

Representations for Codicote Neighbourhood Plan

Codicote Neighbourhood Plan

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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LDF/00025	40	Sustainable Places ,Environment Agency	
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Document Section: Codicote Neighbourhood Plan

Representation: *Comment*

Thank you for consulting us. We have no comments to make on these designations.

However, we would be keen to engage with you and the parish councils as the neighborhood plans progress. In particular, we can provide advice on flood risk, water resources, contamination, groundwater, sustainable drainage and watercourses.

I look forward to hearing from you as these plans move forwards.

LDF/00027	60	The Chilterns Conservation Board	
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Document Section: Codicote Neighbourhood Plan

Representation: *Comment*

Having examined the information online I am writing to let you know that the Board has no comments to make.

LDF/00384	161	Anglian Water Services Ltd	
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Document Section: Codicote Neighbourhood Plan

Representation: *Comment*

Thank you for consulting Anglian Water on the Codicote Neighbourhood Plan. Anglian Water does not provide water or sewerage services to Codicote and therefore we have no comment to make.

LDF/00878	28	St Paul's Walden Parish Council	
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Document Section: Codicote Neighbourhood Plan

Representation: *Comment*

After a discussion the Council has no comments to make.

LDF/02959	149	English Heritage	
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Document Section: Codicote Neighbourhood Plan

Representation: *Comment*

English Heritage has no objection to this designation. However, given the numbers of designated heritage assets within Codicote (a quick desk-based check indicates 75 listed buildings including 1 at Grade II*, plus a Conservation Area and part of a Grade II Registered Park and Garden), in the event that the parish council is granted this status we would request that you remind the Parish Council that English Heritage has a statutory role in the development plan process, and that there is duty to consult English Heritage where our interests are considered to be affected. We can then provide specific advice concerning the inclusion of the historic environment in their plan.

Of course the nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues it is concerned about. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input, agreed on a case

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 by case basis, can help those communities reflect upon the special (heritage) qualities which define their area to best ensure that optimum and sustainable outcomes are achieved.

LDF/04752 **24** **'Hertfordshire County Council - Spatial and Land Use Planning**

Document Section: Codicote Neighbourhood Plan

Representation:

Comment

The proposed Neighbourhood Plan Area does not coincide with any of the county council's proposed waste site designations. The area does however include a history of planning permissions for waste facilities.

In terms of minerals matters, the proposed Neighbourhood Plan Area includes a mineral resource block between Whitwell and Stevenage as identified in the Minerals Consultation Area Supplementary Planning Document 2008, an existing chalk extraction site as detailed in the Minerals Local Plan Review 2002-2016 and a history of planning permissions for mineral extraction.

Further details relating to previous planning permissions can be provided should this be necessary.

It should be noted, when the Parish Council develops its vision and objectives for shaping development and growth within the neighbourhood, that minerals and waste matters will need to be taken into account as Minerals and Waste Local Plans form part of the Development Plan. New development and growth of an area results in the generation of waste and this will be an important aspect needing consideration in due course.

The county council would like to be consulted at future stages in the production of the Neighbourhood Plan.

LDF/07026 **6** **The Garden Centre Group**

Gregory Gray Associates

Document Section: Codicote Neighbourhood Plan

Representation:

Comment

ADOC

Additional document attached

I can confirm that TGCG has no objection to the designation of Codicote as a Neighbourhood Plan Area. My client considers that their site, which is located to the east of Codicote High Street, immediately adjacent to the settlement boundary, provides a suitable site for additional housing to serve the needs of the village, as set out in the attached letter previously submitted to the District Council.

Accordingly, it is requested that this information be passed to the Parish Council and that we be kept informed of any consultation process undertaken in order to inform the proposed Neighbourhood Plan.

LDF/08326 **2** **Corby**

CBRE Ltd

Document Section: Codicote Neighbourhood Plan

Representation:

Comment

I write on behalf of my client, Jonathan Corby, who is promoting a site for development in Codicote through the North Hertfordshire development plan. Whilst we do not object to the Neighbourhood Plan we would raise a concern if this was being brought about to place a moratorium on development in Codicote.

There is a great housing need in North Hertfordshire and the Council are currently assessing how to meet this shortage of housing land. We would not want the designation of a Neighbourhood Plan to prejudice the Council's work to date.

We would be happy to work with the Parish in identifying development sites within their plan in order for Codicote to take its fair quota of development over the next plan period.

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LDF/09117	2	Bardner	
Document Section:	Codicote Neighbourhood Plan		
Representation:	<i>Support</i>		

I agree with the proposed neighbour area for Codicote.

LDF/09523	2	Smith	
Document Section:	Codicote Neighbourhood Plan		
Representation:	<i>Object</i>		

Disagree - no to any expansion in Codicote.

LDF/10195	1	Naseby	
Document Section:	Codicote Neighbourhood Plan		
Representation:	<i>Object</i>		

Disagree

LDF/10196	1	Naseby	
Document Section:	Codicote Neighbourhood Plan		
Representation:	<i>Object</i>		

Disagree - village is big enough as it is.

LDF/10209	1	Greenland	
Document Section:	Codicote Neighbourhood Plan		
Representation:	<i>Support</i>		

Agree - Homes are needed but roads, schools, shops need support from those coming into village. Planning need to be firm and fair on what developments need to contribute above the community charge increase.

LDF/10514	1	Kimpton	
Document Section:	Codicote Neighbourhood Plan		
Representation:	<i>Support</i>		

I email to confirm that we agree with the proposed neighbourhood area for Codicote.