

LAND SOUTH OF COWARDS LANE CODICOTE

DESIGN & ACCESS STATEMENT

JULY 2025



CONTENTS

INTRODUCTION	
CONTENTS	2
INTRODUCTION	3
DOCUMENT PURPOSE	4
DEVELOPMENT SUMMARY	4
PLANNING BACKGROUND	5
LOCAL CONTEXT	6
LOCAL ARCHITECTURAL CHARACTER.....	8
SITE & SURROUNDINGS	
THE SITE	10
SITE PHOTOS	11
CONSTRAINTS & OPPORTUNITIES	17
PARAMETER PLAN	
PARAMETER PLAN	19
DESIGN RESPONSE	
INDICATIVE MASTERPLAN.....	20
ACCESS STRATEGY	22
DRAINAGE STRATEGY.....	23
ECOLOGY STRATEGY	24
LANDSCAPE STRATEGY.....	25
DWELLING SCALE	26
DWELLING MIX	27
PARKING STRATEGY.....	28
STREETS & LANES	29
DWELLING DESIGN.....	30
SUSTAINABILITY & SECURITY	
SUSTAINABILITY	31
SECURITY	32
SUMMARY	
SUMMARY	33

PROJECT TEAM



HAWRIDGE
LAND

HAWRIDGE STRATEGIC LAND
LAND PROMOTION



Stantec

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DESIGN

INSITU DESIGN
URBAN DESIGN



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LANDSCAPE CONSULTANT



RGP

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HIGHWAYS CONSULTANT



create

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Merewood
Arboricultural Consultancy Services

MEREWOOD
ARBORICULTURAL CONSULTANT



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ENERGY & SUSTAINABILITY

INTRODUCTION

This Design & Access Statement has been prepared in support of an outline planning application submitted by Hawridge Strategic Land Limited in relation to land south of Cowards Lane, Codicote.

The site extends to 1.39 Ha with the primary access via an existing field access off Cowards Lane in the northwest of the site. Site topography rises from a low point in the southeast of 92.8m AOD to a high point by the site entrance of 99.2m AOD.

Indicative proposals suggest the site could accommodate up to 30 dwellings, providing a variety of tenures, including affordable homes.

Proposals have been informed by technical assessments of the site and a detailed consideration of North Herts Council planning policy guidance.

The scheme is landscape-led, with natural landscape assets retained and protected. The provision of accessible areas of considerable public open space and play space are key to the scheme, providing usable areas for relaxation and recreation.

The approach to development is based upon strong urban design principles and proposes a considerably designed, sustainable edge of settlement scheme. Proposals also ensure that the existing, well-used Public Right of Way (PRoW) that runs through the site is retained and accommodated. A consideration of the local context ensures that existing residential amenity is protected and appropriate separation distances between existing and proposed dwellings is observed.

The natural topography of the site has been utilised to ensure surface water is appropriately managed and controlled.

Access to and from the site has been assessed to ensure that vehicles, pedestrians and cyclists can enter and leave the site safely. Proposed pedestrian and cycle routes connect into the existing footway and PRoW networks to ensure access to local services and amenities.



DOCUMENT PURPOSE

This document has been prepared to provide an overview of the proposals for the site. It provides a detailed explanation of the proposals, the rationale behind them having regard to a thorough contextual analysis and how they would comply with the provisions of current design policy and guidance.

This planning application is being submitted in outline, with all matters other than access reserved for consideration at a later date.

Consequently, this document seeks to establish the principles for development, with the Parameters Plan setting the spatial parameters for the development.

Document Structure

This document introduces the main site features and identifies the opportunities and constraints of the site. A number of specialist assessments provide a framework around which the development layout has been built. The Parameters Plan features within this application as the plan for which planning permission is sought.

Whilst the Parameters Plan is the principal plan, a Concept Masterplan is also presented, suggesting a potential viable dwelling arrangement that the proposed development could follow.

Additional explanatory plans explain the Concept Masterplan in more detail, exploring aspects such as; dwelling mix, scale, access & movement, landscape, ecology and drainage.

DEVELOPMENT SUMMARY

The planning application comprises the following description of development:

Outline planning application for residential development with means of access for consideration and all other matters reserved for subsequent approval; demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works.

The proposed development comprises the following principal elements:

- Up to 30 dwellings, including 50% affordable housing (up to 15 dwellings)
- A range of house types, sizes and tenures;
- Vehicular and pedestrian access from Cowards Lane; and
- Open space for public amenity, recreation, attenuation, landscaping, and biodiversity.

The layout, orientation and scale of dwellings and development parcels respects the site

topography, existing arboricultural assets, the Public Right of Way and the siting and amenity of existing surrounding homes.

Natural landscape assets are retained and enhanced where possible. An area of public open space runs along the southern boundary, providing space for relaxation and recreation.

The approach to drainage has been carefully considered with engineered solutions utilised to appropriately manage surface and foul water.

Carefully designed perimeter development blocks promote wayfinding, enhance permeability and create an organic edge.

This Design & Access Statement presents the findings of a thorough assessment of the site and its surroundings. The proposals present a considered, high quality, sustainable scheme that accommodates natural assets and protects residential amenity.

MAIN SCHEME BENEFITS



PROVISION
OF NEW
PUBLIC
OPEN SPACE



UP TO
30
DWELLINGS



ON SITE
50%
AFFORDABLE
HOUSING



IMPROVED
CONNECTIONS
TO LOCAL
FACILITIES

PLANNING BACKGROUND

THE DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for North Herts Council comprises:

- North Hertfordshire Local Plan 2011-2031 (2022);
- Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026 (2012);
- Hertfordshire Minerals Local Plan 2002-2016 (2007).

The proposed development represents a significant opportunity to deliver the following economic, social and environmental benefits to Codicote and the wider area, including:

- The delivery of much-needed housing on a sustainable Site, creating a sustainable residential development adjacent to existing built form;
- The proposed development will contribute positively towards meeting the objectively assessed need for new homes within the District where a significant shortfall exists;
- The provision of 50% affordable dwellings, in compliance with Policy HS2 (Affordable Housing);
- A contribution to the local economy through the construction jobs phase of the development;
- The creation of new, accessible Green Infrastructure for new and existing residents, additional landscaping and planting throughout the Site; and
- A net gain in biodiversity.

The supporting technical documents submitted as part of the planning application collectively confirm that the proposed development would not have any unacceptable adverse impacts, subject to the recommended mitigation measures being put in place.

The proposed development represents a high quality, sustainable development which, when set against material planning and policy considerations should be supported and planning permission granted. As such, it is our view that the proposed development should be supported.

GREY BELT

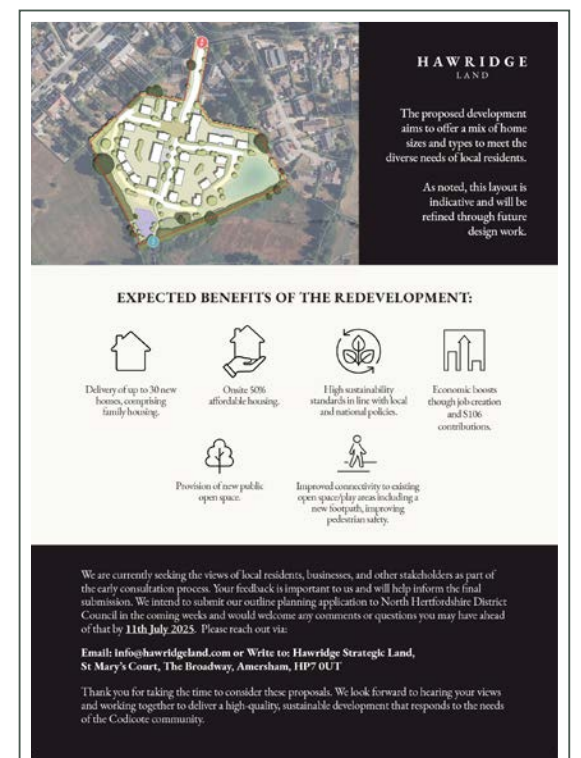
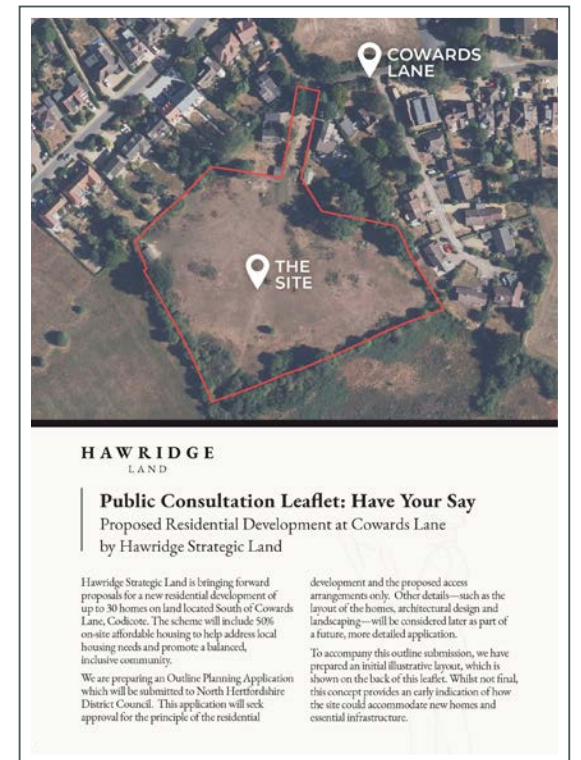
It is considered that the Site consists of grey belt land as set out in Annex 2 of the NPPF and accords with the Golden Rules in the context of housing provision on Green Belt land. On this basis, it is considered that the development of the Site should be supported by the Council, in accordance with national policy.

CONSULTATION AND ENGAGEMENT

Prior to the submission of this planning application, the local community were consulted on plans to develop Land South of Cowards Lane. A leaflet was distributed residential addresses in the immediate area surrounding the Site.

The leaflet contained a site location plan and concept masterplan and shared details of the proposed development, including key benefits to the local area. The leaflet encouraged the local community to get in touch with their views and feedback to help inform the final submission.

The feedback received has been considered by the Applicant and implemented into the development proposals and layout.



PUBLIC CONSULTATION LEAFLET

LOCAL CONTEXT

The site is located in a sustainable location, in the south of Codicote, approximately 400m from the town centre.

A number of services and amenities are located a short distance south within the town centre and accessible by existing footways from the site.

Codicote is a market town with a wide variety of services and amenities including; convenience stores, pubs, restaurants, independent shops, post office, a primary school, places of worship, community centres and a pre-school nursery.



THE GOAT PUBLIC HOUSE AND INDEPENDENT SHOPS

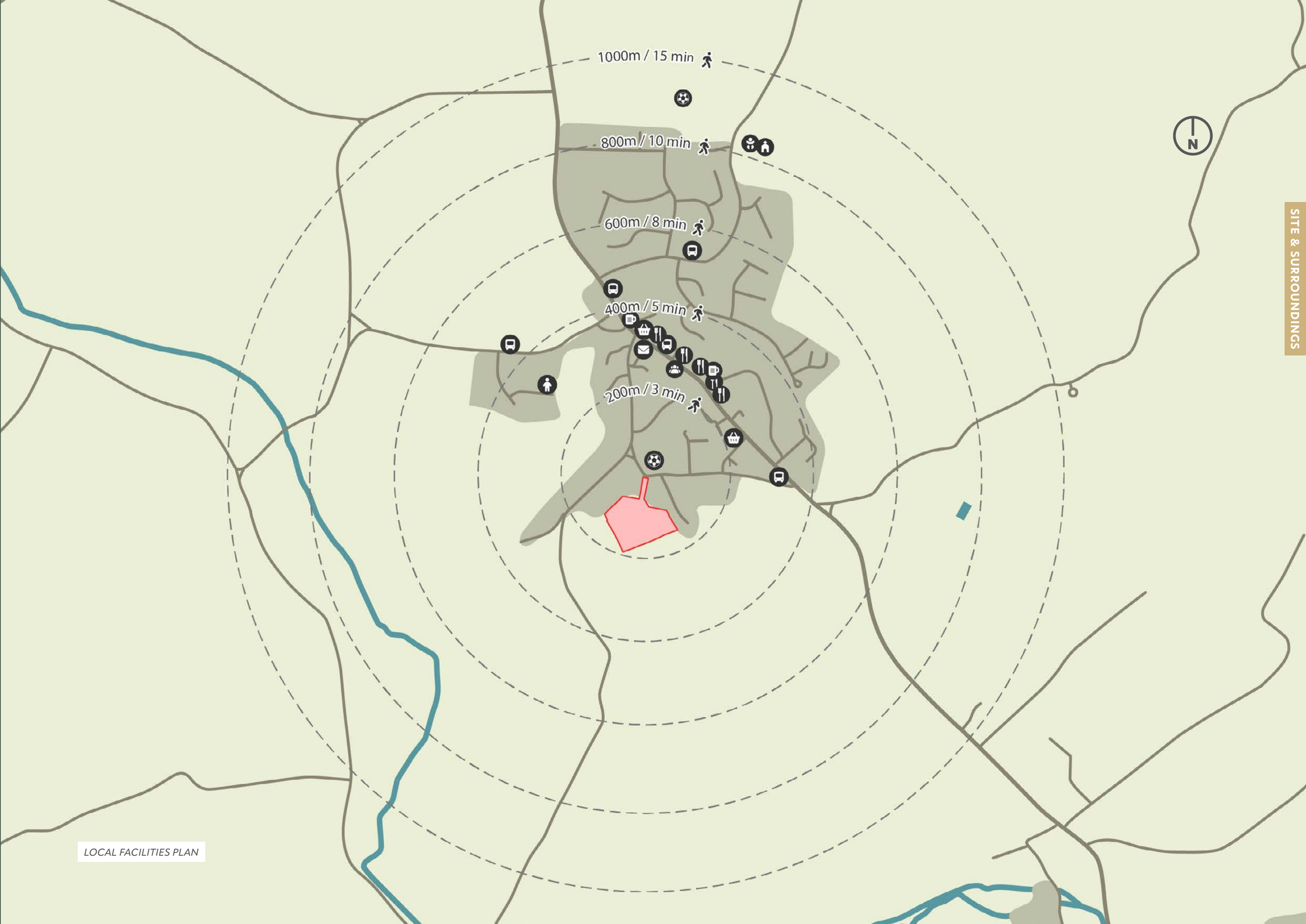


THE GLOBE PUBLIC HOUSE



COSTCUTTER CONVENIENCE STORE

SERVICE / AMENITY (NEAREST)		DISTANCE
	CODICOTE RECREATION GROUND	60m
	COSTCUTTER CONVENIENCE STORE	230m
	INDEPENDENT SHOPS (VARIOUS) ON HIGH STREET	240 - 350m
	RESTAURANTS (VARIOUS ON HIGH STREET)	240-250m
	BUS STOPS (SERVICES TO HITCHIN & WELWYN GARDEN CITY, LUTON & STEVENAGE)	260m
	THE GLOBE PUBLIC HOUSE	265m
	PEACE MEMORIAL HALL COMMUNITY CENTRE	265m
	CODICOTE C OF E PRIMARY SCHOOL	275m
	CODICOTE POST OFFICE & PARCEL COLLECTION	315m
	ST GILES CHURCH	840m
	CODICOTE CHILDCARE & PRE-SCHOOL	850m
	JOHN CLEMENTS SPORTS & COMMUNITY CENTRE	900m



LOCAL ARCHITECTURAL CHARACTER

An assessment of the local architectural character demonstrates an established local vernacular with red brick as the principal wall material - typified by flemish bond with red stretchers and red, or burnt header bricks.

Alongside red brick buildings, the streetscene is complemented by dwellings featuring pale coloured render, painted brick and dwellings finished with dark timber cladding to provide additional visual interest and variation.

Whilst full three storey or taller buildings are present in the town, the majority of dwellings within Codicote are two storey, with some accommodating rooms in the roofspace.

Rooflines are punctuated by chimneys and repeating gable elements, with some dwellings featuring hipped or pitched dormer windows and porches.

Both sash and casement windows exist within the town, commonly finished in white, or dark grey/green colours. Lintels are principally red arched or flat gauged arch, with some stone examples. Cills are primarily concrete, stone or GRP on modern examples. Front doors are finished in various colours.

A variety of roofing materials are prevalent in the area, including grey, brown and terracotta plain or pantiles and slate.

Most dwellings close to the town centre are set at the rear edge of pavement, or behind modest front gardens. Dwellings on the edge of the town have larger front gardens or driveways. Property boundaries are primarily defined by low red brick walls, estate style railings, low hedge or shrub planting or a combination of the above.



PROPERTIES WITHIN CODICOTE



PROPERTIES WITHIN CODICOTE

THE SITE

The site comprises paddock land used for grazing horses, extending to 1.39 Ha with a Public Right of Way "Footpath 023" running north to south through the centre of the site.

Topography of the site rises from a low point of 92.8m AOD in the southeast to a high point of 99.2m AOD in the north adjacent to the site entrance.

A single existing field access off Cowards Lane to the north would provide vehicular and pedestrian access to the site. An additional pedestrian access associated with the Footpath can be found in the southern corner of the site.

The site entrance in the north and the remaining northern boundary is delineated by two dwellings and their associated curtilages; Field House to the east and Marlin to the west.

Curtilages of existing dwellings along The Riddy form the eastern boundary, with existing, established tree planting defining the southern and part of the western boundaries. The rear gardens and curtilage of properties along St Albans Road delineate the remainder of the western boundary.

Existing, mature vegetation ensures the site benefits from a degree of containment, particularly when viewed from the south.



AERIAL PHOTO AND PHOTO LOCATIONS

SITE PHOTOS



VIEW EAST ALONG COWARDS LANE



VIEW WEST ALONG COWARDS LANE



VIEW SOUTH INTO SITE ("FIELD HOUSE" ON LEFT, "MARLIN" TO THE RIGHT)



VIEW NORTH TOWARD COWARD LANE ("FIELD HOUSE" ON RIGHT, "MARLIN" TO THE LEFT)



VIEW TOWARD SOUTHERN BOUNDARY



PANORAMIC VIEW OF THE NORTHERN, EASTERN AND WESTERN BOUNDARIES





VIEW SOUTHWEST SHOWING ESTABLISHED VEGETATION ALONG SOUTHERN BOUNDARY



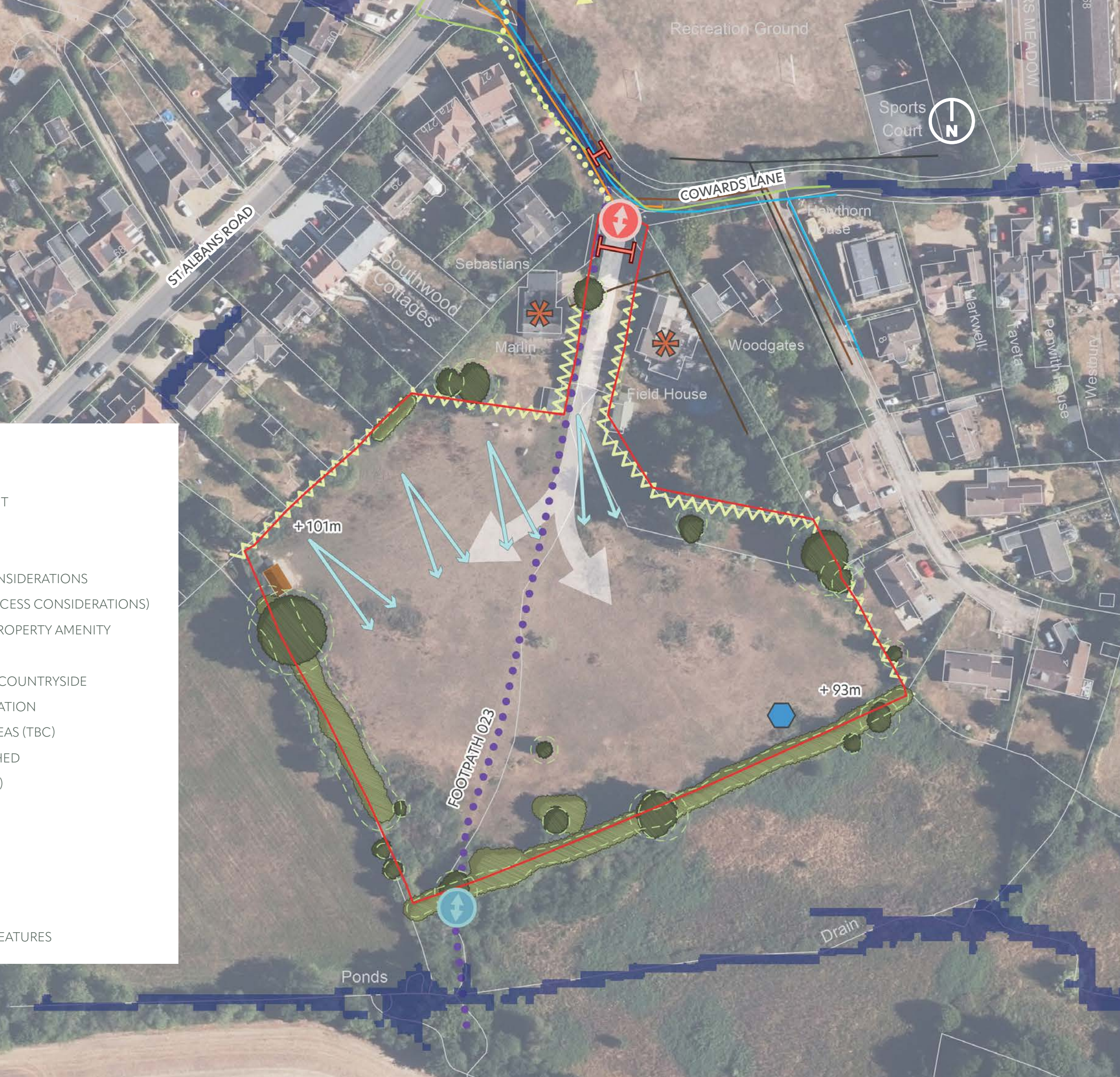
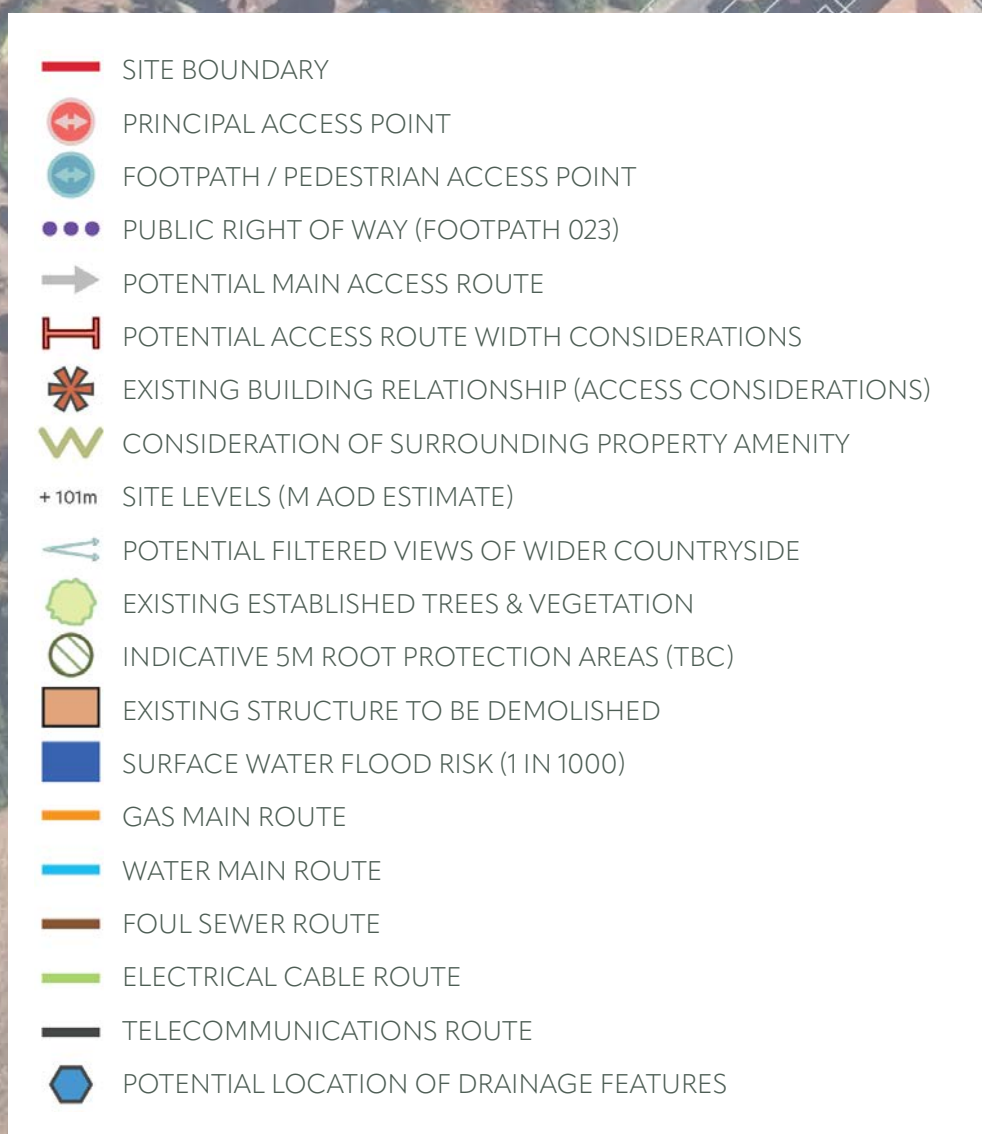
PANORAMIC VIEW NORTH TOWARD COWARDS LANE FROM THE SOUTHERN BOUNDARY

9



VIEW TOWARDS WESTERN BOUNDARY (MARLIN TO THE RIGHT)





CONSTRAINTS & OPPORTUNITIES

Technical assessments of the site have been undertaken by specialist consultants in order to understand the opportunities and constraints of the site. The findings are summarised below and within the adjacent plan.

LANDSCAPE AND VISUAL GREEN BELT APPRAISAL

Landscape and Visual Green Belt Appraisal

A Landscape and Visual Green Belt Appraisal (LVGBA) concludes that the proposed residential development represents a small-scale and visually discrete feature and would not result in any material landscape or policy contraventions, and the site is not subject to any landscape designations seeking to protect specific landscape value.

The proposed development would create only very limited and localised landscape and visual effects. By including additional mitigation around the site's boundaries, it can be further integrated into its surroundings. Overall, the proposed development would not constitute an unacceptable impact in landscape and visual terms.

Accordingly, the LVGBA concludes there is no landscape or visual reason why the site should not be developed and would therefore not result in material harm to the character of the surrounding area.

Landscape Opportunities

There is an opportunity to enhance the existing retained boundary vegetation and surrounding vegetation structure through the provision of additional vegetation planting. This would ensure that proposals would benefit from a high degree of physical and visual integration with the wider landscape.

The landscape approach suggests an opportunity for a considerable area of public open space to wrap around the south of the proposed development. This would accommodate drainage features, walking routes and recreation elements providing opportunities for play for local residents and visitors.

There is an opportunity for a Locally Equipped Area for Play (LEAP) to be accommodated in the south of the site, adjacent to the southern boundary. This would be overlooked by adjacent dwellings providing passive surveillance.

There is also an opportunity to create a new pedestrian connection west along Cowards Lane, providing access to the existing recreation ground north of the site.

HIGHWAYS & ACCESS

Access to the site is proposed via a priority T-junction arrangement off of Cowards Lane. The arrangement will comprise of 5.5m wide carriageway with visibility of 2.4m x 4.3m in both directions from the proposed access on Cowards Lane. The proposals include provision of a 2.0m wide footway on the western side of the road into the Site. Cowards Lane is subject to a posted speed limit of 20mph.

The existing Public Right of Way Footpath 023 would be accommodated within the 2m footway on the western side of the access point, then meander through the site and link to the pedestrian access in the south.

A Stage 1 Road Safety Audit (RSA) has been carried out for the proposed access strategy. The RSA has not raised any issues that can't be suitably mitigated at the preliminary or detailed design stage. Therefore, the proposed access to the site is deemed safe and suitable.

URBAN DESIGN

Outward facing development parcels create an organic form to the scheme that respects the wider landscape and surrounding properties. Dwellings should provide enclosure to streets and spaces within the scheme and around the periphery of the site.

Dwelling scale would be limited to two storey, drawing influence from local examples within Codicote.

FLOOD RISK & DRAINAGE

A Flood Risk Assessment (FRA) has been prepared in support of the application.

The Flood Map for Planning shows the Site is located within Flood Zone 1, which shows the site as having a low risk of fluvial and tidal flooding. The report corroborates this and concludes the proposed development is not at risk from fluvial or tidal flooding in the design event.

Additionally, the risk from surface water flooding to the Site and the proposed development is considered very low.

The risk of flooding from groundwater emergence at the Site and with appropriate mitigation implemented, it can be deemed that the risk to the proposed development is also low.

Utilising the natural topography, there is an opportunity to incorporate a deep borehole at the lowest point of the site. This feature would collect surface water run off from the development, before controlling the discharge of this water into local watercourses. A SuDS attenuation basin would also be proposed to show that all water can be attenuated safely in the event of failure of the boreholes, in accordance with Lead Local Flood Authority (LLFA) guidance.

TOPOGRAPHY

The site features a moderate change in topography, falling from a high point of 99.2m AOD in the north to a low point of 92.8m AOD in the southeast. Proposed dwellings should respond to site topography and avoid the need for engineered solutions.

LOCAL CONTEXT

The relationship to surrounding dwellings on Cowards Lane, The Riddy and St Albans Road must be considered. In particular, the existing residential amenity of those dwellings to the north flanking the site entrance should be accommodated through the use of appropriate separation distances and additional boundary planting, where required.

CONSTRAINTS & OPPORTUNITIES CONT.

ECOLOGY & BIODIVERSITY NET GAIN

An Ecological Impact Assessment considered the site suitable to support a variety of wildlife, including badgers, bats, amphibians including great crested newt (GCN), and nesting birds. A precautionary approach to site clearance activities will be taken to avoid impacts to any badgers, reptiles, amphibians and nesting birds within the site.

The report sets out several ecological enhancements, including creation of biodiverse habitats and provision of habitat features such as bird and bat boxes, and hibernacula.

Provided the recommendations and mitigation measures detailed within the report are implemented, the proposed development is not anticipated to have a significant residual impact on any ecological features that may be present within the site.

ARBORICULTURE

An Arboricultural Impact Assessment (AIA) and ground level survey covers all trees within and adjacent to the site.

The survey established the trees on the Site are not covered by a Tree Preservation Order nor are they located within a designated Conservation Area.

The AIA concluded that to facilitate the proposed development the removal of 3 category 'C' trees (T1, T8, and T9) and 1 category 'C' group (G4) trees would be required. It is considered the loss of these trees can be appropriately mitigated by additional planning elsewhere on the Site as part of the proposed development.

New tree planting is proposed along key boundaries and within the site to enhance the site's arboricultural and ecological value and to ensure the succession of tree generations would significantly improve the overall arboricultural quality of the site.

AIR QUALITY

An Air Quality Impact Assessment has been prepared to assess potential impacts associated with the proposed development during both construction and operational use.

The assessment of the potential impacts during the construction phase has shown for the proposed development, limited releases of dust and particulate matter are likely to be generated from on-site activities. Through good site practice and the implementation of suitable mitigation measures, the impact of dust and particulate matter releases may be effectively mitigated and the resultant impacts considered to be negligible.

A review of baseline air quality monitoring data indicates that NO₂, PM₁₀ and PM_{2.5} concentrations in the vicinity of the Site are likely to be below the relevant air quality objectives and therefore, the introduction of receptors to the area will not increase exposure to poor air quality.

It is considered that the Air Quality is not a constraint for the proposed development.

BUILT HERITAGE

A Heritage Statement has been prepared and identifies that the majority of listed buildings in proximity to the Site are located on High Street and St Albans Road. The report concludes that the proposed development will not result in harm to the significance of any of the listed buildings identified in the local area surrounding the Site, as there will no impact on the experience of the listed buildings, or on the ability to understand or appreciate their significance.

The report identifies the Site is approximately 230m to the south of Codicote conservation area and concludes that given the distance and intervening landscaping and existing buildings on St Albans Road, Tithe Close and Cowards Lane, the Site would be concealed and makes no contribution to the character of the conservation area through its presence. On this basis, there will be no impact caused to the character and appearance of the conservation area.

ARCHAEOLOGY

An Archaeological Desk-Based Assessment has been prepared to support the planning application submission. A review of the available evidence has confirmed that the study site has a low potential to contain archaeological finds and features dating from all periods. It also confirms there are no archaeological designated heritage assets (Scheduled Ancient Monuments Registered Battlefields or World Heritage Sites) within the Study Site or the wider 1km study area.

It is possible that some form of archaeological work will be required in respect of the proposed development in due course. This should be covered by an appropriately worded planning condition attached to any consent granted.

NOISE

A Noise Assessment has been prepared to determine whether noise offers any significant constraints to development the Site for residential purposes.

The Noise Assessment identified the primary noise source at the Site as road traffic from Cowards Lane.

The report concludes the site is considered a "low risk" site under the Pro-PG, with noise levels below the Lowest Observed Adverse Effect Level (LOAEL); therefore, if the Site is to come forward for residential development, noise must be considered, and it must be mitigated and reduced to a minimum.

Furthermore, the report suggests that the recommended maximum internal noise levels for each room use can be achieved through suitable glazing and ventilation.

It is considered that the noise environment of the Site is not a constraint for the proposed development.

PARAMETER PLAN

The adjacent Parameter Plan is based on the preceding plans and sets the parameters for any future detailed planning application.

It is the plan for which approval is sought in this outline planning application.

The Parameters Plan indicates the location and extent of the proposed development, the location of open space & recreation and the location of access points for both vehicles and pedestrians.

- SITE BOUNDARY
- PRINCIPAL ACCESS POINT
- FOOTPATH / PEDESTRIAN ACCESS POINT
- PUBLIC RIGHT OF WAY (FOOTPATH 023)
- DEVELOPMENT AREA
- PUBLIC OPEN SPACE
- SUDS BASIN & DRAINAGE AREA (INDICATIVE)
- LOCALLY EQUIPPED AREA FOR PLAY (LEAP) (INDICATIVE)



INDICATIVE MASTERPLAN

The concept masterplan presented adjacent has been prepared based upon the previously defined Opportunities & Constraints and a consideration of relevant North Herts planning policies.

Planning permission is not being sought for this Indicative Masterplan, however it has been presented to suggest how an appropriate development might come forward based upon the parameters set by the Parameter Plan.

The scheme proposes up to 30 dwellings in a variety of tenures, with key features including:

PERMEABILITY & ACCESSIBILITY

- Principal vehicular access is proposed via an existing field access to be upgraded off Cowards Lane to the north of the site.
- The access point will offer a 5.5m carriageway with a 2m footway to the west.
- The existing Footway 023 has been retained, with the route of the footpath running north - south, parallel to the main access road.
- A pre-application meeting with Hertfordshire County Council Public Rights of Way department resulted in officer support for the accommodation of Footpath 023 within the scheme.
- Existing pedestrian access points in the north and south of the site have been retained to provide residents and visitors access to the wider Public Rights of Way network and the services and amenities within Codicote.
- The proposed masterplan has been designed to facilitate the safe movement of pedestrians and cyclists within and beyond the site.
- The layout suggests a shared surface square close to the entrance of the site. Along with the areas of public open space and recreation, these are enclosed and defined by surrounding dwellings to assist with legibility.
- Development parcels are of an appropriate size, promoting permeability and allowing logical vehicle and pedestrian progression through the scheme.

PROTECTION OF NATURAL ASSETS

- Existing trees and hedgerows along the perimeter of the site will be retained and reinforced where possible.
- A small number of low quality trees would require removal to accommodate development.

SUSTAINABLE DRAINAGE

- The drainage strategy takes advantage of the topography of the site, with an appropriately sized attenuation basin proposed at the low point of the site in the southeast of the site.
- Foul waste will be discharged into existing adopted local foul sewers located on Cowards Lane.

DEVELOPMENT APPROACH & CONSIDERED DESIGN

- The scheme suggests that 50% of proposed dwellings will be affordable tenure in accordance with North Herts Local Plan Policy HS2
- Policy HS3 suggests an appropriate mix of housing types, tenures and dwelling sizes should be offered. The scheme proposes a variety of dwellings from 1 Bed flats through to 4 Bed detached houses. 50% of proposed dwellings are suggested as 3+ Bedrooms, with the remainder suggested as 1 -2 Bedroom units.
- Policy HS5 suggests that at least 50% of homes should be built to M4(2) Accessible and Adaptable standards and that 10% of these should additionally be built to the M4(3) wheelchair user standard. The development approach suggests that these standards can be accommodated by the Indicative Masterplan.
- The scheme primarily follows an organic, outward facing perimeter parcel structure allowing passive surveillance of public open spaces and streets, creating a softer edge to the scheme.
- The shared surface square located close to the site entrance enhances legibility and wayfinding and provides visual interest to the streetscene.
- The residential streets of Codicote have variation in building set-backs. This is reflected in the proposed masterplan, with some units set at the back edge of pavement or with minimal

front gardens, and other units set within more generous plots with larger front garden areas.

- A considered street landscaping planting strategy provides variety to the streetscene.
- Passive traffic calming and reduced vehicle speeds are encouraged through the use of surface material changes.
- Proposed dwellings respond to the topography and contours of the land, reducing engineered construction solutions.
- The proposed masterplan takes influence from the historic streets of Codicote with a linear street arrangement and key buildings with enhanced design elements located at important junctions.
- Detailed dwelling design will be explored at a future stage, however, proposed dwellings will be of a high quality and sustainable. Proposed materials and detailing will draw influence from the local architectural vernacular.
- The local area predominantly contains two storey dwellings. The proposed layout draws from this, with all proposed dwellings suggested as a maximum of two storeys.
- Parking is provided in accordance with North Herts residential parking standards, suggesting 1 space per 1 bedroom dwelling and 2 spaces for all other dwellings.

CONSIDERATION OF LANDSCAPE ASSETS

- Development on the site can be accommodated without detriment to the localised or wider visual amenity.
- The integrity of the receiving landscape character would be preserved, with proposed landscape features contributing positively to the identified landscape character of the area.
- The expanse of public open parkland in the south of the site offers walking routes and provides opportunities for recreation and relaxation for local residents and visitors.
- A Locally Equipped Area for Play (LEAP) is proposed in the south, providing children with a safe space for recreation that benefits from natural, passive surveillance from surrounding properties.



- SITE BOUNDARY
- PRINCIPAL ACCESS POINT
- FOOTPATH / PEDESTRIAN ACCESS POINT
- PUBLIC RIGHT OF WAY (FOOTPATH 023) OUTSIDE OF SITE
- POTENTIAL PEDESTRIAN ROUTE TO EXTERNAL RECREATION GROUND
- RETAINED PUBLIC RIGHT OF WAY WITHIN SITE
- STREETS & LANES
- PRIVATE DRIVES
- SHARED SURFACE SQUARE
- PARKING COURTYARD / FRONTAGE PARKING
- EXISTING TREES
- EXISTING HEDGEROWS
- ROOT PROTECTION AREA (RPA)
- DEVELOPMENT PARCELS
- INDICATIVE DWELLINGS
- PROPOSED TREE PLANTING
- PROPOSED HEDGEROW & SHRUB PLANTING
- SUDS ATTENUATION BASIN
- LEAP

INDICATIVE MASTERPLAN

DESIGN RESPONSE

ACCESS STRATEGY

The proposed access strategy for vehicles and pedestrians has been carefully considered, with key features of the access proposals summarised below:

VEHICLE ACCESS

As per the proposed site layout, the development would be served by a single upgraded vehicular access point via Coward's Lane.

The proposed access would be a priority junction, 5.5m in width, with a 2m footway along the western side. This would cater for simultaneous car movements, and access by service vehicles.

Access to the existing properties either side of the site entrance would be provided unimpeded with proposals designed to ensure vehicles can access those properties in a safe manner and not impede the proposed site access road or footways.

PEDESTRIAN ACCESS

Pedestrian access to the site would be provided immediately west of the vehicular entrance. The existing footpath 023 would be retained and enhanced north to south through the centre of the site.

The proposals also include a new 2.0m wide footway connection along Cowards Lane to the west of the site entrance. This would link the application site (and surrounding properties) to St Albans Road.

INTERNAL LAYOUT

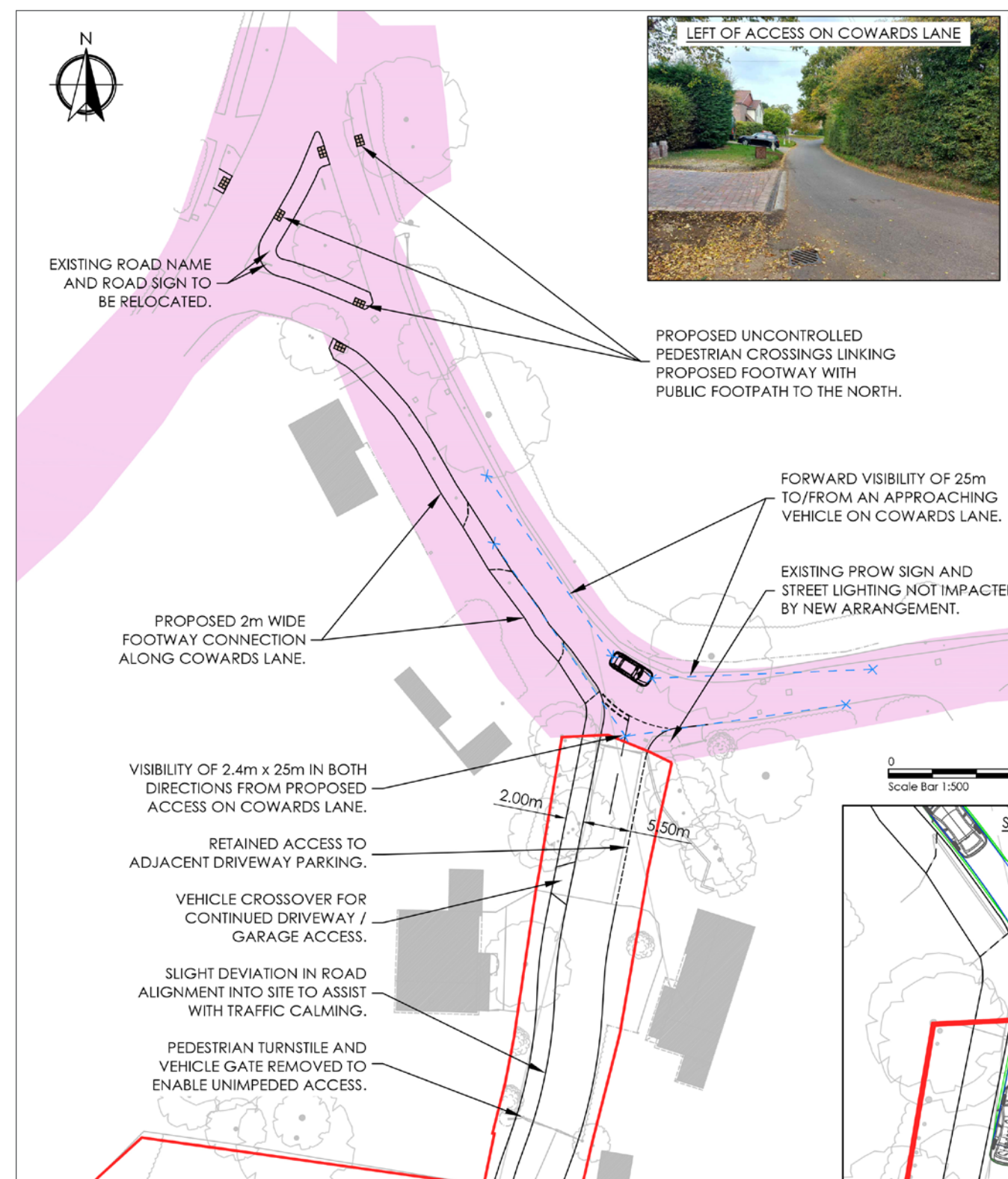
The internal layout of the site encourages low vehicle speeds whilst accommodating vehicle movements. The scheme features a primary

vehicle route, with accompanying footways to segregate pedestrian movements. Shared surfaced areas would be provided, allowing for turning space and low vehicle volumes and speeds.

Circulation roads would be provided around the edge of the development serving each property and the various parking locations. This would ensure that emergency services access and refuse collections could serve the entire development, in line with maximum transfer distances.

ACCESS STRATEGY SUMMARY

- The site is accessible via alternative modes of travel, including public transport services.
- Local pedestrian facilities would be enhanced to further support active travel modes, including the existing public right of way which runs through the site.
- The proposed development would not generate a significant level of traffic and would all be accommodated within the local highway network avoiding capacity issues.
- Safe and suitable site access arrangements would be provided to accommodate all necessary vehicle types and continuing to serve the two adjacent dwellings.
- Car and cycle parking would be provided with consideration to standards contained at North Hertfordshire District Council 'Vehicle Parking at New Development Supplementary Planning Document' (2011).
- Internal streets would be designed to accommodate North Hertfordshire District Council waste collection vehicles. Sufficient storage space would be given to waste containers within dwelling curtilages.



PROPOSED ACCESS STRATEGY

SURFACE WATER DRAINAGE STRATEGY

As identified in the FRA, surface geology at the Site is not overly conducive to infiltration techniques, however the bedrock geology has the potential to provide deep infiltration. There are also no ditches, watercourses, surface water or combined sewers within the vicinity of the Site, which surface water could discharge to. Therefore, in line with the drainage hierarchy the proposed SuDS solution for the development includes permeable paving with lined gravel subbase, open basins, and deep borehole soakaways.

The proposed development is compliant with the NPPF, PPG, and local planning policy with regards to surface water management and flood risk. It is therefore considered appropriate development in this location.



ECOLOGY STRATEGY

An Ecological Impact Assessment and Biodiversity Net Gain statement set out the proposed approach to the preservation of ecological assets on the site and throughout the development of the proposals.

In summary, these are suggested as follows:

- Maintenance of undeveloped buffer zones at Site boundaries and along retained hedgerows during construction and operational phases;
- Ensure retained and newly created hedgerows remain outside of private ownership and are managed sympathetically for wildlife;
- Creation of diverse grassland habitat, attenuation features and residential gardens, new hedgerow, scrub and tree planting, enhancement and infill planting of existing hedgerow providing a range of habitats for different species;
- Participation in a District Level Licence Scheme administered by Natural England to adequately compensate for impacts on Great Crested Newts;
- A sensitive lighting strategy which preserves dark corridors and protects sensitive habitats; and
- Provision of a range of bat and bird boxes, log piles and hedgehog access gaps in fences.



BIODIVERSITY NET GAIN ENHANCEMENT PLAN

LANDSCAPE STRATEGY

Consistent with a landscape-led approach, the landscape design team have provided continuous feedback from the early stages, recommending layout responses to avoid or minimise potential landscape and visual effects when considering the more detailed findings of our field assessment. Thus, the scheme proposals incorporate a degree of integrated mitigation to avoid or reduce potential landscape and visual effects.

The proposed landscape strategy is presented, with key elements as follows:

- Ensure all high-quality tree and hedgerow stock within the site is retained and where possible enhanced/gapped up as required to restore continuous landscape structure and visual screening;
- Reinforce existing boundaries to the north, north-east and north-west to provide visual screening to the properties at these edges with native planting, while also providing additional biodiversity corridors and overall connectivity. Suggested species for the proposed native hedgerows include hazel, dogwood, spindle, guelder rose, blackthorn and hawthorn;
- Provide landscape and biodiversity enhancements to the site at the SuDS feature, incorporating a native and locally appropriate mix of grassland and scrub planting;
- Incorporate existing PRoW route into the built form and POS at the southern edge; and
- Locate play area adjacent to the existing PRoW to allow easy access and natural surveillance.



LANDSCAPE STRATEGY PLAN

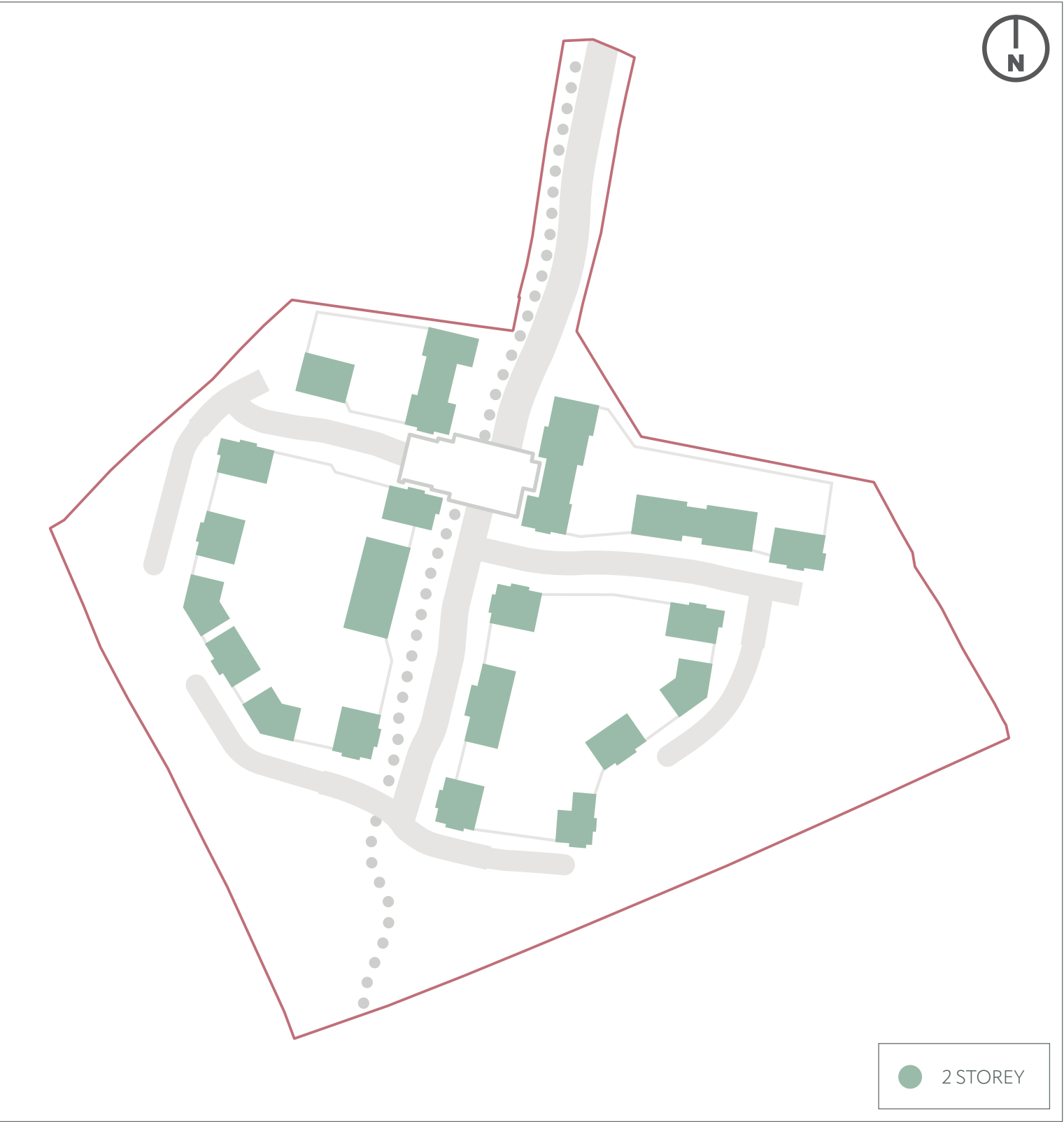
DWELLING SCALE

STOREY HEIGHTS

Building scale will be the subject of a future planning application. However, the previously presented Indicative Masterplan suggests a potential approach to development.

Based on this potential development arrangement, dwelling height and scale would respond to a number of features, including tenure, topography, effects on neighbouring residential amenity and views from - and of - the wider landscape.

Consequently, the majority of dwellings would be 2 storey in height.



DWELLING MIX

DWELLING MIX

Whilst the proposed dwelling mix will be the subject of a future planning application, the Indicative Masterplan seeks to establish that a mix of tenures as suggested by North Herts Policy HS3 can be potentially accommodated within the development.

As such, the proposed layout suggests a broadly even split between 1 bed & 2 bed and 3 bed & 4 bed units.

Policy HS5 suggests that at least 50% of homes should be built to M4(2) Accessible and Adaptable standards and that 10% of these should additionally be built to the M4(3) wheelchair user standard. The Indicative Masterplan suggests that these standards could potentially be accommodated by the Indicative Masterplan.

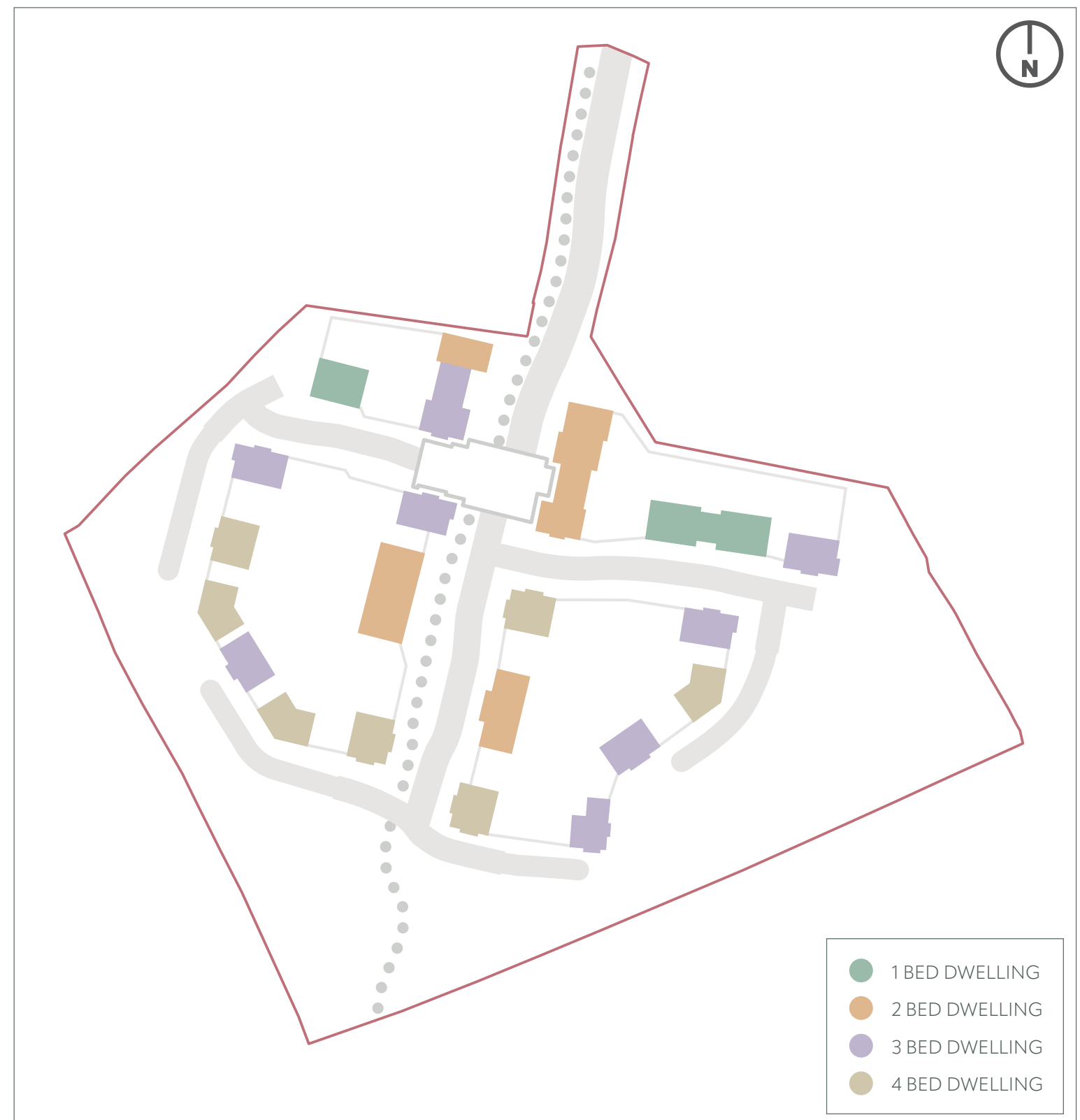
AFFORDABLE DWELLINGS

The North Herts Local Plan Policy HS2 suggests that 40% of proposed dwellings should be of affordable tenure, with a split as follows:

- 65% socially rented
- 35% other forms of affordable

The Indicative Masterplan suggests that 50% affordable units (15) could be accommodated on site. Of these, 10 are proposed as socially rented, with the remaining 5 units being affordable ownership.

These dwellings have been spread through the proposed layout and would adopt a “tenure-blind” approach to architectural appearance.



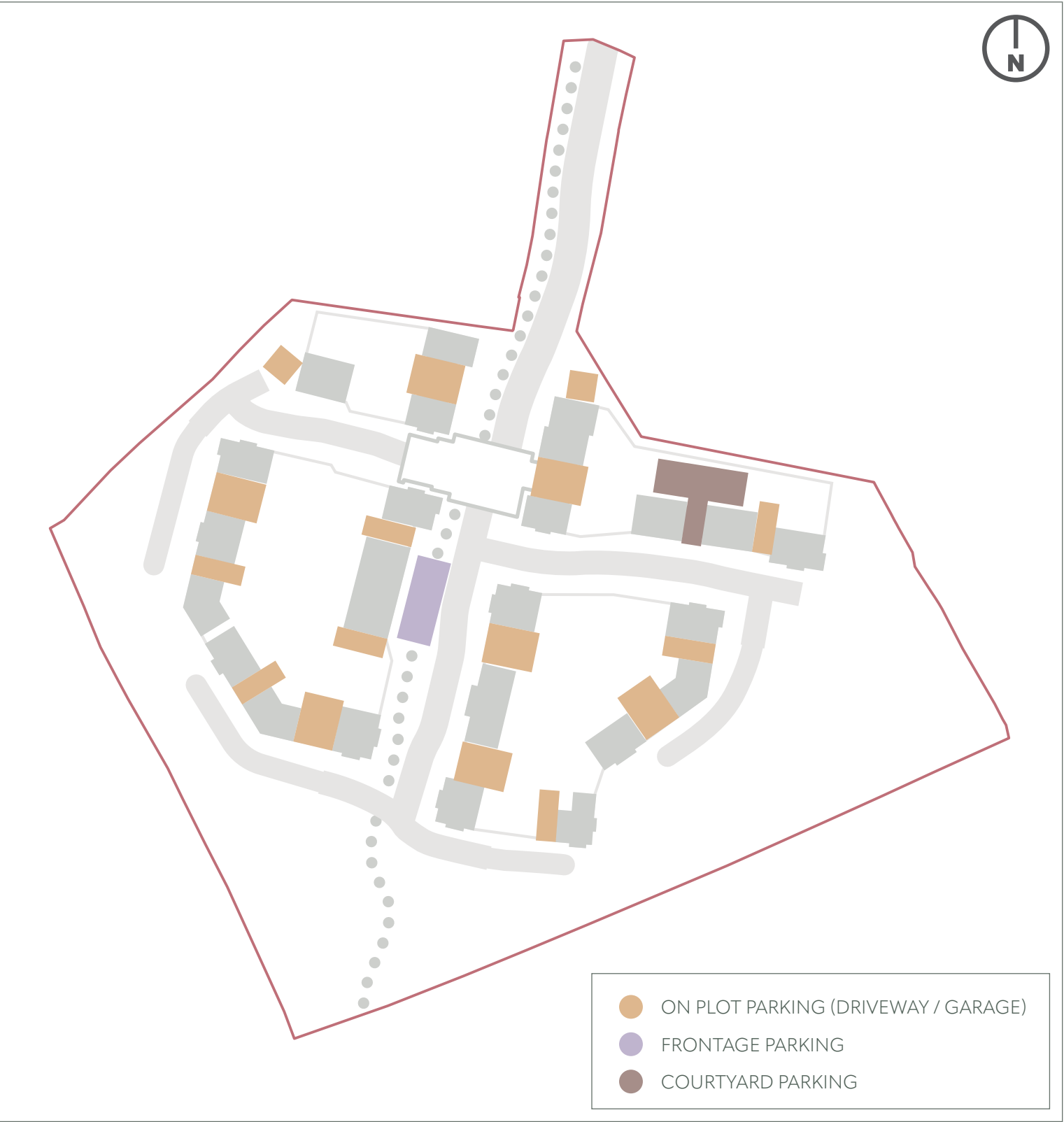
PARKING STRATEGY

VEHICLE PARKING

Parking provision accords with North Herts Planning Policy guidance on parking standards of:

- 1 bedrooms: 1 spaces per dwelling
- 2 + bedrooms: 2 spaces per dwelling

The proposed scheme suggests a variety of parking solutions, with predominantly on-plot proposals to avoid a car dominated streetscene. A number of dwellings benefit from landscaped front parking courtyards.



STREETS & LANES

Whilst detailed street and route design will be the focus of a future planning application, the Indicative Masterplan suggests a how an appropriate street hierarchy could potentially be achieved within a future scheme.

STREET HIERARCHY

The street hierarchy would be related to the importance of each street and anticipated vehicle movements. The main access route has been suggested as a landscaped, meandering spine, punctuated by a shared surface square. The retained Footpath 023 is suggested as running parallel to this route.

Secondary and tertiary streets spur off this main route, providing access to dwellings, with private drives offering access to those dwellings on the scheme periphery.

ACCESS & SERVICE VEHICLES

Whilst the subject of a future detailed planning application, the scheme has been designed to accommodate the geometries of service vehicles including refuse and emergency vehicle access, turning and egress.



DWELLING DESIGN

Whilst detailed dwelling design will be the focus of a future planning application, this application seeks to demonstrate that proposals have considered relevant planning policy guidance including the North Herts Local Plan 2011-2031 - particularly Policy SP9 and the emerging Codicote Neighbourhood Plan 2024-2031.

DESIGN APPROACH

In accordance with planning policy, the approach to dwelling design would be heavily influenced by the prevailing local architectural vernacular, with detailing and materials drawing influence from high quality examples in the local area.

A local architectural character assessment of Codicote provides useful and interesting precedents relating to street hierarchy and layout as well as building arrangement and design.

DWELLING DESIGN

Proposed dwellings will be of high quality, utilising sustainable construction methods and local materials where possible to create a distinctive and unique development appropriate to Codicote. The traditional forms of Codicote will be adopted by proposed dwellings, accentuated with contemporary detailing.

Dwellings would have variations in height and orientation through the site to create varying ridge and eaves lines and provide interest to the streetscene.

Variety in dwelling design throughout the scheme, combined with the use of similar materials and design details on all dwellings will contribute to a “tenure-blind” dwelling design approach.

MATERIALS & DETAILING

Proposed materials and detailing will draw influence from the strong local architectural vernacular with red brick and slate roof tiles featuring heavily, complemented by key dwellings finished in dark timber cladding or pale coloured render. These details are suggested by the adjacent precedent photos of buildings within Codicote.

PROPOSED MATERIALS & DETAILING

WALLS	• Red brick • Off-white lime wash render • Dark coloured timber cladding
OPENINGS	• Contemporary uPVC casement windows finished in white or mid-grey / green coloured foil • Stone or red brick arched / flat gauge lintels • Recast stone or GRP cills • Contemporary flat roof bay windows • Composite / uPVC front doors in coloured foil finish. • Contemporary flat, pitched or hipped porches with classic detailing.
ROOFS	• Brown plain tiles • Dark grey slate tiles • Chimneys in complimentary material • Bargeboards and fascias finished in white or black • Black rainwater goods • Repeating dormer window features
BOUNDARIES	• Estate style railings • Low brick walls • Low hedgerow planting to front gardens



PRECEDENT BUILDINGS WITHIN CODICOTE

SUSTAINABILITY

ENERGY AND SUSTAINABILITY

An Energy and Sustainability Statement (June 2025) has been prepared by Daedalus Environmental in support of this planning application submission. The Statement sets out how environmental sustainability is being addressed for the proposed development on the Site.

The Energy and Sustainability Statement demonstrates compliance with relevant policies from the North Hertfordshire Local Plan 2011-2031 (November 2022) and current Building Regulations, whilst also looking ahead to the draft Codicote Neighbourhood Plan and the emerging Future Homes Standard.

Key features of the proposed development:

- The dwellings will be highly energy efficient, adopting a fabric first approach. They will be orientated to maximise solar gain where possible;
- There will be no natural gas connection to the site;
- Heating and hot water will be supplied via low carbon air source heat pumps;
- Solar photovoltaic panels will be installed where appropriate;
- The development will employ a combination of highly efficient fixtures, fittings and appliances to reduce domestic water use to achieve the 110 l/p/d target;
- Buildings will be designed and specified to adapt to a changed climate;
- Overheating will be managed through considered design;
- The retention of existing trees and additional planting will provide more comfortable microclimates in warmer weather;
- The landscape design will provide multi-functional benefits, supporting increased biodiversity and enhancing the overall aesthetic;
- Surface water will be managed via the integration of SuDS into the development.
- Electric vehicle charging points will be installed in line with policy requirements;
- High quality broadband will be provided in line with Approved Documents;
- The embodied carbon of the development will be considered and addressed through sustainable material choices and flexible and durable design;
- Demolition, construction and operational waste will be managed in accordance with the principles of the Waste Hierarchy.

Throughout the planning and development process, and as the wider regulatory environment develops, the approach to Energy and Sustainability will be kept under review. The final design solution and associated detail will be provided at the Reserved Matters stage.

SECURITY

SECURE BY DESIGN

In the preparation of a viable development scheme, a key element to the creation of a secure sense of place is the consideration given to the reduction in opportunities for crime.

The proposed scheme has been designed to encourage natural surveillance of spaces and to engender a clear sense of ownership of private areas for residents. This has been achieved through the creation of well defined development perimeter blocks. The aim of this arrangement is for residents and visitors to clearly identify which elements of the scheme are public or private spaces.

This scheme has been designed to accommodate the principles as suggested within “Secured by Design” guidance:

- Roads & Footpaths - Vehicle and pedestrian routes are open and utilise surface material changes to define defensible space.
- Through-roads and Cul-de-Sacs - Dwellings front onto streets. Private drives are well lit, overlooked and observed.
- Footpaths - Well observed, lit and have space to accommodate pedestrians, cyclists and disabled users.
- Communal Areas and Play Spaces - Are clearly defined by planting and/or boundary treatments. All benefit from natural surveillance from surrounding dwellings.
- Dwellings Boundaries - Private and public areas are well defined through planting, walls and/or railings/fences.
- Access to Gardens - Proposed gardens benefit from appropriate levels of physical enclosure and lockable gates.
- Side and Rear Boundaries - Are well defined and demarcated by planting, walls, railings and/or fences.
- Gable End Walls - Blank gable ends are avoided through. Where required, dwellings “turn the corner”, providing active frontage in multiple directions.
- Layout & Orientation - Dwellings face each other to ensure homes and streets benefit from natural surveillance.
- Rear Access Footpaths - These are avoided within the scheme. Bin access routes are defined by boundary treatments and secured with lockable gates.
- Vehicle Parking - Parking spaces are provided on-plot or adjacent to dwellings. Parking courtyards benefit from passive surveillance from adjacent dwellings. Visitor spaces are well observed.
- Planting - Proposed landscaping carefully considered to be attractive, whilst not affecting surveillance of routes and spaces.
- Street Lighting – Main streets benefit from lighting to adoptable standards. Private drives lit through wall or bollard lighting. Added benefit of reduced effects on ecological assets.

SUMMARY

In summary, development proposals on land south of Cowards Lane, Codicote seek to respond to local constraints and opportunities to deliver a sustainable residential scheme of high quality.

From the outset, the scheme has been guided by local planning policy and technical assessments. By considering the principles outlined within these documents at an early stage, the resulting scheme is sustainable, appropriate and of quality design.

The scheme will provide the following benefits:

- Provision of up to 30 dwellings in a mix of tenures to accommodate local housing needs.
- Affordable provision of 50% (15 dwellings).
- Considered approach to matters of design. Local building examples used as precedents to influence proposed dwelling design.
- Retained and enhanced Public Right of Way Footpath 023 running north to south through the site.
- A carefully considered street landscaping strategy enhances the streetscene and provides visual interest.
- A safe, secure and observed area of Public Open Space in the south of the scheme accommodating opportunities for recreation and relaxation.
- Existing trees and hedges to be retained and reinforced where possible with native species planting.
- Careful consideration of surrounding properties to protect residential amenity.
- Streets that are safe, easy to use, legible and permeable.
- Creation of a shared surface square along the main route providing visual interest.
- A considered street hierarchy.
- Appropriate levels of car parking in accordance with local authority guidance.
- A scheme that minimises imposed burdens on local eco-systems and that is environmentally conscious.
- An engineered Sustainable Drainage Strategy with provision of an attenuation basin to the east of proposed development parcels.
- A scheme that ensures maximum possible sustainable and efficient development of the land.



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