

WELCOME

THANK YOU FOR VIEWING THIS PRESENTATION

Thank you for taking the time to view our virtual public exhibition and our emerging proposals for the development of up-to 43 dwellings and associated open space on Land at The Close, Codicote.

We value local knowledge and welcome your comments and views. All comments received will be carefully considered so please help us shape the proposal by filling out the feedback form. Alternatively, you can e-mail your comments to info@arplanning.co.uk at any point until **20th July 2023**.

THE SITE

The site, which is allocated for housing development in the North Herts Local Plan, covers approximately 2.44 ha and is located to the southeast of Codicote.

The western and southern boundaries of the site are enclosed by the back of existing properties and by parking courts with large garages. The northern and eastern boundaries abut open land, however, mature hedges and woodland areas run along these boundaries screening the site from views from the open countryside beyond.

The site can be accessed by Valley Road via The Close. Public Rights of Way 007 and 008 traverse the southern part of the site, and an informal path crosses the site from The Close to the northwestern corner.



MANOR OAK HOMES IS AN EXPERIENCED LAND PROMOTER PROMOTING LAND ACROSS THE HOME COUNTIES AND EAST ANGLIA.

AS A BUSINESS, WE HAVE A FOCUS ON COMMUNITY ENGAGEMENT, SEEKING TO ACHIEVE HIGH QUALITY DEVELOPMENT TO MEET IDENTIFIED HOUSING NEEDS.

WE ARE LOOKING TO BRING FORWARD AN OUTLINE PLANNING APPLICATION ON LAND AT THE CLOSE, CODICOTE.

WE ARE ENGAGING WITH NORTH HERTS DISTRICT COUNCIL AND LOCAL PEOPLE TO SEEK INPUT IN DEVELOPING A SCHEME WE CAN ALL BE PROUD OF.

THE TEAM

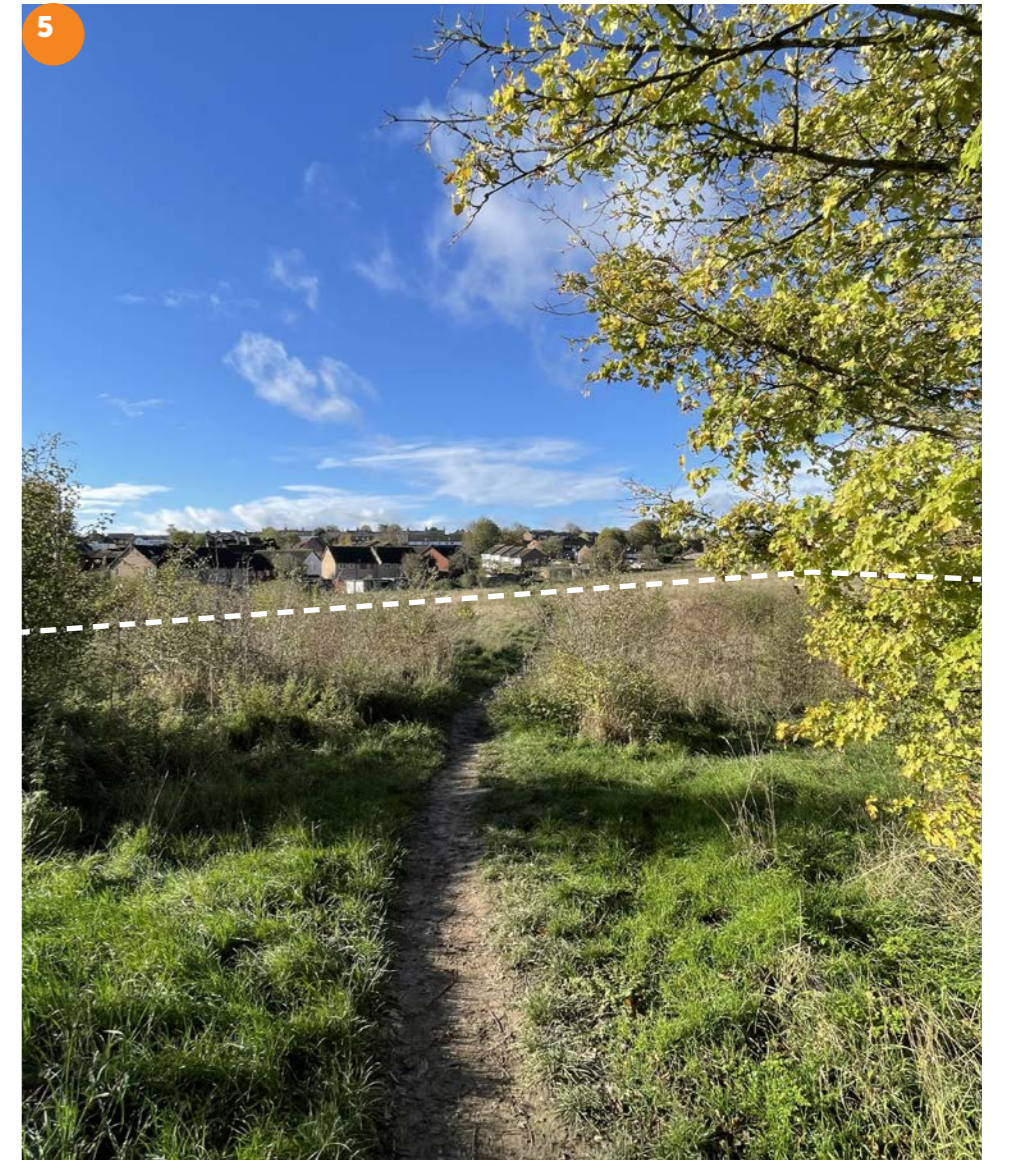


SITE LOCATION PLAN

— Site Boundary

THE SITE

Photographs of the site and its environs are provided below:



PLANNING POLICIES & LOCAL FACILITIES

PLANNING BACKGROUND

The site, CD3 Land north of The Close, Codicote, has been identified as suitable for housing development in the North Hertfordshire Local Plan 2011-2031, adopted Nov 2022.

Identified to deliver approximately 48 homes, the development proposals are expected to respond to the site specific criteria below:

- To provide an appropriate solution for site expansion of Codicote Primary School to accommodate pupils from this site.
- Contribute towards expansion of Codicote Primary School.
- Transport assessment considering the impact of the site on the village centre and minor roads leading to/from Codicote and securing necessary mitigation and improvement measures.
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.
- Address existing surface water flood risk issues through SUDs or other appropriate solution.
- Sensitive incorporation of Footpaths Codicote 007 and 008 as perimeter features around the site and a connection from the High Street to the wider countryside.
- Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.

Planning Application

The application when it is submitted will seek outline planning permission with all matters other than access reserved for consideration at a later date as part of a reserved matters application. The purpose of the application will be to establish the principles for development and will be accompanied by a Framework Plan that sets the spatial parameters for development and an Illustrative Masterplan, which shows the form the proposed built development could take.

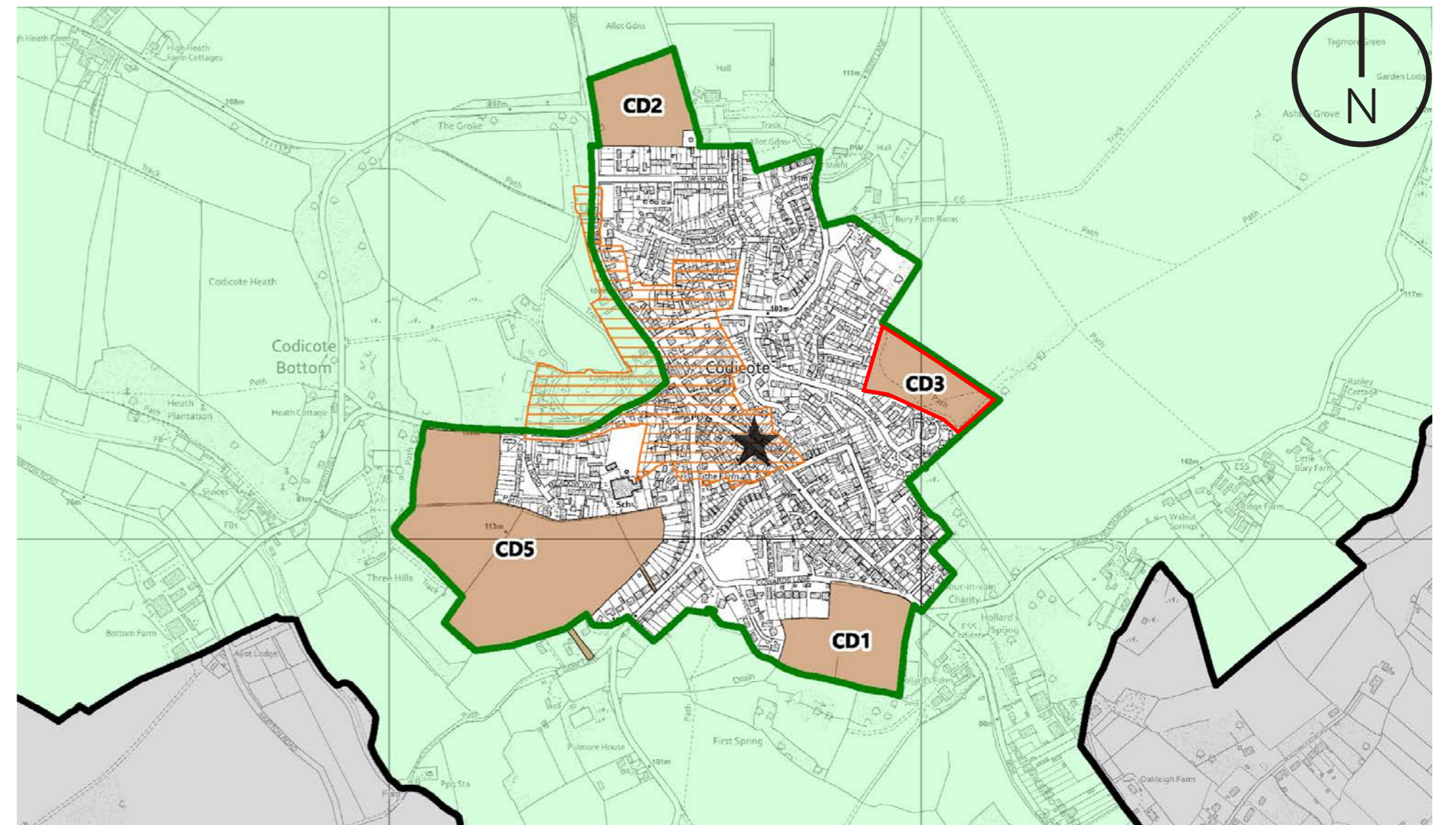
LOCAL FACILITIES

The site is in a sustainable location close to a wide range of facilities including:

- A well equipped High Street with a range of shops, pharmacy, post office, local businesses, pubs and restaurants.
- An infant school and a primary school within walking distance. A secondary school (Knightsfield) is located in Welwyn at approx 6.4 km.
- 5 local bus services running through Codicote connecting Stevenage with Luton from east to west and Hitchin with Welwyn Garden City from north to south.

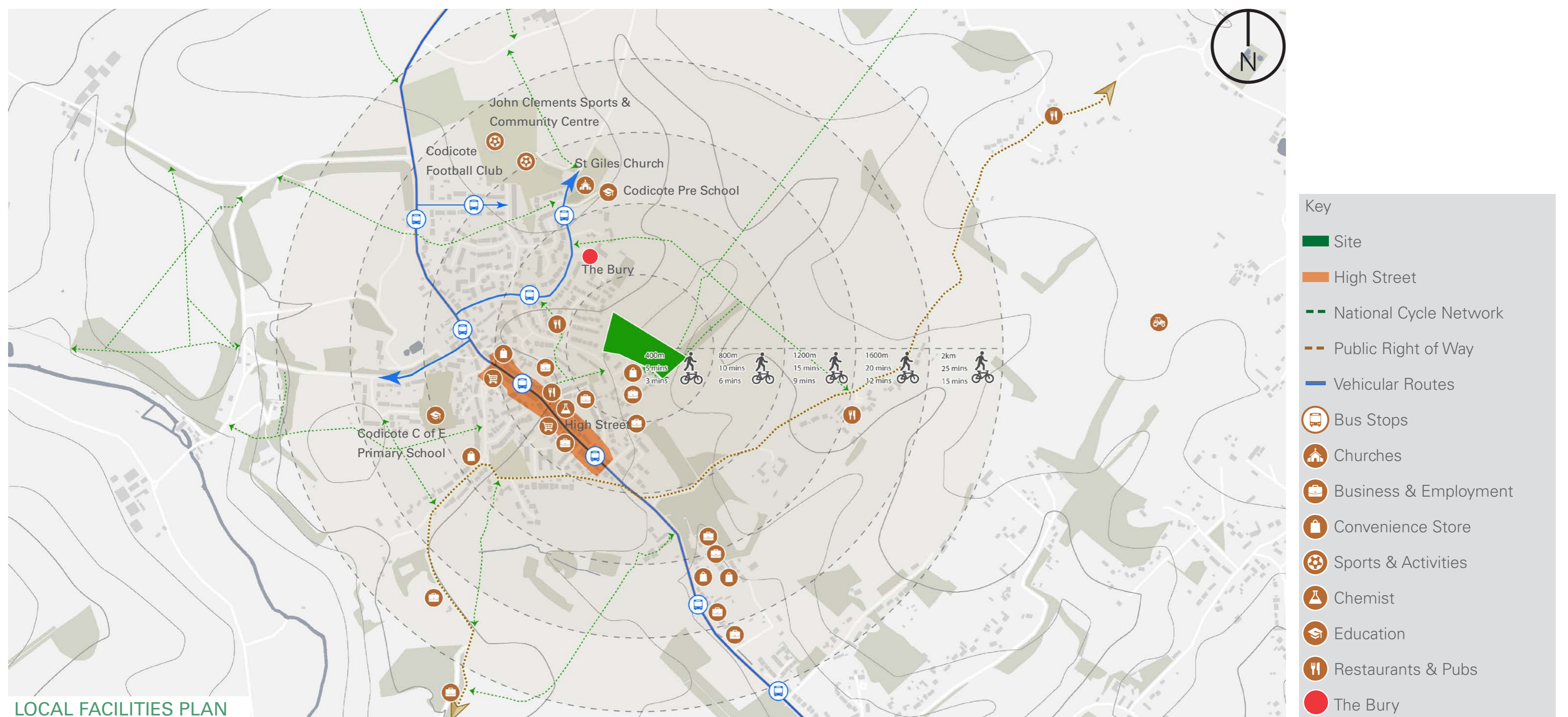
Pre-Application Discussions

We have submitted a request to North Herts District Council for pre-application planning advice and feedback on the proposed development. The advice received through that process will be reviewed alongside any comments received to this consultation before the application proposals are finalised. An account of the advice received will be submitted as part of the forthcoming planning application.



- A Peace Memorial Hall located within Codicote's highstreet and used for meetings, events and for various local clubs.
- Attractive countryside, pastures and agricultural lands providing local residents with access to nature and picturesque views.

Additionally, within the wider context larger settlements such as Hitchin, Welwyn Garden City and Luton offers higher order services, employment opportunities and an airport.



CONSTRAINTS AND OPPORTUNITIES

Since Manor Oak Homes acquired an interest in the site, considerable technical work has been undertaken by the development team. This has identified the following key features and constraints of the site:

CONSTRAINTS

- The site slopes from the northwest to the southeast, with the lowest and more levelled area located to the south forming a small valley.
- Part of the south-eastern extent of the site is at low to high risk of surface water flooding.
- A gas pipe runs within the site, along part of the southern boundary linking into a substation located adjacent to the main entrance into the site from The Close.
- A pumping station will be required on site with a 15m offset from future habitable dwellings.
- A category A tree located along the northern boundary together with the northern hedge and the woodland area to the south will require a 12 meter buffer.
- Landscape buffer and boundary enhancements are required to protect and enhance existing vegetation boundaries and to respect the visual amenity of surrounding neighbouring properties.
- The Grade II* listed The Bury is in relative proximity to the site however there is no meaningful relationship between them.

OPPORTUNITIES

The site has the potential to:

- Create a high-quality development including affordable homes and a housing mix to support local needs.
- Provide an all modes access from The Close with a new street integrating pedestrian paths and maintenance access to the gas substation.
- Create a characterful development, working with the site levels as much as possible and providing split-level houses, landscape embankments and some under-croft parking to take account of the site's topography while minimising the need for land movement and large retaining structures.
- The low-lying south-eastern extents of the site provides an opportunity for public open space and wetland habitat creation, including grassland areas, SuDS features and public footpaths.
- Provide appropriate back-to-back distances to respect the privacy of adjacent properties.







CONSTRAINTS & OPPORTUNITIES PLAN

Site Boundary	Existing Road	C Category Trees/ Low Retention Value (to be removed)	Rear of Existing Properties
Potential Site Access	Contours	C Category Tree/Vegetation Groups	Landscape Buffer
Potential Pedestrian Access	A Category Trees/ High Retention Value	Tree Shading	Herb Rich Grassland
Public Rights of Way (PRoW)	A Category Planning Policy NE4 12m offset	Root Protection Area	Close Range Views
PRoW 7- Section to be diverted	B Category Trees/ Moderate Retention Value	Low Flood Risk from Surface Water	15m Offset between Wet Well Chamber and Dwelling
PRoW 7- Potential diversion	B Category Planning Policy NE4 12m offset	Medium Flood Risk from Surface Water	Gas Easement
Existing Permissive Footpath	C Category Trees/ Low Retention Value	High Flood Risk from Surface Water	Substation
Potential Diversion of Permissive Footpath	C Category Planning Policy NE4 12m offset	Proposed Surface Water Infiltration Basin	

SITE PROPOSALS

THE VISION

























FOR THE SITE IS TO CREATE A:

-  High-quality place that seamlessly integrates with the existing context and forms a natural extension to the settlement.
-  Development that responds to the site's natural features with new open spaces created around key trees and hedges and with SuDs features designed as an integral part of the scheme.
-  Network of pedestrian links retaining and enhancing the setting of the existing Public Rights of Way and re-providing the well-used path connecting The Close with the north-western part of the site.
-  Healthy place with open spaces providing opportunities for recreation and biodiversity enhancements, linking into the existing movement and landscape network to integrate the development with the rest of the village.

The constraints and opportunities identified on the previous board, together with the expectations of the site specific policies, have been translated into a series of development parameters intended to guide any future scheme. These are shown on the Framework Plan below:

FRAMEWORK PLAN



- | | | | |
|---|--|--|---|
|  Site Boundary |  Development Parcel |  Existing Trees |  Ecological Area |
|  Potential Site Access |  Frontage |  Existing Hedges |  POS |
|  Potential Pedestrian Access |  Street |  Proposed Trees |  Green Corridor |
|  Existing Road |  Shared Surface |  Proposed Trees | |
|  Public Rights of Way (PRoW) |  Private Drive |  Proposed Hedges | |
|  Proposed Footpath |  SuDS |  Shrubs below trees | |
|  PRoW 7- Potential diversion |  LAP |  Development Verge | |

ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan below expands upon the parameters set by the Framework Plan and demonstrates the site's capacity to accommodate 43 units.

In summary, the masterplan shows:

- 43 no. new homes comprising a mix in size, type and tenure to reflect local identified housing needs, including 40% affordable homes.
- Built form no greater than two storeys in height.
- A form of development that responds to the topography of the site with the southern part provided as public open space providing a transitional space between the south-eastern Codicote settlement edge and the rural countryside beyond.
- New combined vehicular, pedestrian and cycle accesses via a continuation of The Close.
- Retention of existing Public Rights of Way Codicote 007 and 008 and reprovision along the main access street of the existing informal footpath that runs to the north west of the site.
- Public open space in the southern part of the site incorporating existing PRoWs and SuDS features providing sustainable drainage solutions and promoting habitat creation.

- Retention of important trees, woodland and hedgerows within the site and on its boundaries with enhanced landscape planting to reinforce the landscaped edges to the site and promote on-site biodiversity gains.
- Provision of a green corridor along the northern boundary that protects the setting of the existing Oak tree and the mature northern hedge and incorporates a new pedestrian route that meanders through the space linking the PRoWs with the north western corner of the site.
- Boundary enhancements including buffer planting along the southern and western site boundaries to conserve the visual amenity of neighbouring properties as well as the setting of the nearby Grade II* listed 'The Bury' house to the north.



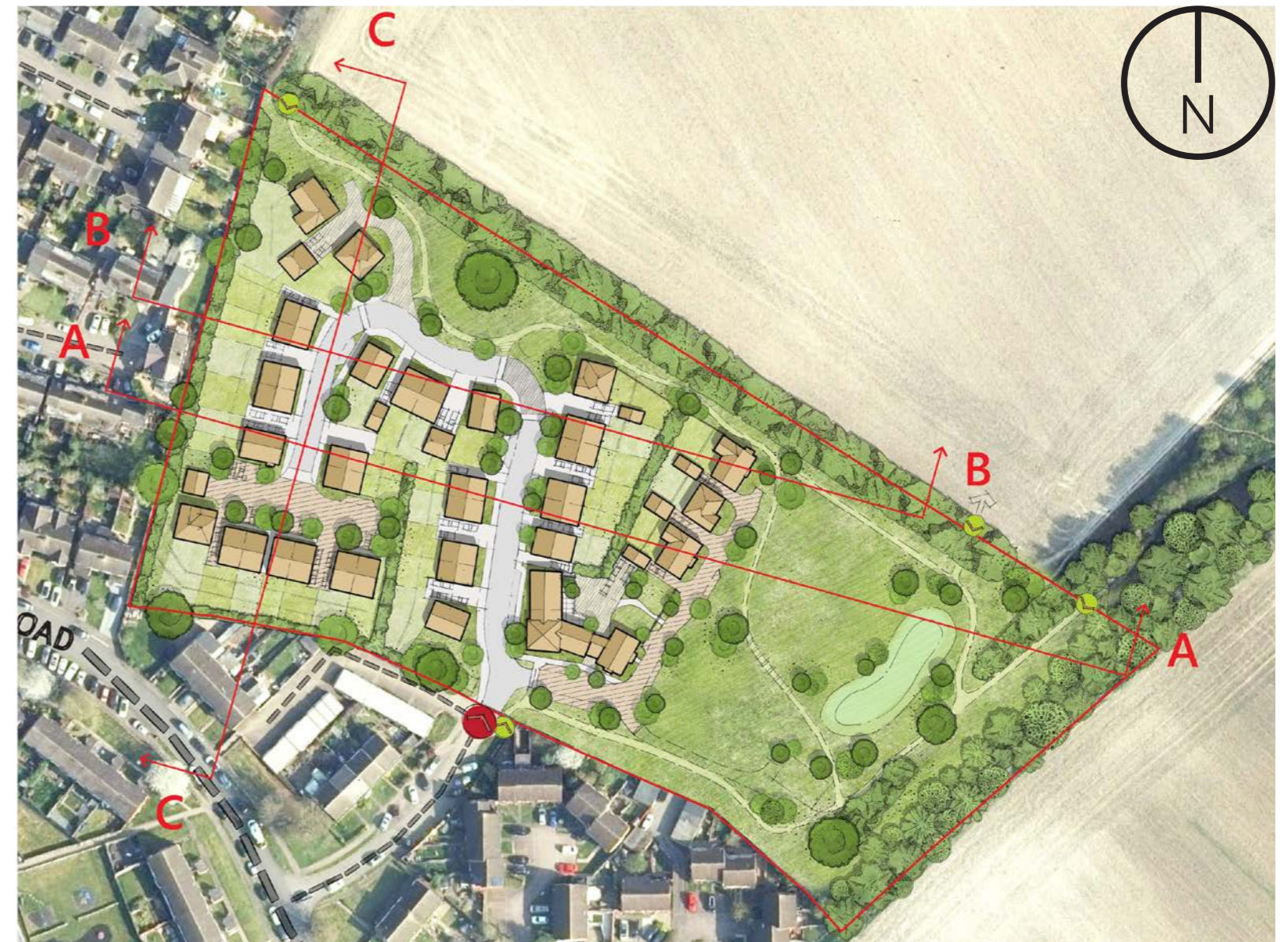
ILLUSTRATIVE MASTERPLAN

WORKING WITH SITE LEVELS

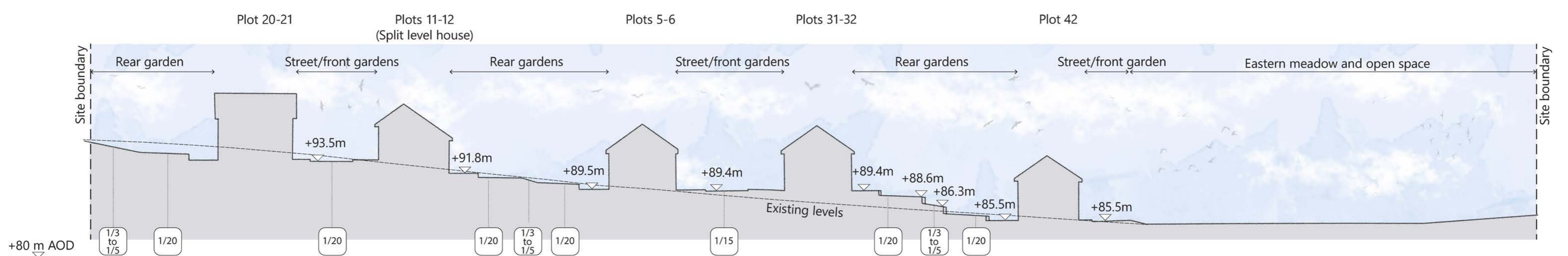
SITE LEVELS

The site sections shown below and to the right, demonstrate how the proposals seek to work with the existing site levels, minimising cut and fill as much as possible and the use of large retaining structures throughout the site.

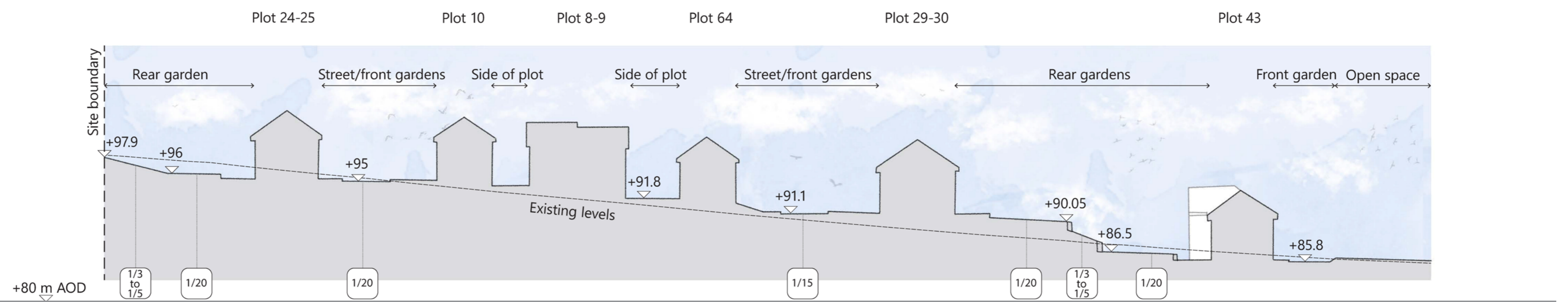
The proposals include a combination of split-level houses and undercroft parking in some blocks to make good use of the existing levels. Level changes between plots will be designed primarily as soft, landscaped embankments with some small retaining walls.



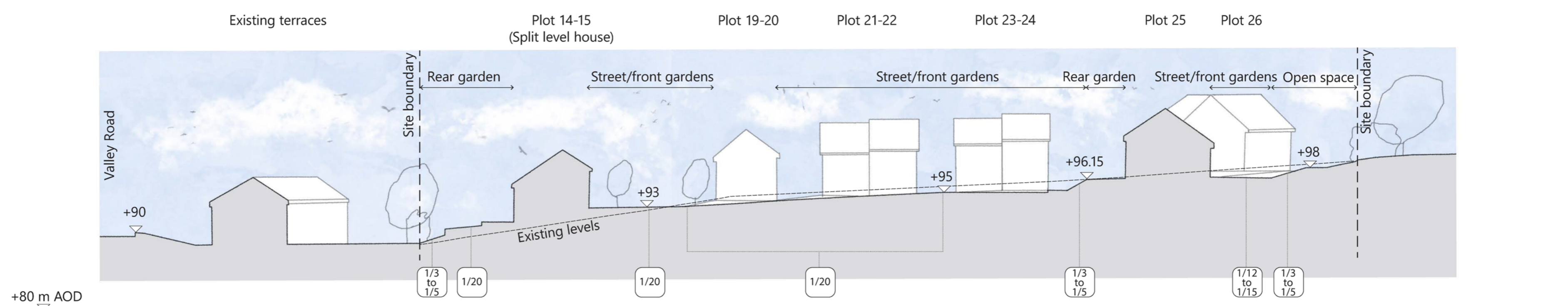
Location Plan @ 1:1500



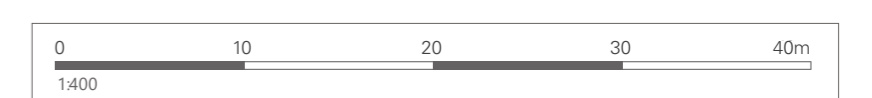
Section A-A



Section B-B



Section C-C



APPEARANCE

The proposals will be informed by the Local Authority guidances including the NHDCs Codicote Conservation Area Character Statement and the North Hertfordshire Local Plan 2011-2031 (site CD3). In addition, it will respond appropriately to site constraints, not least the topography of the site and its location on the edge of the settlement. The following design considerations are anticipated:

FORM

All dwellings will have a maximum of 2 storeys and be of traditional form inspired by the vernacular architecture found in the local area. The dwellings in the east of the site will have a more rural aesthetic, in keeping with their edge of settlement location fronting the open space and woodland area.

Buildings will be of simple design with some having bay windows and gables.

Most roofs will have eaves parallel to the street.

OPENINGS

Windows to be pane casements or sash, finished in a heritage colour to suit the aesthetic of the local area.

MATERIALS

Red brick will be the predominant wall material with brick course detailing and complemented by timber boarding.

Some key buildings will have flemish bond with red and blue bricks.

Plain red and brown roof tiles will be the predominant roof material.

BOUNDARY

Property boundaries will be defined through low hedgerows and planting.



SAMPLE OF LOCAL FEATURES



PANE CASEMENT WINDOW



DORMER WINDOW



PROMINENT CHIMNEY



RED AND BLUE BRICK FLEMISH BOND



TIMBER BOARDING ON BRICK FINISH



LANDSCAPE & ECOLOGY

LANDSCAPE STRATEGY

The landscape proposals shown on the Landscape Strategy Plan seeks to ensure that the development enhances the distinct character of the land and built environment. The site is identified as being covered by Landscape Character Area 205: 'Codicote Plateau' as per the North Hertfordshire Landscape Study (2011) and the guidelines provided are carefully considered as part of the landscape proposals for the site. The site is not washed over by any landscape-related designations either at a national or a local level. It is considered that development within the site should be underpinned by the following principles:

- Existing boundary vegetation shall be retained and enhanced where possible to maintain the character of the site and strengthen boundary vegetation cover where gaps occur.
- PRow Codicote 007 and Codicote 008 will be retained, enhanced and sensitively integrated into a new, high quality public open space, with informal footpaths incorporated into the green corridor running along the extents of the northern boundary.
- New areas of public open space to improve the amenity for new and existing residents while providing a transitional space between the south-eastern Codicote settlement edge and the rural countryside beyond.
- Practical yet aesthetically pleasing SuDS features to form an integral part of the open space in the south-eastern extents of the site, providing sustainable drainage solutions and promoting habitat creation.
- Key views from the north-western extents of the site towards the valley landscape to the south-east retained and incorporated within the green corridor along the northern boundary.



LANDSCAPE STRATEGY PLAN



1



2



3



4



5

PRECEDENT IMAGES

ECOLOGY AND NATURE CONSERVATION

The site consists of rank, neutral grassland and areas of scrub with a hedgerow/tree line along the northern boundary. A mature Oak is also present. The grassland is mostly species-poor, with Nettle and Cow Parsley dominant along the southern boundary. An area in the east of the site supports some wildflower species including Oxeye Daisy, Goat's-beard, Agrimony and Black Knapweed.

The grassland is currently unmanaged and, if this continues, the scrub and rank grassland species including Nettle, Bramble and Hawthorn will spread further across the site. The grassland supports a population of Slow-worms, a legless lizard that is widespread throughout Britain and is legally protected. The site is also used by a range of other wild animals including bats and nesting birds, with the northern hedgerow/tree line likely to be of value to bats, while birds will make use of the areas of scrub for nesting.

The strategy to maintain the ecology includes:

- Retaining the northern boundary hedgerow and trees, including the large Oak tree
- Maintaining a green space with substantial area of flower-rich grassland, benefitting butterflies, bees and other pollinators.
- Creating off-site wildlife habitat with grassland established to support Slow-worms, which will be carefully moved from site before development works begin. This habitat creation will ensure that the development will result in an overall increase in local biodiversity.



ADULT AND YOUNG SLOW-WORMS



ENCROACHING SCRUB



OAK TREE



BOUNDARY HEDGEROW AND TREE LINE FROM NORTHEAST



RANK GRASSLAND WITH NETTLES

ACCESS & DRAINAGE

ACCESS

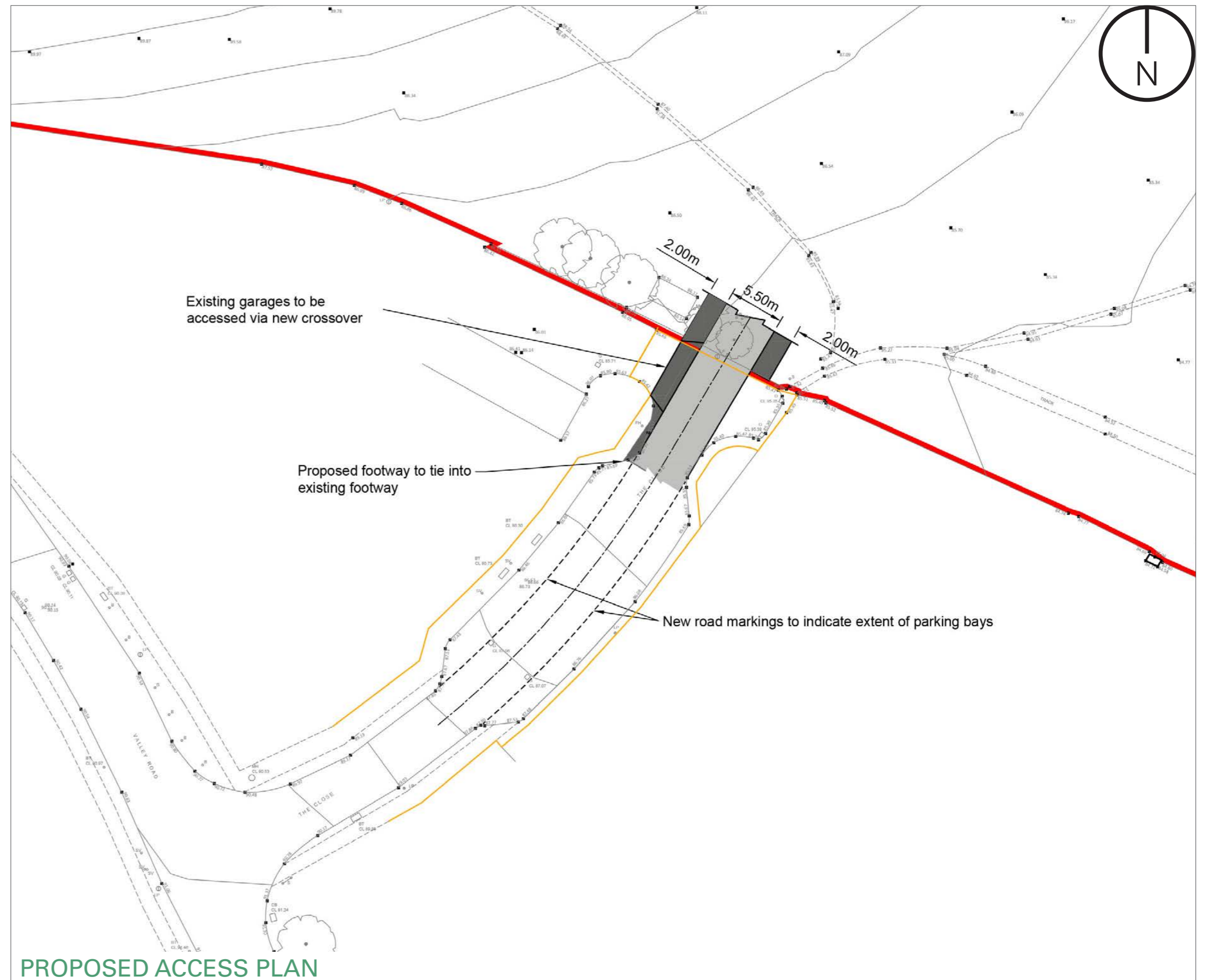
The proposed development will be accessed off The Close which also provides for pedestrian and cyclist access. An extension of The Close into the site will serve the development street with a width of 5.5m bound by 2no. 2m wide footways. To the right is a plan of the proposed access.

MOVEMENT & STREETS

The development will provide streets and spaces that retain and enhance the setting of existing pedestrian routes (PRoW 007 and 008) to continue to connect the site with the High Street and the wider countryside.

A new leisure pedestrian path will be provided along the northern boundary connecting the north-western corner of the site with the eastern PRoWs.

Streets within the development will have a different character designed in accordance with the design standards set out by the Hertfordshire County Council for developments up to 50 dwellings.



PROPOSED ACCESS PLAN

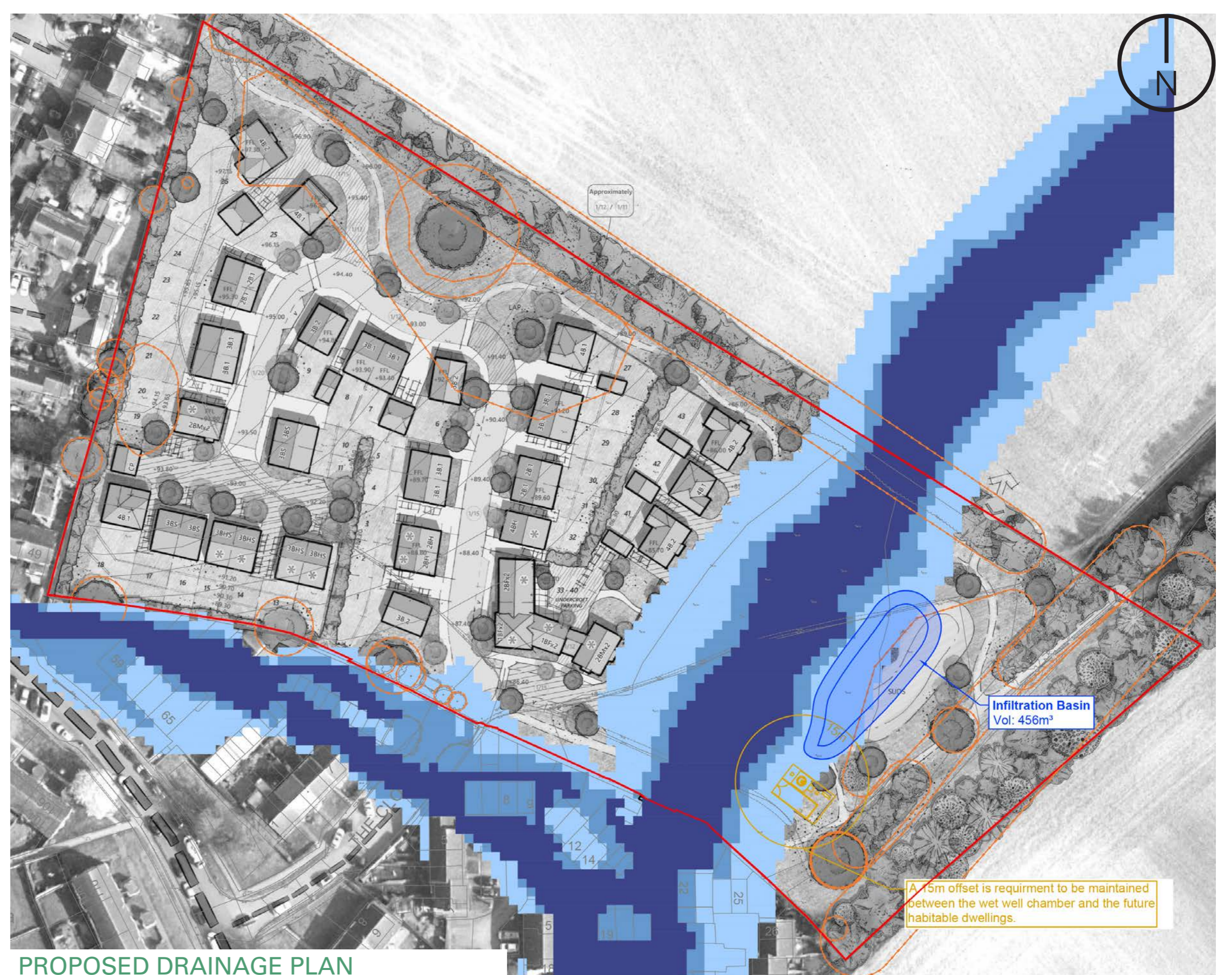
- Site Boundary
- Highway Boundary
- Carriageway
- Footway

FLOOD RISK & DRAINAGE STRATEGY

The site is at a low risk of flooding from all sources except surface water flooding. An area of high and medium surface water flood risk passes through the site to the east of the proposed dwellings. The built form has been designed to avoid the area of raised surface water flood risk. Therefore, the development is at a very low / low risk of flooding from all sources.

Infiltration testing has been undertaken and found that at the lower levels of the site that infiltration techniques are viable. As such surface water from the whole site will discharge via an infiltration basin located to the south east of the area of surface water flooding. Permeable paving and rain gardens will be incorporated upstream to provide further management of surface water.

Surface water drainage will be designed to accommodate a 1 in 100 year event plus climate change allowance



PROPOSED DRAINAGE PLAN

- Site Boundary
- Root Protection Area RPA
- Low Surface Water Flood Risk
- Medium Surface Water Flood Risk
- High Surface Water Flood Risk
- Proposed Surface Water Infiltration Basin
- Pumping Station
- Landscape Buffer

FEEDBACK

WHAT HAPPENS NEXT?

We value your feedback. Thank you for taking the time to look at our proposals.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the planning application.

We have entered into pre-application discussions with the Local Planning Authority and expect to be submitting an outline planning application in late summer.



THANK YOU FOR TAKING THE TIME TO VIEW THIS EXHIBITION.
DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS.

BY E-MAIL AT
info@arplanning.co.uk

ON OUR PROJECT WEBSITE:
<http://www.manoroakhomes.co.uk/project/cod-077/>



WWW.

WE WOULD APPRECIATE RECEIPT OF YOUR COMMENTS BY NO LATER THAN
20TH JULY 2023