business

Appendix P: Statistical Regulation 14 Consultation Report

Entries on Spreadsheet

No. of lines entered on spreadsheet	343
No. of "no comment"	56
Total no. of lines containing comments	**287**

No of comments assessed

No. of resident's comments assessed	194
No. consultees comments assessed	98
No. of comments from Health Check assessed	51
Total no. of comments assessed	**287**

Detail of Consultees Responding

Consultees Responding	Short Form
Hertfordshire County Council Minerals	HCCM
North Herts Council	NHDC
Taylor Wimpey	TW
National Gas	NGAS
National Grid	NG
Hertfordshire County Council Property	HCCP
Welwyn Parish Council	WPC
WelHat Borough Council	WHBC
St Giles PCC	PCC
Historic England	HE
Hertfordshire Gardens Trust	HGT
Hertfordshire County Council Environment	HCCE

Details of Residents Responses

Residents Responding	103
No. of Residents responding with specific comments	40
No. of Residents responding 'no comment	56
No. of Residents responding 'support'	7

Estimate of No. of Changes Proposed

Total Types of Changes	154
Appendix Change	19
Figure Change	3
Map Change	9
Paragraph Change	71
Photo Change	1
Policy Change	51

Appendix Q: Regulation 14 Changes

The following table shows those changes that have been made to the Neighbourhood Plan and the comments that have prompted them.

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD1	Design Codes	-	-	Consideration should be given to replacing 'reference' with 'have demonstrable regard' within criterion 1 as this will ensure specific reference is made to the Conservation Area Character Statement 2019	Policy change	**Replace "reference" with "have demonstrable regard to" in the first paragraph.**	-	Other
COD2	Net Zero	5.3	21	The plan does not mention the re-use of building materials or the Circular Economy. The re-use of building materials is a useful way of reducing waste arisings from a development and can enable more sustainable construction. Sustainability and the protection of the environment are prominent themes within the document and would align with the promotion of a Circular Economy and better waste management for the local area.	Policy change	**Policy COD2 add para about re-use of building materials contributing to sustainable construction. Add para 5.3.5 explaining the benefits of the 'Circular Economy' to reduce waste.**	-	HCCM
COD2	Design Codes	-	-	Replace "proposal" with "proposals". Amend wording to be more specific and make the policy more implementable.	Policy change	**Use this comment and suggestions from HCCM and NHDC to reword policy.**	-	Other
COD3	Flood Resilience	-	-	The first sentence of the policy should be amended along the following lines: "Hardstanding *areas which form part of development proposals* should be minimised and constructed of …". The 2nd paragraph appears to replicate NHLP Policy NE8 and could be omitted.	Policy change	**Add "areas which for part of development proposals" as suggested in the first para. Add to the second para "Landscape proposals should use multifunctional SuDS to manage surface water by providing …"**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD3	Flood Resilience	-	-	It is not appropriate for development to achieve zero run-off through infiltration in Codicote. Parts of the parish are covered by source protection zone 1, this means that there is less than 400 days for infiltrated water to reach a potable water source. Infiltration in these areas could result in significant contamination.	Policy change	**End the first paragraph at "... run-off rates."**	-	NHDC
COD4	Design for Biodiversity	-	-	Replace para I with "New development will be expected to provide swift bricks and bat roosts in all new building and substantial refurbishment schemes."	Policy change	**Amend as suggested omitting 'new'.**	-	Other
COD4	Design for Biodiversity	-	-	Whilst we appreciate that this is a well-meaning policy, expecting bat and bird boxes in every new build scheme may not be the best use of resources. The essential factor in success is having appropriate habitat to provide connectivity between roost / nest sites and foraging areas. Bats particularly will rely on navigable features such as hedgerows and tree lines. We would suggest amending the wording to include a final sentence: 'Siting of swift bricks and bat roosts to be guided by ecological input to ensure suitable locations are selected.'	Policy change	**Amend Policy, paragraph I. adding "suitable" before "new", and add a new paragraph "IV. Siting of swift bricks and bat roosts to be guided by local specialist advice to ensure suitable locations are selected."**	-	NHDC
COD5	Retail Area	-	-	Policy COD5 addresses business activity in the defined Retail Area. However, the policy content is not particularly clear, as parts 1 and 2 seem to overlap in their intentions. The policy should be reviewed to amend its wording to ensure clarity and ease of implementation.	Policy change	**Combine para's I and II to read: "In the High Street (Retail Area as defined on the Policies Map) development requiring planning permission should retain retail or services uses, and premises with ground floor access should retain an active retail frontage.**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD6	Village Car park	-	-	We appreciate that there are car parking issues in Codicote High Street, but this policy should be re-worded. As drafted, criterion (I.) is an ambition rather than a planning policy, it needs to be revised to state that proposals for a village car park will be supported. A policy could be included in the Neighbourhood Plan setting out criteria which could then be used to assess a planning proposal for a village car park.	Policy change	**Amend paragraph I to "Proposals for a village car park will be supported provided both the following criteria are met:** **a. It is in an accessible location to serve customers of village business,** **b. It has regard to the Codicote Design Code.**	-	NHDC
COD6	Village Car park	-	-	In terms of criterion (II.), contributions towards the provision of a car park for the village can only be sought where they would assist in mitigating otherwise unacceptable development to make it acceptable in planning terms. Paragraph 002, Reference ID: 23b002-20190901 sets out when planning obligations can be sought by the local planning authority.	Policy change	**Amend paragraph II. Adding "will unacceptably" before "increase traffic" and add "as mitigation" to the end of the sentence.**	-	NHDC
COD7	Commercial Space	-	-	For clarity, the second element of the policy could be worded: "*The existing Business Area on Codicote Road should be considered for the siting of new business space in the first instance.*"	Policy change	**Amend as suggested**	-	Other
COD7	Commercial Space	-	-	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 in order to reduce congestion. HCC transport would therefore welcome the inclusion of this within policy. The Travel Plan guidance can be found here: : https://www.hertfordshire.gov.uk/media-library/documents/highways/development-management/travel-plan-guidance.pdf	Policy change	**Add paragraph III to the policy as follows: "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.** **The link to HCC's Travel Plan guidance should be included in a new descriptive paragraph 6.4.3**	-	HCCE

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD7	Commercial Space	-	-	Both the Codicote Road Business Area and the Nup End Business Park are located in the Green Belt. As worded, does the policy add any further local considerations which are not covered by paragraph 154 of the NPPF or the Development Management policies in the Local Plan? If the policy is to be retained, it could it be simplified to: "Within the defined Codicote Road Business Area, as shown on the Policies Map, proposals for new business space or expanding existing businesses premises will be supported where it is well designed, is proportionate to existing buildings, respects local character, residential amenity, highway safety and complies with North Herts parking standards."	Policy change	**Use wording suggested in Health Check. Nup End is a purpose built commercial area and fully built out. The Centre, 46-52 Codicote Road has also been included as an accessible business area.** **Add text about The Centre 46-52 Codicote Road including a Farm Shop, and other commercial enterprises are hosted on this site (entrance is not in the parish).**	-	NHDC
COD8	Existing Facilities	-	32	COD 8 Facilities The list is missing two important facilities - The farm butchery: 75 High Street Sunnys premier-stores: 152-154 High Street	Policy change	**Include Premier Stores and 2nd Welwyn (Oaklands) Scout Group Hut, 40 Canonsfield Road)** **Additional text needed for Community Facilities.**	CD 03	
COD9	New Facilities	-	-	The reference to village residents in criterion (b) should be deleted. New community facilities should be accessible to any user of the facility by a range of transport modes.	Policy change	**Amend criterion b. to start "They can be accessed by ..."**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD11	Local Green Spaces	-	34	COD 11 Green spaces Missing 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 and this can be seen in overhead satellite images, for example see Google Maps. Taylor Woodrow purchased the site and said that the orchard would be protected for the village. Missing Codicote Lodge has a walled kitchen garden with orchard, Codicote Environment Group surveyed in 2003 and found 48 mature mixed fruit trees. Are the Perry trees at the former Little Orchard site at Rabley Heath sill there?	Policy change	**Add as LGS?**	CD 03	
COD11	Local Green Spaces	-	-	The Orchard that was planted as a part of the Wimpey site to the north of the village? Wasn't that intended to be for the potential residents?	Policy change	**The orchard to be included as a LGS.**	CD 27	
COD11	Local Green Spaces	-	-	A review of the policy wording is recommended and could, for example, simply state: "Inappropriate development will not be permitted unless justified by very special circumstances."	Policy change	**Amend para II as recommended**	-	Other
COD11	Local Green Spaces	-	-	Welwyn Parish Council has designated the southern part of Singlers Marsh in our NP and request you designation the northern part so the whole Marsh area will enjoy added protection and further support the protection of the river.	Policy change	**Include the northern part of Singlers Marsh as a Local Green Space, explain the coordinated approach with WPC and update text, photographs etc.**	-	WPC
COD11	Local Green Spaces	-	-	Additional LGS identified	Policy change	**Add The Great Field as LGS**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD12	Traffic and Safety	-	-	It requires a proportionate (rather than proportional) transport assessment for major development. The NPPF and associated guidance refer to the circumstances where a transport assessment or perhaps a transport statement (smaller impacts) would be required and feasibly the policy could include reference to the latter.	Policy change	**Replace "proportional" with "proportionate" and the second sentence to read "Smaller developments or where a smaller impact is anticipated would require a transport statement, in accordance with the NPPF and planning practice guidance.**	-	Other
COD12	Traffic and Safety	-	-	The second para would be clearer as: "Where necessary, mitigation measures arising from transport assessments/statements should address matters of congestion, pollution, highway safety including pedestrians and cyclists."	Policy change	**Replace para II as suggested**	-	Other
COD12	Traffic and Safety	-	-	As currently drafted, the policy duplicates the provisions of Policy T1 in the Local Plan in that transport assessments are required and that applicants are required to demonstrate how a development scheme will be served by public transport, provide routes for pedestrians and cyclists and how those links will be secured. It should be deleted. As described previously in these comments, S106 contributions can only be secured where they would assist in mitigating otherwise unacceptable development to make it acceptable in planning terms. Paragraph 002, Reference ID: 23b-002-20190901 sets out when planning obligations can be sought by the local planning authority.	Policy change	**Retain paragraph I. but with small addition identified in the Health Check Amend paragraph II to: Para II first two sentences change as per Health Check. Delete final sentence.**	- NHDC	
COD13	Public Transport	-	-	The meaning of the first part of the policy is unclear; for example, what is specifically meant by 'should be capable of being served by local public transport services'?	Policy change	**Add "existing, new or improved" after "served"**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD13	Public Transp ort	-	-	This policy should be deleted from the Neighbourhood Plan. The requirements set out in Criterion (I.) duplicate the provisions of Policy T1 in the Local Plan and are unnecessary here. Criteria (II.) and (III.) are not issues which can be addressed through planning policies.	Policy change	**Amend to read:** **I. The masterplanning of major residential development should allow, where appropriate, the development to be capable of being served by public transport 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 vouchers.** **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.**	-	NHDC
COD14	Active Travel	-	-	If the policy is designed to apply to major housing schemes, then it should more clearly state that is the case and include some flexibility. Can cycle storage at community facilities be implemented?	Policy change	**Add "Where justified, major developments ..." to replace "Development proposals" in both paras I and II and** **add add "Contributions collected under the provisions of Policy T1 of the Local Plan, could contribute to the provision of "secure ..." to the start of para III.** (See fully revised policy combining COD14 & COD15)	-	Other
COD14	Active Travel	-	-	Provision of school cycle paths, especially following new development next to school	Policy change	**Add: "including school cycle path provision"** (See fully revised policy combining COD14 & COD15)	CD 25	
COD14	Active Travel	-	-	Relates to COD14 & COD15 - We appreciate that the Neighbourhood Plan would like to promote active travel and travel routes. There is an opportunity to merge these policies together and set out a series of criteria which should be addressed in development proposals.	Policy change	**Merge policies under a new title "Safe and Accessible Active Travel".** (See fully revised policy combining COD14 & COD15)	-	NHDC
COD15	Active Travel Routes	-	-	The policy applies to all developments which is not justified.	Policy change	**Add "Where justified, major developments ..." to replace "Development proposals" in both paras I and II** (See fully revised policy combining COD14 & COD15)	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD15	Active Travel Routes	-	-	Policy should make greater reference to people needing to have access to wider destinations through active travel.	Policy change	**Amend first paragraph of policy after "throughout the parish" adding "and to wider destinations".** (See fully revised policy combining COD14 & COD15) **Update all references to these policies.**	-	HCCE
COD16	Water Supply	-	-	The policy should be positively worded, for example planning permission will be granted for developments that achieve… Part II of the policy goes beyond the regulatory powers of the planning system and duplicates other regimes which are in place. This should be deleted from the policy.	Policy change	**Begin I: "All residential developments should be positively designed to achieve …." "Amend II. to: 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.**	-	NHDC
COD17	Landscape and Views	-	-	Supporting photographs etc are in Appendices I and J and should be referenced in the policy.	Policy change	**Make reference to Appendices I and J**	-	Other
COD17	Landscape and Views	-	-	LVIA requirement should be proportionately required	Policy change	**Amend III by adding "proportionate" before "landscape"**	-	Other
COD17	Landscape and Views	-	-	Remove reference to Codicote Lodge	Policy change	**Re-word VIEW 8 to "From Heath Lane looking …" and Re-word VIEW 14 to "From Footpath 2 looking south east"**	CD 78	
COD17	Landscape and Views	-	-	The word "only" should be deleted from the 1st sentence in criterion (I.) and in the last sentence of criterion (III.). The wording of criterion (III.) could be simplified by deleting "using an appropriate methodology". It is not clear what an appropriate methodology is and this could be open to interpretation. View 1 - URC should be spelt out in full to ensure that the policy is clear. Are there are other views in the wider neighbourhood planning area which should be identified in the Plan?	Policy change	**Delete "only" in paragraph I and III Retain wording about appropriate methodology for a LVIA but give examples in text. Replace URC with United Reformed Church. A new View has been added (VIEW 15 from Mansells Lane/Bury Lane).**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD18	Biodiversity	-	44	The three Local Nature Reserves of Singlers Marsh, Danesbury Park and Mardley Heath straddle the borough boundary and are managed for biodiversity and ecological benefit through management plans, by WHBC, with government funding.	Policy change	**Replace last sentence of paragraph I of the policy with: "The following areas are particularly important:"** **Add a new paragraph after 8.3.2 to reflect the fact that Singlers Marsh, Mardley Heath and Danesbury Park are in Welwyn Hatfield Borough/Welwyn Parish and that they are managed by WHBC etc.**	-	WHBC
COD18	Biodiversity	-	-	National policy does not need to be repeated. We suggest amending the wording of paragraph I.	Policy change	**Finish first sentence at "gains."**	-	NHDC
COD19	Green Corridors	-	-	Update name of Policy to Wildlife Corridors	Policy change	**Update prevents confusion with NHDC Green Corridors which are primarily for leisure use.**	-	Other
COD20	Climate Change	-	47	COD 20. Should include something the lines of: Hedgerows, Trees and Verges. Existing should be retained within a new site and along the boundaries. If removal is necessary replacement by no less arboriculture or amenity value. The boundaries of new developments should retain and protect existing trees and hedgerows to minimise the impact. Landscaping schemes should include predominantly native species.	Policy change	**Add a further para to COD20 as suggested.**	CD 16	
COD21	Heritage Assets	-	-	Policy could be reviewed and potentially omitted. Part 3 does not appear to address designated assets.	Policy change	**Retain policy. Insert Policy No for Views (overridden as sentence removed). (See also amends in response to NHDC comments)**	-	Other
COD21	Heritage Assets	-	-	Note that it contains useful notes on heritage assets which might be identified in the future. However, part III will need clarifying as it considers non-designated heritage assets. HCC would therefore suggest that this paragraph is included in policy COD 22. A version could remain in this paragraph which discusses heritage assets which might be identified in the future and are potentially worthy of designating	Policy change	**Replace paragraph III with the following: "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 21).**	-	HCCE

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD21	Heritage Assets	-	-	The policy should be deleted from the Neighbourhood Plan as it does not provide any additional policy guidance beyond that which is set out in the NPPF and the Local Plan for decision makers when considering development proposals and the effect that they might have on designated heritage assets. In addition, the 2nd sentence of criterion (I.) is an aspiration rather than a planning policy which could be included in the supporting text and the final sentence which relates to key views in the Conservation Area is a statement, rather than a policy. Criteria (III.) is unnecessary as heritage assets which are not yet known about are undesignated heritage assets and, therefore, should be included within Policy COD22, Non-designated Heritage Assets.	Policy change	**Remove final sentence which is in the text. Amend second sentence to "Development proposals that could worsen the on-street and pavement parking issues must provide appropriate mitigation solutions." For III see HCC Environment comment.**	-	NHDC
COD22	ND Heritage Assets	-	50	What is the reason for Node Park to be included as a Non Heritage Asset? No consent has been given to Hertfordshire Gardens Trust to carry out research on the gardens at The Node. No one has had the decency to discuss this with the present residents of The Node or in fact given notice of meetings etc to understand more about the drafting of or preparation of the Neighbourhood Plan. I've seen it because the WI sent round links to this survey. You state that you have included all residents in the parish which is incorrect. You clearly don't want to include views from here as we have not been asked for our opinion!	**Policy change**	**Reference to The Node removed from this policy**	CD 16	
COD22	ND Heritage Assets	-	-	Remove reference to Codicote Lodge	Policy change	**Remove "and at Codicote Lodge" in first sentence of paragraph II**	CD 78	

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD22	ND Heritage Assets	-	-	Confusion caused about reference to 'Codicote Village Sign"	Policy change	**As requested by NHDC, add "High Street" to the entry**	CD 78	
COD22	ND Heritage Assets	-	-	Note that it contains useful notes on heritage assets which might be identified in the future. However, part III will need clarifying as it considers non-designated heritage assets. HCC would therefore suggest that this paragraph is included in policy COD 22. A version could remain in this paragraph which discusses heritage assets which might be identified in the future and are potentially worthy of designating	Policy change	**Insert a new paragraph V: "Proposals which may have an impact on non-designated heritage assets identified through archaeological investigations; historic parks and gardens researched by Hertfordshire Gardens Trust; or other assets identified by the local community should be considered under this policy (COD 22).**	-	HCCE
COD22	ND Heritage Assets	-	-	Support the reference made to Herts historic environmental record, however it is noted that desk-based archaeological assessments are not always appropriate	Policy change	**Amend paragraph IV, now V by adding "or other relevant assessment" after "Historic Environment Record".**	-	HCCE
COD22	ND Heritage Assets	-	-	It would be helpful if "High Street" could be added to the bullet points for the Peace Memorial Hall and the Village sign for those readers less familiar with the Parish. The two gardens identified in the policy, Node Park and Codicote Lodge, could be added to the list of non-designated heritage assets and criterion (III) could be amended to reflect how development proposals should consider these assets.	Policy change	**Add "High Street" after the PMH and Village Sign. Insufficient boundary detail available to add Node Park. Codicote Lodge to be deleted.**	-	NHDC
COD23	Spending Priorities	-	-	Criterion II) of the policy states that funding should directly benefit Codicote's residents. Given that there are a number of small hamlets and settlements in the wider Parish, this should be amended to the Parish's residents. The policy refers to the project plan in Appendix E. In the longer term it would be helpful if this could be made available as a separate document on the website.	Policy change	**Amend paragraph II to "residents of Codicote Parish."** **Project Plan will be provided on the PC's website and updated regularly.**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
	General comment	-	-	Request from home owner to change the front cover photograph	Photo change	**Replace front cover photo**	-	Other
COD1		-	-	HCC recommend including Healthy Streets indicators to influence design of urban spaces https://www.healthystreets.com/what-is-healthy-streets	Para change	**At this stage I suggest we include a new paragraph providing the website link and explaining the purpose of the indicators, as a reference rather than a policy requirement**	-	HCCE
COD8	Existing Facilities	-	-	Elsewhere in the Neighbourhood Plan, the Peace Memorial Hall is described as the Village Hall. It would be useful is this is consistent throughout the document to avoid any confusion.	Para change	**Amend paragraphs 6.2.20 & 6.2.21 to clarify there is only one village hall - the PMH**	-	NHDC
COD10	Recreational Space	-	-	Without clear evidence as to the value and location of the valued spaces, the policy requirements may not be warranted.	Para change	**NHDC happy with wording so retain. Make better reference to introductory text.**	-	Other
COD11	Local Green Spaces	-	-	Provide evidence that landowners have been notified of the proposed designation	Para change	**Notify landowners and add information to the Consultation Statement**	-	Other
COD17	Landscape and Views	-	-	Some views from the Conservation Character Statement are included but most are not - explain	Para change	**Add to para 8.2.3 noting views replicated and others not.**	-	Other
COD18	Biodiversity	-	44	We support conserving and enhancing biodiversity, in particular Singler's Marsh, Danesbury Park, Mardley Heath and the River Mimram Corridor which straddle our parish boundary. Our objective is to link up green spaces and footpaths from Tewin Water, through Digswell to Welwyn and Singlers Marsh, to the river's source near Whitwell. Achieving Local Landscape Designation (an initiative proposed by Tewin Parish Council, for the whole of the Mimram valley would enable greater protection for the precious chalk stream. Our intention is to use develop contributions, where required, to help secure delivery. We would welcome	Para change	**We have included our length of the river in a green corridor.** **We could add our support for the Local Landscape Designation with a re-write of paras 8.4.3 and 8.4.5?**	-	WPC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
				continuity of this initiative across the parish boundary.				
COD18	Biodiversity	-	-	The legibility of Appendix N could be enhanced as aspects of its detail would be difficult to decipher and apply in practice	Para change	**Add into para 8.3.7 reference to contacting HENM for detailed maps.**	-	Other
COD18	Biodiversity	-	-	The Policies Map is designed to guide decisions on habitats, rather than to provide a zonal approach or fixed guidance for the assessment of development proposals. The "green areas" include, for example ancient woodland which are subject to more stringent policy protections than the "where avoidable" in the policy	Para change	**Amend paragraph 8.37 to make it clear that paragraphs II to IV refer to Hertfordshire Ecological Network Mapping as stated.**	-	NHDC
COD19	Green Corridors	-	-	The 10m buffer zone for the River Mimram is not justified.	Para change	**Include requirement by Environment Agency received on previous NPs when they had the resources to reply.**	-	Other
COD20	Climate Change	-	-	Provide a definition of Green Infrastructure	Para change	**Reference NPPF annex 2 glossary**	-	Other
COD22	ND Heritage Assets	-	-	Some items mentioned in the CAA are not in the NP - why?	Para change	**Identify the non-designated buildings that make a positive contribution to the conservation area from the Character Statement.**	-	Other
COD22	ND Heritage Assets	9.3.1	-	HGT has not researched the gardens of Codicote Lodge.	Para change	**Remove reference to HGT involvement in researching Codicote Lodge**	-	HGT
COD22	ND Heritage Assets	9.3.2	-	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 building.	Para change	**Add new para after 9.1.1 to include HGT's explanation**	-	HGT

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	1.1.3	6	Replace "adopted" with "made".	Para change	**Add a sentence before "Once" in para 1.1.3 "Following a successful Examination and Referendum, the Neighbourhood Plan will be brought into force or 'made'.** **Update all instances replacing "adopted" with "made"**	-	Other
-	-	1.1.3	6	Check all references to the NPPF are the current version	Para change	**Update all references to the NPPF**	-	Other
-	-	1.2.2	6	The addition of specific cross references to the Basic Conditions and Consultation Statements and where these may be found (eg include links) would be informative.	Para change	**Add to para 1.2.2 "The Basic Conditions Statement and the Consultation Statement which accompanies the Neighbourhood Plan are available on Codicote Parish Council's website." [add link]**	-	Other
-	-	1.1.3	6	The reference to paragraph 30 of the NPPF is not accurate and should be amended in the submission version of the Neighbourhood Plan. The paragraph states: "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 nonstrategic policies that are adopted subsequently."	Para change	**Amend the paragraph to quote the NPPF exactly. Replace "September" with "December".**	-	NHDC
-	-	1.4.3	8	Paragraph 1.4.3 should be amended to include a more specific explanation of how the plan will contribute to sustainable forms of development (as this is a Basic Condition)	Para change	**Insert a new paragraph above 1.4.3: Refer to sustainable transport, water supply and drainage, ensure development is sustainable including business development, refer to vision, refer to 3 overarching principles of sustainability, and creating sustainable communities and embrace the principles of sustainable development.**	-	Other
-	-	1.5.5	8	Reference where the data from the parish survey and open days can be found	Para change	**Amend as suggested**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	1.4.2	8	There are a couple of minor errors in the following paragraphs: There is a word missing at the start of the 1st sentence and there is a rogue reference to the September version of the NPPF.	Para change	**Add "The" to the start of the paragraph and change "September" to "December".**	-	NHDC
-	-	1.5.8	9	Amend tense of "subsequently revise and test"	Para change	**Amend to "subsequently revised and tested"**	-	Other
-	-	1.6.1	9	Wording refers to Reg 16	Para change	**Update for final submission version**	-	Other
-	-	2.1.6	10	The NP contains a clear vision statement at paragraph 2.1.6. This could be tweaked to include an appropriate reference to sustainable forms of development (e.g. final sentence). It would be helpful and informative to explain how this vision has been derived, particularly in terms of the community feedback received; a cross reference to a more fulsome explanation that could be provided in the Consultation Statement may be helpful.	Para change	**Insert a new paragraph:** **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 Herts Local Plan.**	-	Other
-	-	2.1.3	10	Last sentence in this paragraph states "An increase in school size is also becoming essential." We note that the school has already been expanded so would therefore suggest that this last sentence is removed.	Para change	**Remove the last sentence of the paragraph in line with other amends that were made about the school.**	-	HCCE
-	-	2.1.5	10	The statement in paragraph 2.1.5 is partially correct but the explanation conflates affordable housing with home ownership ("buyers"), whereas the majority of secured affordable housing is normally for rent to those on the Council's housing register	Para change	**Remove para as no longer relevant to the content of the NP.**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	2.2.1	11	Similarly, paragraph 2.2.1 sets out the themed objectives for the NP. Whilst the table is useful, it would be helpful for the plan to provide a little more narrative explanation as to how these have been identified, how they relate to the policies which follow and how they would specifically assist in delivering the vision; a cross reference to the Consultation Statement which could explain these matters more expansively, in the context of community feedback received, would be prudent.	Para change	**Amend para 2.2.1 to add:** **", 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."**	-	Other
-	-	3.1.1	13	Paragraph 2.1.1 should explain what a Category A village means (i.e. include a reference to NHDC and the NHLP)	Para change	**This will be amended to remove reference to a Category A village as per NHDC comments.**	-	Other
-	-	3.1	13	Several paragraphs of medieval/post medieval history suggested as an addition to this section, including: 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. According to the Doomsday Book there were two corn mills and about 100 inhabitants in 1086. St Giles Church built in about 1110.	Para change	**Most of the suggested text is already included. However, the paragraph on large estates/farms will be added to this section (excluding Codicote Lodge), and mention of the Doomsday Book at the start of 3.1.3**	CD 27	
-	-	3.1.1	13	There is a reference in the final sentence to Codicote being classed as a Category A village which is not the case. Paragraph 4.15 in the Local Plan describes Codicote as one of five villages which can support higher levels of growth than the Category A villages. We would suggest that it is simpler to delete the reference to Category A villages and re-phrase the sentence to describe the role of	Para change	**Delete "It is classed as a category A village which means it" and replace with "The village".**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
				Codicote in providing facilities for the surrounding villages.				
-	-	5.2	19	The Codicote Neighbourhood Plan should state clearly that development outside the settlement boundary will not be considered or supported by the CNP unless the policies in the CNP are met in full.	Para change	**Add an intro Section 5 as a new 5.2 which describes the boundary of the village/Green Belt and where development should be located.**	CD 27	
-	-	5.4.1	21	Note that Codicote Bottom floods.	Para change	**Add a note that Codicote Bottom floods to the paragraph.**	CD 78	
-	-	5.4	21	Codicote sits above a Principal Aquifer. Surface water flows from Bury Lane towards the High Street, from the north towards the High Street, from the south towards the High Street and from Heath Lane towards the High Street and meet in a low point before flowing east towards Valley Road. The plan in Appendix G surface water should include an enlargement of the village area, valley road etc which shows the risk of flooding within the village. A pond to the west of the village, on the outer edge of the village along St Albans Road appears to flood in heavy rain. Older properties along the High Street contain or have contained internal wells hence Pond House etc. There are also several springs around the village.	Para change	**Useful information will be added to 5.4. The areas of the village subject to flooding will be mapped in more detail.**	CD 27	
-	-	5.5.1	22	Reference declining bat populations and Red List.	Para change	**Link to JNCC https://jncc.gov.uk/our-work/ukbi-c8-mammals-of-the-wider-countryside/#:~:text=Bats%20are%20believed%20to%20have,declines%20of%20their%20insect%20prey. And International Union for Conservation of Nature's Red List of Threatened Species: https://www.iucnredlist.org/search**	-	Other
-	-	5.5.2	22	Replace "Architects and builders" with Carefully planned new developments"	Para change	**Amend as suggested**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	6.2.2	24	The pupil numbers at the end of this paragraph could be updated to reflect the latest Spring 2024 school census data (263 pupils)	Para change	**Replace the last sentence of the paragraph with "Pupil numbers as at Spring 2024 were 263."**	-	HCCE
-	-	6.2.10	25	Wording about pre-school has some inaccuracies, please see suggested wording below (sorry about the multiple boxes it wouldn't let me put it all in one box Codicote Pre-School is currently located at St Giles Parish Centre on Bury Lane. The services they can offer are limited by the times they can use the Parish Centre. Currently sessions are 9:15am - 1:15pm Monday to Friday term time for 2 year olds until they reach school age. With the expansion of government funding for childcare from September 2024 the age range will change to 9 months till until school age with longer hours of 9am-3pm. Pre-School are also working with Codicote C of E school to offer afternoon care to those that attend the morning only Nursery. Pre-school are working with Hertfordshire county council to extend hours with the government's current commitment to increasing funding for childcare for working parents.	Para change	**Amend para 6..2.10 with revised wording sent by email dated 28/08/24**	CD 01	
-	-	6.2.20	26	Paragraph 6.2.20 unnecessarily repeats much of the content of the preceding paragraph and should be amended	Para change	**Retain only the last sentence of this para.**	-	Other

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	6.3.5	30	We have suggested some alternative wording to simplify this paragraph	Para change	Replace with: "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."	-	NHDC
-	-	6.3.6	30		Para change	**Add to paragraph 6.3.6 "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."**	-	NHDC
-	-	6.5.2	31	Support should be provided in the NP or Consultation Station for each community facilities mentioned in COD8	Para change	**Amend NP or Consultation Statement to include this evidence**	-	Other
-	-	6.5.1	31	The word "District" in the 2nd sentence should be replaces with "Local Plan".	Para change	**Change as requested**	-	NHDC
-	-	6.5.2	31	The first sentence could be deleted	Para change	**Delete sentence as suggested**	-	NHDC
-	-	6.6.1	33	Paragraph 6.6.1 states that four parish recreational open spaces are described previously in the plan; however, the preceding paragraph 6.2.31 only refers to 3 main recreation areas	Para change	**Provide short description of Old School close in paragraph 6.2.31**	-	Other
-	-	6.7.1	33	The paragraph number for the reference to the NPPF should be 106, rather than 105.	Para change	**Change 105 to 106.**	-	NHDC
-	-	6.7.3	33	Paragraphs 6.7.3 & 6.7.4 set out the guidance given in the Planning Practice Guidance, it would simplify the text if this was given as a link to the website, rather than reproduce it here.	Para change	**Amend paragraph 6.7.3 to ensure the link is live, delete the third sentence. Retain the rest of the paragraph.** **Amend paragraph 6.7.4 deleting "there" in the second sentence.**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	7.2.2	35	This paragraph may need to have some general updates to reflect the current stages of development, as they can be read as a challenge to lawful planning permissions which have been assessed within the regulatory framework and have been deemed acceptable.	Para change	**Paragraph to be rephrased - please confirm status to of the concrete plant - is it built of just has planning permission.**	-	NHDC
-	-	7.2	36	Pollution /noise assessments for residential properties facing the High Street (include upper floor windows).	Para change	**Add before 7.2.9 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.**	CD 27	
-	-	7.2.1	37	We strongly support your view that major (and possibly smaller) development proposals should be accompanied by a proportional transport assessment and welcome your approach that assessments demonstrating a significant amount of traffic movements should consider the impact on local traffic congestion, with solutions not only mitigating the impact of congestion and pollution generated by that congestion, but also road and pavement safety for pedestrians and cyclists. We have major concerns that the sizeable developments around Codicote will throw considerably more traffic onto the B656 (southbound) that will cause major congestion along Link Road and the Welwyn Bypass in both morning and evening peaks – the A1(M) being itself congested at peak times. The impact of such traffic onto the only realistic southbound route has not, in our view, been properly appreciated as it crosses both parish and district boundaries. We would welcome some recognition of this issue in your Plan.	Para change	**Add a further sentence to paragraph 7.2.1: "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."**	-	WPC
-	-	7.2.18	38	In the 3rd sentence, "Ordinance" should be replaced with "Ordnance".	Para change	**Amend as suggested.**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	8.3.8	43	Biodiversity Metric 4.0 should now be referred to as the Statutory Metric, amend wording to read "Development should conserve and enhance biodiversity and deliver a net biodiversity gain, calculated using the Statutory Metric."	Para change	**Amend wording and delete third and fourth paragraphs.**	-	NHDC
-	-	8.4.1	44	Refers also to paragraph 8.4.2. Although paragraphs 8.4.1 and 8.4.2 provide some context, they do not help the reader to understand the role of green corridors in Codicote Parish and should be deleted from the Neighbourhood Plan.	Para change	**Amend references to 'Green' Corridors to "Wildlife Corridors'.**	-	NHDC
-	-	8.5	46	Make it clear why this section on Traditional Orchards is included in the NP.	Para change	**Tie this section up with Non-designated Heritage Assets COD22 and COD18 para I**	-	Other
-	-	8.5.1	46	There are many pollinators beyond bees and butterflies, suggest amending the wording to read 'Fruit tree blossom is an important source of nectar for pollinating insects'	Para change	**Amend as suggested.**	-	NHDC
-	-	9.2.5	48	The paragraph states that opportunities to address the issues of on street and pavement parking in the Conservation Area will be addressed using CIL. The Council does not have CIL and Section 106 contributions cannot be used to solve pre-existing issues. This should be amended in the text. Should this be reflected as a separate item in the Project Plan outlined in Appendix E or is it included in the public car park initiative?	Para change	**Replace second sentence with "Opportunities to address this issue will be sought by the Parish Council through the Project Plan (see Appendix E).**	-	NHDC
-	-	9.3.1	49	The tone of the introductory part of the paragraph feels very negative in its approach to the non-designated heritage assets in the Parish, which could be addressed through some re-wording of the paragraphs to emphasize the importance of these assets to the local community.	Para change	**Add to third sentence, before "Policy COD 22" "and in recognition of their importance".**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	10.1	51	This section could be expanded to refer to indicators to measure the success of the NP in applying policies and objectives in tabular form	Para change	**Include table with indicators or refer to this piece of work being done outside the production of the NP document.**	-	Other
-	-		Title	The title page includes the intended plan period over which the NP is intended to operate (2021-2031). Whilst the end of this period is presumably designed to reflect the NHLP, it is not clear why the start date is given as 2021. Consideration should be given to updating the plan period to commence in 2024. In either circumstance, the text of the plan should explain the plan period.	Para change	**Change start date of NP to 2024.** **Add a new para 1.4.1 "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.**	-	Other
-	-	1.5	-	Section 1.5 should explain that full details of the plan preparation process and the consultation engagement undertaken is available in the Consultation Statement (instead of a final reference at the end of paragraph 1.5.8	Para change	**Insert a new paragraph above 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."** **[include link]**	-	Other
-	General comment	-	-	The designated area of the plan is the Parish but the Plan consistently refers to the Village which is mostly incorrect. I would like to suggest that "the Village" is most often changed to "The Parish", "the Parish and "the Village", "the Community", "the Village Settlement" or "the Village Centre" whenever and wherever appropriate. For example in Objective 2.2.	Para change	**Check all instances of reference to the Village and take action as suggested**	CD 16	
-	-	7.2.8	-	Infrastructure the example is out of date as the concrete plant is built and up and running.	Para change	**Double check status of the concrete plant?**	CD 16	
-	-	8.3.2	-	Remove reference to Codicote Lodge	Para change	**Remove "and Codicote House (formerly Codicote Lodge)"**	CD 78	

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	9.2.4	-	Remove reference to Codicote Lodge	Para change	**Amend end of first sentence to read "include the eastern part of Heath Lane."**	CD 78	
-	-	9.3.1	-	Remove reference to Codicote Lodge	Para change	**Delete three references to Codicote Lodge - owner against inclusion in Policy COD22.**	CD 78	
-	-	9.2.3	-	Show Heritage Assets on a map and refer to Historic England documents.	Para change	**The best reference information for Heritage Assets is Historic England's website. A link to their search page will be added to 9.2.3**	CD 27	
-	-	7.2.15	-	We strongly support your observation of a lack of a direct, off-road footpath to the closest, and larger, village of Welwyn. The B656 has a footway only for part of the distance. However, although you rightly observe that Welwyn enjoys a greater range of facilities including doctors, dentist and shops as well as public transport bus services, the doctors' surgery in particular is subject to very heavy usage with extended waiting times to gain an appointment. Further, the distance between Codicote and Welwyn is such that many would opt for vehicular transport (hence the need for an effective bus service) and electing to use a car will only exacerbate our village centre parking issues as well as congestion and traffic-related pollution.	Para change	**Add a further sentence to paragraph 7.2.15: "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."**	-	WPC
-	-	9.3.3	-	This should include reference to potential below ground archaeological remains, in additional there should be more discussion on heritage assets that aren't designated as they lack formal protection	Para change	**Add to the end of the last sentence of the paragraph "including below ground remains".** See also additions suggested by HGT.	-	HCCE
-	General comment	-	-	It is not clearly reference within the NP that all areas outside the identified settlement boundary and allocated Gypsy and Traveller sites are designated Green Belt. Some of the policies which relate to new development	Para change	**Include text which explains this clearly**	-	NHDC

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
				could benefit from being framed as "within the settlement boundary".				
-	General comment	-	-	Section 7 of the NP is negatively worded. There are opportunities to frame the commentary around a more objective and succinct assessment of the context, as in the Design Code and refer to the following documents, either in terms of proposals or commitments they already contain or as the appropriate point of reference for addressing some of the issues raised. These could include: Local Cycle and Walking Improvement Plan (LCWIP); and Rights of Way Improvement Plan.	Para change	**Make reference to LCWIP and RoWOP in Section 7.**	-	NHDC
COD19	Green Corridors	-	-	I can confirm that GC4 [*although GC4 is quoted, reference is being made to GC3*] is shown to cross from Three Houses Lane though a number of private properties (including our own) towards Node Wood where public access is not permitted. It's not clear where the route is intended to start because the northern tip of the parish has been omitted. I would suggest that a 'Wildlife Corridor' maybe a more appropriate term. Wildlife corridors can be identified as a result of a landscape and visual assessment and highlighted to encompass areas of woodland, trees etc and shown on a proposed landscape structure plan.	Map change	**Accompanying text and Policy name make it clear that the Green Corridors in the NP are corridors for Wildlife.** **A map extract will be produced so the corridors can be seen clearly.**	CD 27	
COD19	Green Corridors	-	-	Has the label for GC1 on the Policies Map "slipped" underneath the turquoise and star shading for the River Mimram corridor?	Map change	**Amend map to make label visible.**	-	NHDC
COD21	Heritage Assets	-	-	Locate Codicote Conservation Area on a map.	Map change	**The two conservation areas will be added to the Policies Map**	CD 27	

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD22	ND Heritage Assets	-	-	Consideration should be given to pulling together the map labelled as A1 in Appendix A together with the information provided in Appendix O so that the information is in one place. This would be helpful to people using the Neighbourhood Plan who may not be so familiar with the Parish.	Map change	**Provide an extract for the village within Appendix O**	-	NHDC
-	-	4	18	The Green Belt is not shown on the Policies Map.	Map change	**Add NHDC Green Belt layer, which is now available on parish online to the Policies Map**	-	NHDC
-	-	7.2.16	38	Could a ROW map be included.	Map change	**A map has been requested from HCC. Officer currently on leave till 08.08.24**	CD 27	
-	Policies Map	-	-	LGS6 part owned by resident who objects to the LGS designation	Map change	**Remove small triangle of land south of footpath and replace map page 63**	CD 78	
-	Policies Map	-	-	Where is the Green Belt and Codicote settlement boundary (original and rolled back boundary) indicated in the document?	Map change	**As per NHDC comments the Green Belt settlement boundary will be added**	CD 27	
-	Policies Map	-	-	The parish boundary should be shown in its entirety. Information is currently omitted where the plan has been cropped.	Map change	**See NHDC comment. The map will be available digitally as a zoomable PDF. The PC should retain control of Map.**	CD 27	
-	-	-	-	The policies map doesn't show the full extent of the flood zones within the neighbourhood plan area.	Map change	**The policies map shows surface water flooding on a .Gov map. The area is virtually identical, but Flood Zone 2&3 map will be added.**	-	NHDC
-	-	3.2.6	14	Paragraph 3.2.6 includes a table which shows the proportion of dwellings with 1, 2, 3, or 4+ bedrooms. This is comparative only and may be more informative if absolute numbers of dwellings or percentages were included.	Figure change	**Include percentages & numbers:** **1 bed 137 9%** **2 bed 404 27%** **3 bed 446 30%** **4+ bed 515 34%**	-	Other
-	-	-	74	Figure 27: Remove reference to Codicote Lodge	Figure change	**Figure to read " From Heath Lane looking north east to 1/3 Heath Lane"**	CD 78	
-	-	-	77	Figure 33: Remove reference to Codicote Lodge	Figure change	**Figure to read " From Footpath 2 looking south east"**	CD 78	

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
COD1	Design Codes	-	-	There are some unresolved, circular references in the Neighbourhood Plan and in the Design Code which refer to each other. For example, page 27 refers to the character areas identified in the Neighbourhood Plan, whereas the Neighbourhood Plan refers back to the Design Code. This should be resolved to ensure that each document is clear.	Append change	**The 17 pages that comprise section 4.2 Village Layout and Character of the 1st Draft Codicote Neighbourhood Plan should be included as an Appendix to the NP, referenced with a title page and link to the document on the PC website. An explanation of this should be provided in section 5.2 of the NP.**	-	
COD11	Local Green Spaces	-	-	The evidence in support of any LGS designation should ensure that it addresses the criteria of national policy. NP Appendix F is informative but does not fulsomely explain why the areas are demonstrably special with a particular local significance; this is particularly relevant to areas such as LGS 9 and 10 for example. Appendix F should be reviewed and expanded (for example with additional narrative detail) to ensure that it proportionately explains how the NPPF criteria are satisfied in the proposed designations. Guidance is available from Locality on this matter.	Append change	**NHDC also comment that the specialness and local significance is not clear. Amend Appendix F to include 1. Photographs of the LGS and a short narrative on their specialness.**	-	Other
COD22	ND Heritage Assets	-	-	Appendix O could be supplemented with additional information on the assets' significance e.g. consultations, conservation area appraisals etc.	Append change	**Add further detail to Appendix O**	-	Other
COD22	ND Heritage Assets	-	-	Paragraph II of policy: HGT has researched the wider historic gardens of The Node (including lakes at Vanstone Park) and has added to HGT's Local List 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.	Append change	**Add note to Appendix O, the items noted in HGT's response: 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.**	-	HGT

Policy No.	Policy Name	Para	Page	Comment Summary	Action	Change Required	Res Id	Consult Id
-	-	-	78	APPENDIX J: Remove reference to Codicote Lodge in VIEW 6, VIEW 8 and VIEW 14	Append change	**Remove all five references in APPENDIX J**	CD 78	
-	-	-	83	APPENDIX N: Reference is made to Hertfordshire Ecological Network Mapping and the use of colour coding. It would be helpful for this map to have a key.	Append change	**Add key to colours on map.**	-	NHDC
-	-	-	86	APPENDIX O Remove reference to Codicote Lodge on pages 86 and 89 including Figure 37	Append change	**Delete page 86 and reference to Codicote Lodge on page 89**	CD 78	