

Appendix B : Codicote Neighbourhood Plan – Schedule of proposed modifications to the neighbourhood plan policies and supporting text

Where the Examiner has recommended modifications to policies, they are shown in **bold text**. Where the Examiner has suggested specific changes to the supporting text, these are shown in **blue bold italics**. Any proposed deletions, are shown with a strikethrough: ~~strikethrough~~

The proposed modifications to the text and the policies are shown in the order that they appear in the Neighbourhood Plan, rather than the Examiner's report.

Unless there is a specific comment made against the Examiners' recommendations, the District Council is in agreement with the Examiners' proposed modifications to the Codicote Neighbourhood Plan.

Proposed Modification No. (PM)	Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Codicote Parish Council (CPC)
	Section 2.2		CPC have updated a number of references to policies in the table setting out the Neighbourhood Plan Objectives to ensure the references are correct.
PM1	Policy COD 1 Designing with Design Codes	Amend the first sentence of Clause I. and delete Clause III. of the policy to read: <ol style="list-style-type: none"> <li>I. <del>Development proposals should demonstrate the highest</del> <b>Development will be supported where it demonstrates high</b> quality design, appropriate to the type of development proposed, and integrate well with their environment. Sites within or immediately adjacent to Codicote Conservation Area should have demonstrable regard to the Codicote Conservation Area Character Statement 2019 or its successor.</li> <li>II. High level codes including the National Design Guidance and Building for a Healthy Life (for homes and neighbourhoods) should be considered when producing proposals.</li> </ol>	The amendments ensure that the policy is more positively framed.

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		<del>III. The Codicote Design Codes and Guidance can be read as a standalone document which sets out expectations on design. It is an integral part of this Neighbourhood Plan against which planning applications will be assessed.</del>	
	Para 5.2.1	Remove Clause III from Policy COD1 and insert at the end of paragraph 5.2.1. to read:  Codicote Design Codes (CDC) were prepared specifically for the Codicote Neighbourhood Plan area in the summer of 2023, and the report was finalised in October 2023. The CDC provides area-wide design codes which form a statutory part of the Neighbourhood Plan. They were prepared having regard to the NPPF (2023) and the National Design Guide (National Model Design Code 2021), among other national design guidance documents, the NHLP and other local design guidance, and the Codicote Conservation Area Character Statement 2019. These are detailed in section 1.4 of the CDC. <b>The Codicote Design Codes and Guidance can be read as a standalone document which sets out expectations on design. It is an integral part of this Neighbourhood Plan against which planning applications will be assessed.</b>	
PM2	Policy COD3 Designing for Flood Resilience & Appendix G	Add the map submitted by NHC in its Regulation 16 representations.	NHC welcomes the proposed modification. We made representations during the consultation for a wider map to be included in the neighbourhood plan to show surface water and river flooding for the whole Parish, rather than just the area to the south of the village.

Proposed Modification No. (PM)	Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Codicote Parish Council (CPC)
PM3	Policy COD 4 Designing for Biodiversity	Amend Clause II of the policy to read:  In all residential schemes, <b>a ratio of</b> at least one swift brick or bat roost <b>per dwelling shall</b> <del>will</del> be included as an integral component of the design <del>of each house</del> , with groups of at least four bricks or roosting boxes provided on small blocks of flats.	The proposed modifications reflect the suggestions put forward by NHC in its representations.
PM4	Policy COD 5 Existing Businesses in the Retail Area	Amend the title of the policy to: <b>“COD 5 Existing Businesses”</b>  Amend Clause I to read as follows:  <del>In the High Street (Retail Area as defined on the Policies Map),</del> <b>In the Village Centre (as defined in Appendix K),</b> development requiring planning permission should retain retail or service uses, and premises with ground floor access should retain an active retail frontage.	The proposed modifications reflect the suggestions put forward by NHC in its representations.
	Para 6.3.5	Replace the final sentence of paragraph 6.3.5 to read:  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. <del>A map of the Codicote Local Centre, defined in the Local Plan is reproduced at Appendix K.</del> <b>A map of the Codicote Village Centre, defined in the Local Plan, showing the general location with a star and buildings edged and hatched being the buildings in commercial use, is reproduced at Appendix K.</b>	The proposed modifications reflect the suggestions put forward by NHC in its representations.

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PM5	Policy COD 6 Village Car Park	<p>Delete Clause II of the policy to read:</p> <p>I. Proposals for a village car park will be supported provided both the following criteria are met:</p> <ul style="list-style-type: none"> <li>a. It is an accessible location to serve customers of village businesses</li> <li>b. It has regard to the Codicote Design Guide</li> </ul> <p><del>II. Development proposals in the village which increase traffic to and through the High Street will contribute to the installation of this essential infrastructure improvement as mitigation.</del></p>	The proposed modification to the policy is welcomed. NHC was concerned that it would not have been possible to justify contributions towards a village car park from all developments within the parish.
PM6	Policy COD 9 New and Improved Community Facilities	<p>Amend Clause I of the policy to read:</p> <p>Proposals to improve or expand community and recreation facilities or provide new developments of <b>single use or</b> multi-use community facilities will be supported provided that the following criteria are met:</p> <ul style="list-style-type: none"> <li>a. They fulfil the needs of existing and future residents of Codicote</li> <li>b. They can be accessed by walking/cycling, mobility vehicles or public transport</li> <li>c. Suitable parking provision is made for disabled and mobility impaired users and</li> <li>d. Any adverse impacts would not outweigh the benefits</li> </ul>	The proposed modifications reflect the suggestions put forward by NHC in its representations.
PM7	Policy COD11 Local Green Space	<p>Amend Clause II of the policy to read:</p> <p>Inappropriate development within these designated areas will not be <del>permitted</del> <b>supported</b> unless justified by very special circumstances</p>	The proposed modifications reflect the suggestions put forward by NHC in its representations.

Proposed Modification No. (PM)	Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Codicote Parish Council (CPC)
PM8	Policy COD 12 Traffic Congestion and Road Safety	Delete Clause I. of the policy to read:  <del>I. Major development proposals should be accompanied by a proportionate transport assessment. Smaller developments or where a smaller impact is anticipated would require a transport statement, in accordance with the NPPF and current planning practice guidance.</del> II. Where necessary, mitigation measures arising from transport assessments/statements should address matters of congestion, pollution, highway safety including pedestrians and cyclists.	In our representations, we considered that the policy should be deleted from the neighbourhood plan because it duplicated the provisions of Policy T1 in the Local Plan. The proposed modifications address this concern.
PM9	Policy COD 13 Public Transport	Amend Clause II and Clause III of the policy to read:  I. The masterplanning of major residential development should, where appropriate, ensure that the development is capable of being served by existing, new or improved local public transport services which should complement the provision of safe walking and cycling routes. II. <b>Where appropriate</b> , Travel Plans should include information on local public transport services and, where feasible, incentives to use public transport e.g. travel subsidies III. S106 (or CIL) contributions collected under the provisions of <b>Policy SP7</b> <del>Policy T1</del> of the Local Plan, could contribute to the extension of public and community transport to serve new developments.	
PM10	Policy COD 14 Safe and Accessible Active Travel Routes	Amend Clause II of the policy to read:  Contributions collected under the provisions of <del>Policy T1</del> <b>Policy SP7</b> of the Local Plan, could contribute to the provision of secure and accessible cycle storage at community facilities and school cycle paths to schools.	

Proposed Modification No. (PM)	Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Codicote Parish Council (CPC)
PM11	Policy COD 16 Landscape Character and Important Views	<p>Add a paragraph before the policy:</p> <p><b>To assess the landscape and visual impact on Important Views, an appropriate methodology should be used. The use of Verified Views such as annotated photographs or photomontages are two such methods (see Historic England Research Reports Series 17-2019).</b></p> <p>Amend Clause III of the policy to read:</p> <p>Any development proposals within the identified views should include a proportionate landscape and visual impact assessment, using an appropriate methodology, of harm to <del>cherished</del> <b>important</b> views. Proposals where a <b>significantly</b> harmful impact is identified will be required to provide and implement effective mitigation measures</p>	The proposed modifications address the concerns raised in our representations.
	Para 8.2.6	<p>Delete the first sentence of paragraph 8.2.6. to read:</p> <p><del>Important Views listed in Policy COD 17 must not be affected by new development.</del> Detailed descriptions explaining why each Important View is special, photographs of Submission Neighbourhood Plan Page: 48 of 106 Date: 30/10/2024 Codicote Neighbourhood Plan Policies each Important View, and a map showing the approximate width and depth of the views can be found in Appendix I and Appendix J.</p>	
PM12	Policy COD 17 Biodiversity and Ecological Connectivity	<p>Amend Clauses II, III and IV to read:</p> <p>II. Development should be avoided on areas <del>coloured Green on the Hertfordshire Ecological Network Mapping</del> <b>containing habitats of principal importance as identified by Section 41 of the Natural Environment and Rural Communities Act 2006.</b> Where adverse impacts</p>	The proposed modifications address the concerns raised in our representations.

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		<p>on biodiversity are unavoidable, measures as set out in Local Plan Policy NE4 will be imposed.</p> <p>III. Development located in areas <del>coloured purple</del> <b>which are formally identified in a local strategy</b> on the Hertfordshire Ecological Network Mapping <b>or Local Nature Recovery Strategy</b> should contribute to enhancing ecological connectivity.</p> <p>IV. Development located in areas <b>identified as ecologically desirable for habitat creation but not in a local strategy</b> <del>coloured orange or adjacent to orange, purple or green areas on the Hertfordshire Ecological Network Mapping</del> should provide a wildlife corridor between existing biodiversity sites or in the direction of existing biodiversity sites.</p>	
PM14	Policy COD 18 Wildlife Corridors.	<p>Amend Policy COD 18 by replacing GC with WC in Clause I to read.</p> <p>The network of Wildlife Corridors in the Parish, as shown on the Policies Map, will be protected from the impact of harmful development, managed and where possible enhanced for wildlife. These include:</p> <p><del>GC</del> <b>WC</b> 1 The River Mimram from Valley Farm to Heath Lane</p> <p><del>GC</del> <b>WC</b> 2 Continuation of GC2 from Heath Lane to The Grove</p> <p><del>GC</del> <b>WC</b> 3 From Node Wood to the SW of Knebworth Park</p> <p><del>GC</del> <b>WC</b> 4 The River Mimran from St Albans Road, then NW through Catchpole Wood to First Spring II.</p>	The proposed modifications address the concerns raised in our representations.
PM13	Policy COD 20	Delete the final sentence of Clause I and delete Clause III of the policy to read:	The proposed modifications address the concerns raised in our representations.

Proposed Modification No. (PM)	Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Codicote Parish Council (CPC)
	Designated Heritage Assets	<p>I. In accordance with policies at district level and the guidance in the Codicote Conservation Area Character Statement 2019, Old Knebworth Conservation Area Character Statement 2011, and subsequent updates, the character or appearance of Codicote Conservation Area and its setting will be preserved, and where possible, enhanced. <del>Development proposals that could worsen the on-street and pavement parking issues must provide appropriate mitigation solutions.</del></p> <p>II. Proposals for development which have an impact on designated heritage assets in the Parish, should take account of the historic fabric of the asset, its significance and the contribution of its setting to that significance. Proposals should conserve or, where appropriate, enhance the asset or its setting.</p> <p><del>III. Proposals which may have an impact on heritage assets that are identified in the future and are worthy of designation should be considered under this policy (COD 20)</del></p>	
PM14	Policies Maps.	Clearly identify Viewpoint V9 and Local Green Space LGS 13 on the policies maps.	