

FAO Ben Glover
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

09 March 2026

Dear Ben,

RE: Reserved Matters application reference 25/03149/RM – Land between Royston Road and, Cambridge Road, Barkway, Hertfordshire

On behalf of Redrow Homes South Midlands, I hereby submit a revised suite of drawings in relation to the above reserved matters application for the approval of the erection of 140no. residential dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure on land between Royston Road and Cambridge Road, Barkway.

The revised drawings seek to address the comments of Hertfordshire County Council's Senior Access Projects Officer insofar as they relate to Bridleway 018, and the comments of the District Council's Ecologist. Redrow's initial submission regrettably omitted the section of this bridleway which runs within the northeastern corner of the application site. The revised drawings correct this omission. In addition, the landscaping scheme has been amended to address the Ecology Officer's comments.

Bridleway 018

For the section that runs within the application site, Bridleway 018 is to be enhanced from its current form to a width of 6m, comprising 3m unsealed 'hoggin' surface and 3m grass. This complies with Hertfordshire County Council's Non-Motorised Route Design Guidance and follows the approach adopted for the section of Bridleway 017 which runs through the application site. In designing Bridleway 017, Redrow actively engaged with Barkway Parish Council and Newsells Park Stud prior to submission, and as such, we trust that mirroring the design approach for Bridleway 018 will be welcomed.

Landscaping

The landscaping scheme and Landscape Management Plan have been updated as follows to address the comments of the Ecology Officer:

- Inclusion of swards of 'Climate Smart' Mix A36 including durable grasses, herbs and wildflower within central, northern and eastern sections of the public open space;
- Replacement of some tree species within the northern buffer with beech; and
- Correction of the table regarding grass cutting.

In addition, benches located along the northern boundary of the site have been omitted/moved to ensure that the boundary planting with Newsells Park Stud will be continuous.

Consultee responses

In addition to those consultee responses which are addressed directly above, the table at Appendix B of this letter sets out Redrow's response to the comments received and which have been discussed during our meeting of 18th February 2025.

Updated Drawings Schedule

A full updated list of the drawings and documents which accompany this application can be found at Appendix A of this letter. Where drawings have been updated, these are highlighted in **bold** text.

Conclusion

We trust that these amendments adequately address the concerns raised by the consultees and consider that the scheme before you accords with the development plan as a whole, and that where any slight deviation from policy occurs, this does not significantly or demonstrably outweigh the benefits of the proposal set out in the accompanying Planning Statement. We look forward to positive determination of this application at the earliest opportunity.

Yours sincerely,



Louise Simmonds

Senior Planning Manager

For and on behalf of Redrow Homes South Midlands

Encl: Appendix A – Planning Application Drawing/Document Register

Appendix B – Consultation responses

Appendix A – Drawing/Document Register

Title	Drawing/Document Number	Revision
Location Plan	1877-22-02-001	
Planning Layout	1877-22-02-002	G
Materials Plan	1877-22-02-003	D
Boundary Treatments	1877-22-02-004	D
Parking Plan	1877-22-02-005	D
Surface Treatments Plan	1877-22-02-006	D
Affordable Housing & Accessibility	1877-22-02-007	D
EV Charging Plan	1877-22-02-008	D
Refuse Collection Plan	1877-22-02-009	D
Indicative Street Scenes	1877-22-02-010	
Overall Site Perspective	1877-22-02-011	
Royston Road Visualisation	1877-22-02-012	
Village Street Visualisation	1877-22-02-013	
Village Square Visualisation	1877-22-02-014	
Cambridge Road Visualisation	1877-22-02-015	
Masterplan Compliance Statement		
Barkway Design Code Response: Residential Lanes		
Barkway Design Code Response: Village Street		
Barkway Design Code Response: Wooded Lanes		
Hampstead Plans	1877-22-02-10001	
Hampstead Elevations	1877-22-02-10002	
Bungalow – Detached (02)	1877-22-02-1002	
Bungalow – Detached (01)	1877-22-02-1003	
Richmond Plans	1877-22-02-11001	
Richmond Elevations	1877-22-02-11002	
Richmond Corner Plans	1877-22-02-11003	
Richmond Corner Elevations	1877-22-02-11004	
Blenheim Plans	1877-22-02-12001	
Blenheim Elevations	1877-22-02-12002	
Sandringham Plans	1877-22-02-13001	
Sandringham Elevations	1877-22-02-13002	
Highgrove Plans	1877-22-02-14001	
Highgrove Elevations	1877-22-02-14002	
Highgrove Corner Elevations (R)	1877-22-02-14003	
Tavy Plans & Gable Elevations	1877-22-02-15003	
Dart Plans & Gable Elevations	1877-22-02-16002	
Tweed Plans & Gable Elevations	1877-22-02-17002	
Spey Plans & Gable Elevations	1877-22-02-18004	
Amberley Plans & Gable Elevations	1877-22-02-19001	
Amberley Plans & Gable Elevations (WB)	1877-22-02-19002	
Balmoral Plans	1877-22-02-200001	
Balmoral Gable Elevations	1877-22-02-200002	

Balmoral Elevations	1877-22-02-20003	
Letchworth Plans	1877-22-02-3001	
Letchworth Elevations	1877-22-02-3002	
Letchworth Elevations (WB)	1877-22-02-3003	
Stratford Q Plans & Elevations	1877-22-02-4001	
Stratford Q Plans & Gable Corner Elevations	1877-22-02-4003	
Stratford Q Plans & Gable Elevations	1877-22-02-4003	
Harrogate Plans & Elevations	1877-22-02-6001	
Harrogate Corner Plans & Elevations	1877-22-02-6002	
Harrogate Corner Plans & Elevations (R)	1877-22-02-6003	
Harrogate Plans & Gable Elevations	1877-22-02-6004	
Leamington Q Plans & Elevations	1877-22-02-7001	
Leamington Plans & Gable Corner Elevations (R)	1877-22-02-7003	
Leamington Plans & Gable Elevations	1877-22-02-7004	
Shaftsbury Plans & Elevations	1877-22-02-8001	
Shaftsbury Plans & Gable Elevations (R)	1877-22-02-8003	
Planting Plan	Sheet 1 of 7	F
Planting Plan	Sheet 2 of 7	F
Planting Plan	Sheet 3 of 7	F
Planting Plan	Sheet 4 of 7	F
Planting Plan	Sheet 5 of 7	F
Planting Plan	Sheet 6 of 7	F
Planting Plan Overview	Sheet 7 of 7	F
Landscape Management Plan		06.03.2026
Refuse Vehicle Tracking Plan	1877-22-06-0009	B
Proposed Drainage Sheet 1	4929-002 5001	T02
Proposed Drainage Sheet 2	4929-002 5002	T02
Proposed Drainage Sheet 3	4929-002 5003	T02
Proposed Drainage Sheet 4	4929-002 5004	T02
Proposed Drainage Sheet 5	4929-002 5005	T02
Proposed Drainage Sheet 6	4929-002 5006	T02
Proposed Surface Water Manhole / PPIC Schedules	4929-002 5007	T02
Proposed Foul Water Manhole / PPIC Schedules	4929-002 5008	T02
Proposed Levels Sheet 1	4929-002 5021	T02
Proposed Levels Sheet 2	4929-002 5022	T02
Proposed Levels Sheet 3	4929-002 5023	T02
Proposed Levels Sheet 4	4929-002 5024	T02
Proposed Levels Sheet 5	4929-002 5025	T02
Proposed Levels Sheet 6	4929-002 5026	T02
Barkway Drainage Technical Note		A
Barkway Energy & Sustainability Strategy		
Planning Statement	December 2025	

Affordable Housing Statement	December 2025	
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Appendix B – Consultation responses

Consultee	Date Received	Summary position	Comments	Redrow Response/Comments
Anglian Water		No comments		No comments received therefore assume no comments to make
Waste & Recycling Services Manager		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
NHC Urban Designer		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
Hertfordshire And West Essex Integrated Care System (NHS)		No comments		Unnecessary consultation
Cambridge And Peterborough Integrated Care System (NHS)		No comments		Unnecessary consultation
Lead Local Flood Authority		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
Leisure Contracts Manager		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
The Water Officer - Catherine Gilbert		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
Hertfordshire Public Health		No comments		Unnecessary consultation

Herts & Middlesex Wildlife Trust		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
HCC Minerals And Waste Planning Policy Team		No comments		Unnecessary consultation
Hertfordshire County Council - Education		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
NHC Ecologist	25.02.26	Objection	No biodiversity Metric has been provided so the claim that a net gain in biodiversity will be achieved cannot be qualified. Whilst the application is not subject to a mandatory requirement to deliver a 10% BNG, ecological enhancements are still expected. Appreciate the Applicant's commitment to swift bricks and hedgehog highways but there is also opportunity for bat bricks on the rural edges. A condition is therefore advised to secure an Ecological Enhancement Plan. Indicative parameters of the OPP included the panting of beech trees to the northern boundary and wildflower grassland, however the planting plans do not reflect this. A species rich mix such as A36 would have been preferable to provide a stronger commitment to delivering biodiversity benefits. Welcome the amendment to the bridleway surface from tarmac to hoggin. The submitted Landscape Management Plan contains errors that should be corrected.	The biodiversity metric is a tool which was introduced alongside the statutory 10% biodiversity net gain regime, which this application pre-dates. There is no obligation through either the OPP conditions of legal agreement requiring the submission of a metric and the Council should instead exercise professional judgement in respect of whether a net gain is being provided. Amended landscaping plans have been produced to include swards of Mix 36 within the central, northern and eastern portions of the site which will further improve the biodiversity offer of the proposed development. Redrow accepts and welcomes the suggested condition to secure an Ecological Enhancement Plan for birds, bats and hedgehog which aligns with Barratt Redrow's commitment to the Future Homes Hub's Homes for Nature Initiative. The Landscape Management Plan has been updated to reflect the comments made.

Environment Agency		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
CPRE Hertfordshire		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
Countryside Management Service		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
Community Development Officer		No comments		No comments received therefore assume no comments to make given the consultation period has long expired.
British Horse Society		No comments		No comments received therefore assume no comments to make
Housing Development Officer	29.01.26	Objection	The proposed Affordable Housing Scheme can only be accepted if two of the bungalows are changed to 3 bedroom M4(3) bungalows.	This was not raised in previous comments and it has been confirmed that Officers will not be seeking an amendment to the affordable housing mix proposed. The proposal would provide 56 much needed affordable homes to help the Council bridge its current lack of HLS which should be afforded substantial weight in the planning balance.
Natural, Historic and Built Environment Advisory Team				No comments received therefore assume no comments to make given the consultation period has long expired.

Area Highway Development Control Manager	29.01.26	No objection	Internal footways along the main spine road are 2m wide which seems substandard in the context of the adopted Place & Movement Planning Design Guide. All internal roads are of a sufficient width. No visibilities are shown on the proposed parking plan however it appears that pedestrian and inter vehicle visibility can be achieved. Refuse collection tracking appears acceptable. It is proposed that an equestrian crossing will be provided to Bridleway 017 as part of the development however no details are submitted. This should be designed in consultation with the RoW team. Proposed parking provision, particularly for the visitor spaces and 4+ bed units is overdesigned. However North Herts DC is responsible for determining the level of onsite provision. Overall, the proposed layout, scale, landscaping and appearance will be acceptable in highway grounds subject to recommended conditions.	Welcome no objections as Redrow undertook pre-application discussions with the LHA prior to submission of the application. Redrow considers that only suggested condition 2 could be imposed as conditions 1 and 3 would not meet the relevant tests for imposition and duplicate obligations of the OPP. The proposed parking provision accords with the Council's minimum parking standards and has been designed to ensure an adequate level of parking to meet the needs of future occupiers and their visitors.
Barkway Parish Council	12.01.26	Objection	Concern regarding the proposals for the planting of the northern buffer with Newsells Park Stud.	Redrow considers that the planting proposals along the Stud boundary will provide a meaningful and effective buffer.

	27.01.26	1. Site layout and legibility - extensive use of long, straight lines of site is significantly removed from the principles of the OPP. Layout lacks visual interest and permeability. 2. Inadequate northern boundary planting 3. Omission of the local shop goes against the OPP and site allocation requirements. If Council are minded to allow this separate application, a Grampian condition should be imposed. 4. Imbalance of visitor parking between the western and eastern portions of the site. 5. Lack of affordable housing in the eastern/northern area. 6. Where parking is located in rear parking blocks, its uncertain whether EV charging points are provided adjacent to individual bays or located at the rear of gardens. 7. Insufficient clarity regarding bin storage and collection arrangements for dwellings without direct road frontage or driveways. 8. Whilst hedging shown along the southern boundary, further clarification is required regarding its species, maturity and planting. 9. Hedgerow along the bridleway appears to be located very close to the road edge and consideration should be given to setting this back to avoid startling horses and improve road safety. 10. Improvements to The Joint are required. 11. No mention is made of any lighting strategy. Barkway is a dark site with low light pollution and this should be taken into consideration. 12. There appears to be no improvement to be made to the access to the bus stops on Royston Road, forcing pedestrians to walk along the road. Should the plans not include a footpath link?	1. The site layout responds to the feedback provided by the Council's Urban Design Officer and the application has been accompanied by a Masterplan Compliance Statement to detail compliance / justify non-compliance with the OPP parameters. Redrow believes that the legibility and permeability of the scheme is acceptable and would provide a good quality of public realm. 2. The planting to the northern boundary will be dense and Redrow have provided indicative photographs of what this will look like once established. 3. There is no requirement within the OPP for the shop to come forward as part of the same RM as the housing and, as previously advised, any commercial Agents approached have all said that attractiveness of the proposition will increase once development begins on the site. Redrow does not believe that this is a matter for which the current RM could be or should be resisted. 4. Visitor parking has been distributed throughout the site in appropriate locations to meet the needs of future residents. 5. The OPP Masterplan envisaged this area as being less dense larger homes which does not lend itself to affordable housing. Redrow have worked hard to redistribute the AH units across the site, responding to previous comments of the Urban Design Officer in bringing units north. The proposed layout would ensure an integrated and balanced community. 6. EV charging points will be provided in accordance with the Building Regulations. 7. A Refuse Collection Plan has been provided which details where bin collection points are to be located for those plots that require them. 8. The submitted landscaping drawings identify that
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			13. Proposed housing fails to respond meaningfully to Barkway's historic and distinctive local character.	this hedge will be prunus laurocerasus (laurel), planted using 5L stock. The planting density is shown on the drawing. 9. The crossing needs to be designed in detail and Redrow has suggested that this could be secured by condition, a position agreed by Officers. As part of this process, the visibility for all users would be considered by the Highway Authority/PROW Officer. 10. This is not a matter for consideration as part of this application. 11. No street lighting is proposed as part of this application and we await confirmation from Officers as to whether it is proposed. In any event, this matter could be secured by condition, if necessary. 12. This is secured as part of the OPP. 13. Redrow have worked hard to amend our designs to be more respectful of the Barkway vernacular, as set out in the accompanying submission. However the development is not intended to be a replica of others within Barkway and is intended to be respectful to the site's setting.
Environmental Health (Air Quality)	28.01.26	No objection	No objections	Noted.
Environmental Health (Noise and Other Nuisances)	28.01.26	No objection	No objections	Noted.
Environmental Health (Contaminated Land)	28.01.26	No objection	No objections	Noted.

Natural England	21.01.26	Objection	Site is within the Zone of Influence for recreational pressure impacts to Therfield Heath SSSI. Without appropriate mitigation, application has potential to damager/destroy the features for which the SSSI was designated. Proposal will need to deliver a package of mitigation measures to minimise recreational pressure and a mitigation plan will need to be agreed with Natural England and other bodies.	This matter was clearly addressed in the granting of the OPP, and found acceptable. Please refer to paragraph 3.25 of the Officer's Report to Committee where it was determined that there was '...no additional need for any additional mitigation in relation to Therfield Heath.' Therefore, this matter cannot and should not be revisited as part of this RM application.
Conservation Officer	20.01.26	No objection	No comment.	
Herts Fire and Rescue Service	15.01.26	No objection	Seek a condition for the provision and installation of fire hydrants at no cost to the County Council or Fire and Rescue Service	A condition is already imposed on the OPP and secured as part of the S106 legal agreement
Reed Parish Council	15.01.26	Objection	Reiterate and urge attention to the 6no. Points made in response submitted September 2024 relating to 24/01883/RM, as remain relevant to this consultation. In addition, major concern re impact upon The Joint. 140 additional homes will increase traffic and worsen the already poor state of this road which is a danger. This will be magnified during construction. Urge that commencement of construction be made condition on the improvement/upgrading of The Joint.	Off-site highway impacts have been fully considered as part of the OPP and are not relevant to the reserved matters of internal access, appearance, landscaping, layout or scale. The OPP secures a condition relating to a Construction Management Plan which has been deemed acceptable by the LPA and discharged.
Active Travel England	14.01.26	No objection	Standing advice should be issued and encourage LPA to consider this as part of application.	Noted. Active travel has been fully considered in the design of the site layout.
Braughing Parish Council	09.01.26	Objection	Significant change in local highway conditions that are relevant. Now a known structural safety issue with Braughing Station Bridge on the B1368. Associated long-term traffic management measures associated with this will have a material impact on	Whilst sympathetic to the Parish's concerns, off-site highway impact is not a consideration for this RM application.

			traffic flow, congestion and highway safety which must be considered.	
Historic England	14.01.26	No objection	Not offering advice. Seek views of own specialist conservation and archaeological advisers.	Noted.
Affinity Water Ltd	14.01.26	No objection	Water quality - construction works should be done in accordance with relevant British Standards and Best Management Practices. They may exacerbate any pollution, so if any is found at the site, appropriate monitoring and remediation will be needed. Any works below chalk groundwater table will require a ground investigation first. Water efficiency - Being in a water stressed area, expect the development includes water efficient fixtures/fittings. Currently offer a discount to the infrastructure charge where evidence of water efficiency design to 110l/p/d is made. Infrastructure connections - Potential water mains running through or near to part of the site.	None of these matters relate to the reserved matters of internal access, appearance, landscaping, layout or scale. They are all matters have been considered as part of the OPP process.
Rights of Way	12.01.26	Objection	Bridleway 018 does not appear to have been properly recognised and accounted for as it runs within the boundary of the development site but not shown as such on the submitted plans. Should be surfaced in line with Hertfordshire County Council's (HCC) Non-Motorised Route Design Guidance.	See above.

Growth & Infrastructure Unit	14.01.26	No objection	No comments. Aware of an existing S106 agreement dated 19 July 2023 and Unilateral Undertaking dated 3 December 2025.	Noted.
Thames Water	08.01.26	No objection	May require a build over agreement, as we believe the proposed development could be within 3 metres of a public sewer.	Noted but not relevant to the application.
Sport England	08.01.26	No objection	Proposed development does not fall within statutory remit.	Noted.
HCC Archaeology	28.01.26	No objection	On-site archaeological investigations have been completed as part of discharging condition 10 of the OPP. However, not yet received the final report.	Unnecessary consultation