

MEMORANDUM

To: Ben Glover
Senior Planning Officer

From: Debbie Ealand
Housing Supply Officer
Ext: 4526

Your Ref: 25/03149/RM

Date: 26 March 2026

**Reserved Matters: Approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of 140 residential dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure pursuant to outline planning permission reference 25/02234/S73 granted 03.12.2025
Land between Royston Road and Cambridge Road, Barkway, Hertfordshire.
Case Ref No: 25/03149/RM.**

Dear Ben,

Thank you for your memo of 19 March 2026 in respect of the above reserved matters application following amendments to the application.

Barkway is one of five villages in the Local Plan where a greater amount of development has been allocated. Barkway has two allocated housing sites which are expected to deliver an estimated total of 160 new homes. The development boundary is shown on the Policies Map to indicate the area within which further development will be allowed.

Barkway is a Category A village and the site is allocated, site BK3 in the Local Plan and outline permission has been granted.

The affordable housing requirement is 40% on sites which will provide 25 dwellings and above, in accordance with the Local Plan. Within the overall affordable housing requirement, the Council requires a 65% rented/ 35% affordable home ownership or other forms of affordable housing tenure mix, in accordance with the Local Plan and the Developer Contributions SPD.

The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. Strategic policies should be informed by a local housing need assessment to determine the minimum number of homes needed, in accordance with the NPPF.

Paragraph 63 of the NPPF says "Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-

with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes”.

Paragraph 66 of the NPPF says “Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures”.

Paragraph 64 of the NPPF says “Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.”

A rural Housing Needs Survey (HNS) was undertaken by Community Development Action (CDA) Herts. in Barkway in 2019.

The HNS identified a total affordable assessed housing need for 18 units over a five-year period; including a mix of one, two and three bedroom homes for rent and sale on a shared ownership basis. Types of accommodation identified included flats, houses and bungalows, including sheltered and adapted accommodation. A small number of residents also mentioned an interest in community led housing and self-build.

The following types and minimum bedroom numbers, were identified:

Type	Affordable rent minimum	Total
1 bed flat / house	2	4
2 bed flat / house	1	7
3 bed house	0	2
1 bed sheltered / bungalow / accessible	1	2
2 bed sheltered / bungalow / accessible	1	3
TOTALS	5	18

This can be summarised as:

6 x 1 bed units
10 x 2 bed units
2 x 3 bed units

Evidence from the survey suggests that two bed family accommodation is needed across all tenures including market housing.

The Barkway and Nuthampstead Neighbourhood Plan was made in May 2025.

The principal of the development has been established for this allocated site and the Neighbourhood Plan seeks to influence the reserved matters application related to the outline permission influencing the detail of the development to achieve a characterful and environmentally sensitive design, which reduces the harmful impacts on the village.

Policy BN H1 Affordable Housing says that affordable homes should include a mix of sizes and tenures and include provision for sheltered/adaptable and bungalow units, supporting the housing need identified in an up to date Housing Needs Survey or Strategic Housing Market Assessment.

Based on 140 dwellings overall the affordable housing requirement is for the provision of 56 affordable dwellings: 36 rented and 20 other affordable housing tenure in accordance with the Local Plan and the developer Contributions SPD, which the applicant is proposing to deliver.

An indicative mix identifying the type/ size and tenure of units in the s106 Agreement was based on evidence from the 2016 Strategic Housing market Assessment (SHMA) for planning permission granted for outline application 18/01502/OP. The 2023 SHMA update indicates a need for 65% affordable housing for social rent, 15% for affordable rent and 20% for other / intermediate affordable housing.

Within the combined rented affordable housing tenure, the 2023 SHMA indicates the following mix best meets housing need:

36 x 7% x 1 bed flats (2)
36 x 9% x 2 bed flats (3)
36 x 22% x 2 bed houses (8)
36 x 50% x 3 bed houses (18)
36 x 10% x 4 bed houses. (4)
36 x 2% x 5 bed houses (1)

Within the 35% other/ intermediate affordable housing tenure the 2023 SHMA indicates the following mix best meets housing need:

20 x 22% x 1 bed flats (4)
20 x 15 x 2 bed flats (3)
20 x 43% x 2 bed houses (9)
20 x 20% x 3 bed houses (4)

Evidence from the Council's housing register suggests the number of three bed houses suggested in the SHMA is greater than required and there is greater need for two bedroom family homes and a need for larger family homes (4+ bedrooms). In addition, there is a growing need for larger (3 and 4 bed) M4(3) wheelchair accessible homes which we will seek to deliver through the requirements of Policy HS5: Accessible and adaptable housing.

There does not appear to be any changes to the affordable housing provision looking at the submitted documents Amended 1877-22-02-007D Affordable Housing & Accessibility and Amended 1877-22-02-002G Coloured Planning Layout or if there are changes to the affordable housing it is not clear what they are.

The applicant is proposing the provision of 4 x two bedroom bungalows to M4(3) standard, in addition to the one bedroom ground floor flats to M4(3). There is an identified housing need for larger 3+ bedroom M4(3) accommodation. To meet identified housing need and the requirements of Policy HS5: Accessible and adaptable housing b) at least one of these two bedroom bungalows will need to be a three bedroom bungalow to M4(3) standard.

The one bedroom ground floor flats are indicated as being M4(3) standard, but the plans do not show provision of storage for a wheelchair, nor the turning circles required for this accommodation, so this is questioned. The provision of additional M4(3) dwellings is not required as the applicant is providing four bungalows to M4(3) standard.

The applicant's proposals for the rented one bed flats are in excess of the requirements required by the SHMA and for the s106 agreement, although this could be accepted. The increase in the number of two bedroom houses for rent is welcomed.

In conclusion the proposed Affordable Housing Scheme can only be accepted if at least one of the two bed bungalows is changed to a three bedroom M4(3) bungalow.

The revised scheme would therefore comprise.

For Affordable Rent:

10 x 1 bed flats
3 x 2 bed bungalows M4(3) wheelchair accessible
13 x 2 bed houses
1 x 3 bed bungalows M4(3) wheelchair accessible
7 x 3 bed houses
2 x 4 bed houses

For Shared Ownership:

7 x 2 bed houses
11 x 3 bed houses
2 x 4 bed houses.

Although an indicative mix is detailed in the S106 agreement a deed of variation may be required to vary the mix and this should be taken into consideration for formal approval of the proposed scheme mix.

The affordable homes should be owned and managed by a registered provider, should be spread across the sites in small clusters rather than be situated on one

or two parts of the site and should be physically indistinguishable from the market housing. This is to ensure mixed and balanced communities rather than large concentrations of affordable housing.

Where a need for affordable housing is identified the definition in Annex 2 of the Framework should be applied to the type of affordable housing required.

The definition for affordable housing includes housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

The council currently accept social rent and affordable rent for the rented tenure dwellings, although the 2023 SHMA provides evidence that many more people require social rented homes. It should be noted that the affordable rent for one and two bedroom dwellings should be no more than 80% of the equivalent local market rent (including service charges, where applicable).

For three bedroom dwellings the affordable rent should be no more than 70% of the equivalent local market rent (including service charges, where applicable) and for a four + bedroom dwellings the rent should be no more than the equivalent social rent (excluding service charges, where applicable) for a four + bedroom dwelling in the locality, to ensure affordability.

All rents must be within Local Housing Allowance (LHA) rates, in accordance with the Local Plan, the council's Tenancy Strategy and the Developer Contributions SPD.

Any affordable homes should be allocated to applicants with a local connection to Barkway and Nuthampstead in the first instance.

As Barkway has a population of 3,000 or less, protected area status applies. Staircasing on any shared ownership properties is restricted to 80% in accordance with

The Housing (Shared Ownership Leases) (Exclusion from Leasehold Reform Act 1967) (England) Regulations 2009 which came into force on 07 September 2009. These regulations include the introduction of Protected Area Status for settlements currently exempt from the Right to Acquire (i.e. those with populations of less than 3000).

This ensures that the homes remain affordable in perpetuity.

The nationally described technical housing standards provide the nationally recognised standards for bedrooms, storage, and internal areas in new dwellings across all tenures. To ensure schemes are appropriately designed the affordable units are required to meet the nationally described housing space standards.

Parking courts are not desirable as there is often limited or no natural surveillance and residents prefer to park outside or near to their homes. To minimise on street parking, parking spaces should be provided in front of or adjacent properties with good natural surveillance.

Grant funding for the affordable housing on S106 sites is not available and the affordable housing should be delivered through planning gain alone. Issues of financial viability must be submitted to the Council using a recognised financial toolkit and this will be independently tested at full expense to the applicant, in accordance with the Council's Developer Contributions SPD.

I hope this information is useful. Please contact me if I can be of any further assistance.

Regards
Debbie Ealand
Housing Supply Officer