

1:12,500 - Mapping is Crown Copyright © 100018622 2009

Four sites were promoted at Codicote, all of which lie just outside the village's existing green belt boundary (shown in blue).

Site 29

Land Allocations - Additional Suggested Sites

July 2009

Land south of Cowards Lane, Codicote

Promoter (and agent, if any):
Warden Developments (Savills)

Area (hectares):

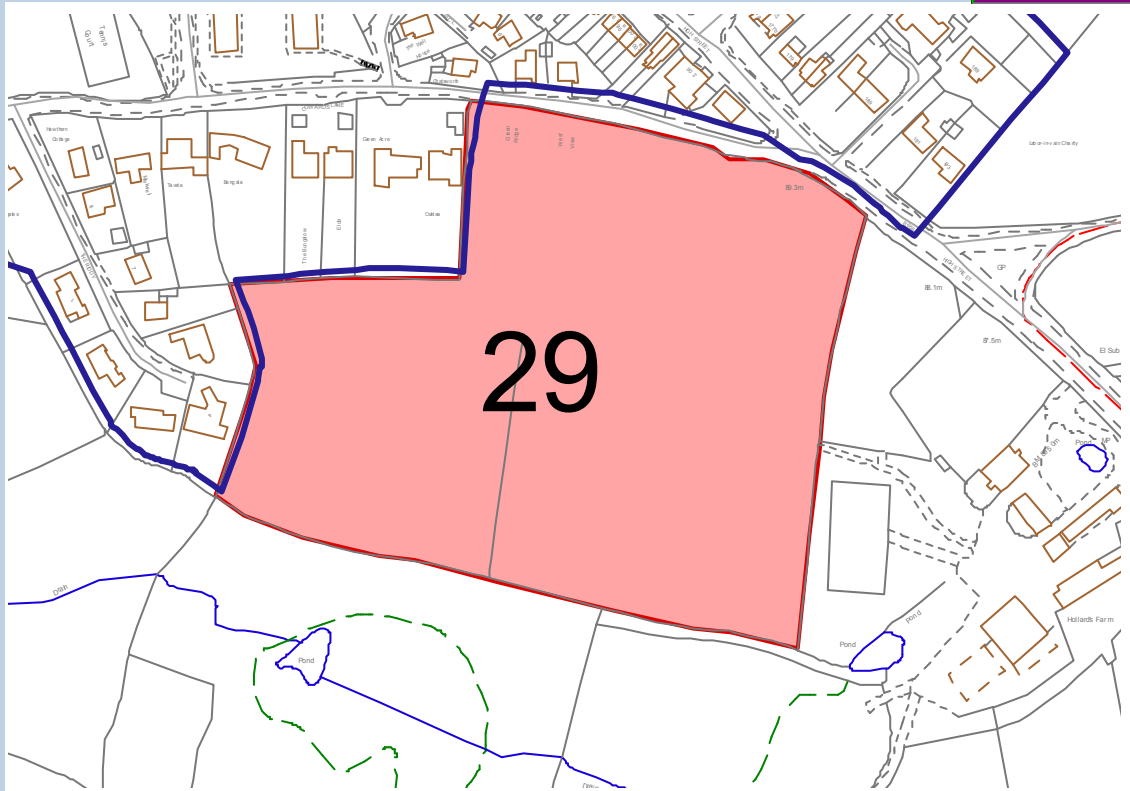
3.64

Existing use:

Agricultural / grassland

Proposed use:

Residential



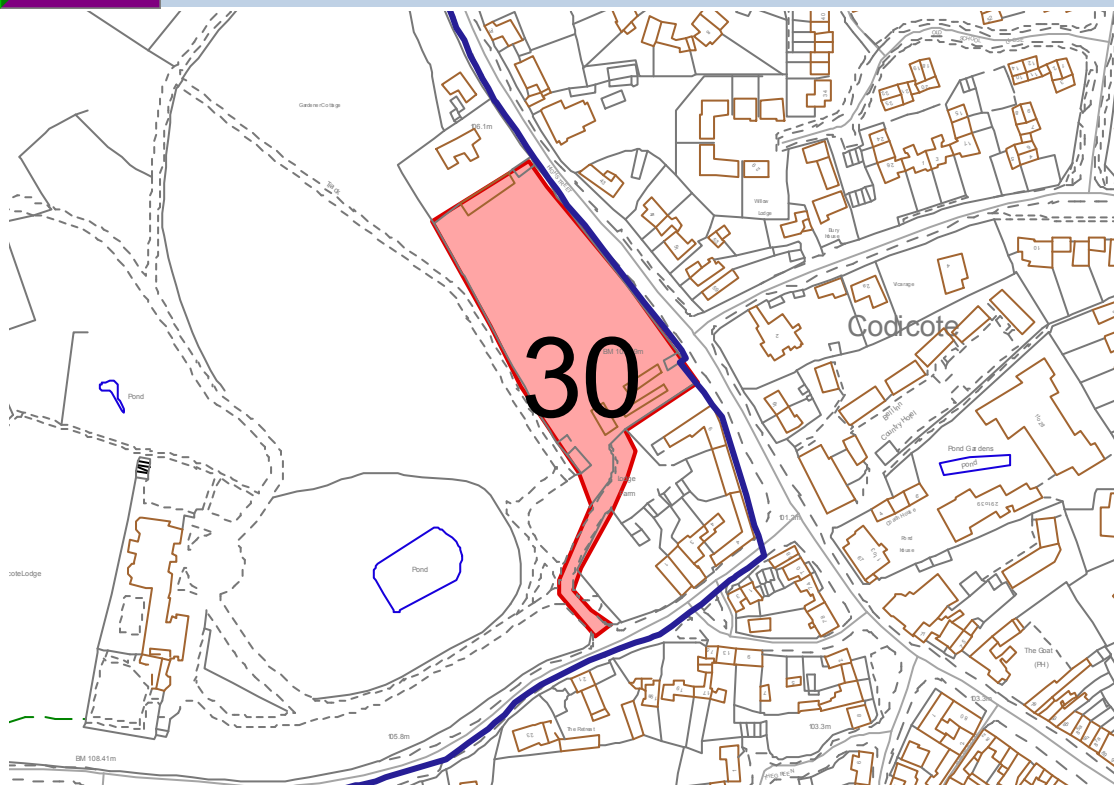
1: 2500 - Mapping is Crown Copyright © 100018622 2009

Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> Not affected by wildlife designations. No evidence of land contamination. The site does not border a watercourse. May provide affordable housing. Site is not within an area of archaeological interest. Site is not within a conservation area. Site contains no listed buildings. Sustainable Urban Drainage Systems are suitable. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Site is located within groundwater source protection zone 2. Likely to increase commuting and private car use.

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Land at Codicote House, Heath Road, Codicote

Promoter (and agent, if any):

Yates (Barker Parry)

Area (hectares):

0.67

Existing use:

Garden and domestic outbuildings

Proposed use:

Residential

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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> Not affected by wildlife designations. No evidence of land contamination. The site does not border a watercourse. May provide affordable housing. Sustainable Urban Drainage Systems are suitable. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Site is located within groundwater source protection zone 2. Likely to increase commuting and private car use. Site is within a conservation area. Site is located near listed buildings. Site is within an area of archaeological interest.



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Site 31

Land Allocations - Additional Suggested Sites

July 2009

Land south of Heath Road, Codicote

Promoter (and agent, if any):

Hans House

Area (hectares):

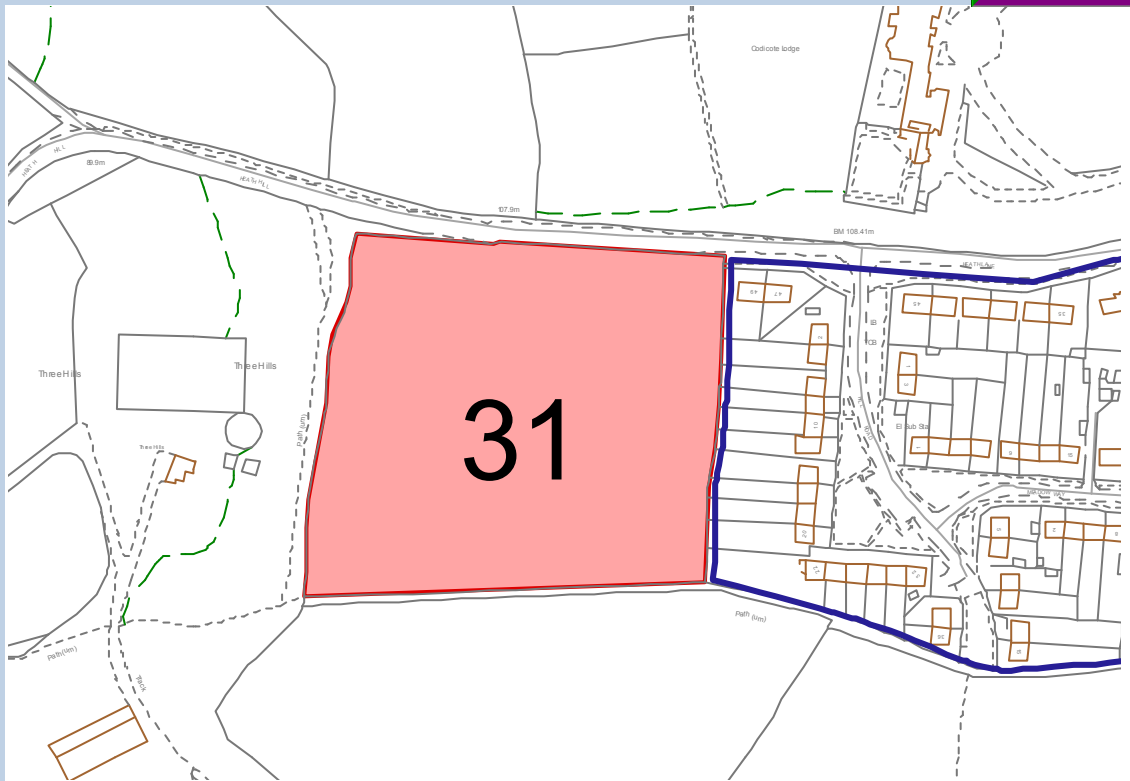
2.1

Existing use:

Grassland / agricultural

Proposed use:

Residential



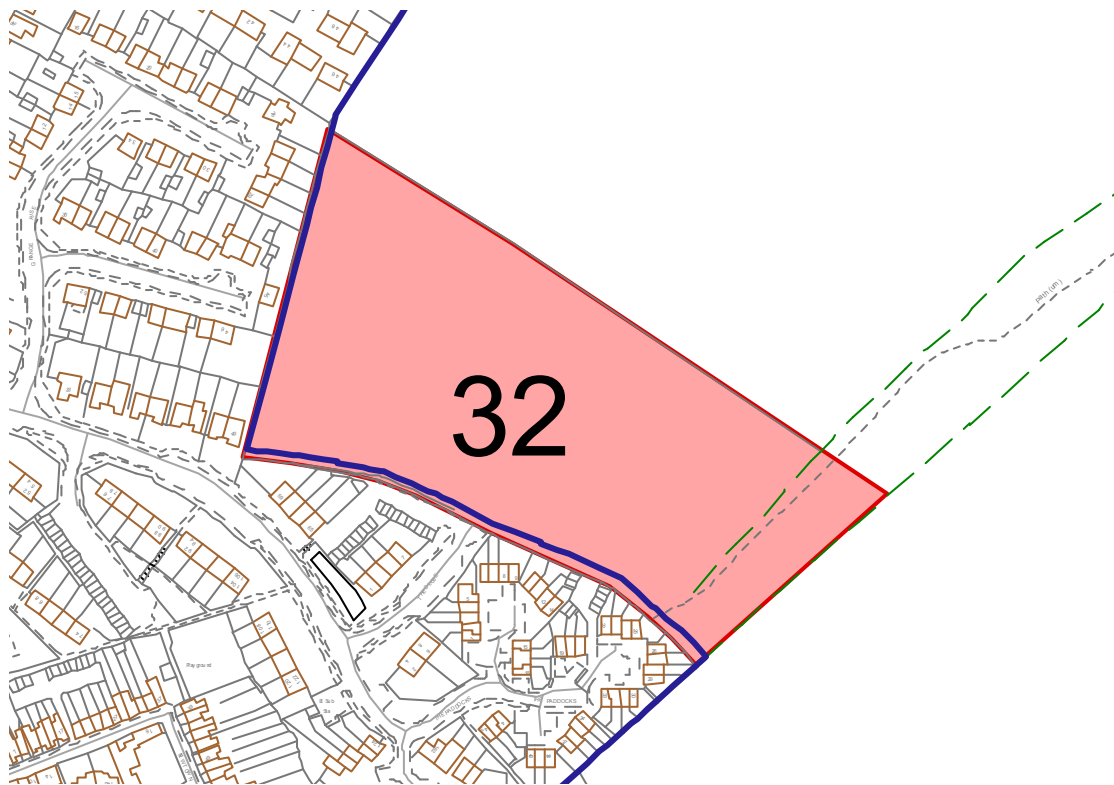
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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> The site does not border a watercourse. May provide affordable housing. Sustainable Urban Drainage Systems are suitable. Site is not within a conservation area. Site is not located near listed buildings. Site is not within an area of archaeological interest. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Site is located within groundwater source protection zone 2. Likely to increase commuting and private car use. Not affected by wildlife designations, however is located close to wildlife designation. Site is potentially contaminated due to proximity to landfill site.



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Land north east of The Close, Codicote

Promoter (and agent, if any):

Boast Associates

Area (hectares):

2.39

Existing use:

Grassland (formerly agricultural)

Proposed use:

Residential

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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Not affected by wildlife designations. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Site is not within an area of archaeological interest. • Site is not within a conservation area. • Site contains no listed buildings. • Sustainable Urban Drainage Systems are suitable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Likely to increase commuting and private car use.



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