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Natural England
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CW1 6GJ
United Kingdom

Our Ref: 25/03149/RM

Contact: Ben Glover
Direct Line: 01462 474248
Email: ben.glover@north-herts.gov.uk
Date: 20th April 2026

Dear Sir / Madam,

Subject: Formal notification under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) – Intent to grant 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

Site Name: Land Between Royston Road And, Cambridge Road, Barkway, Hertfordshire

Affected SSSI: Therfield Heath

This letter serves as formal notice under Section 28I (6) of the Wildlife and Countryside Act 1981 that North Herts Council is minded to approve Reserved Matters permission for the application referenced above.

We acknowledge your consultation response dated the 13th of September 2024, in which you raised 'no objection subject to appropriate mitigation being secured' to minimise recreational pressure impacts and ensure no adverse effect on the SSSI.

The application stated has been recommended for approval and resolved to grant by Planning Control Committee. The officer report attached to the original Outline permission (18/01502/OP) determined that sufficient open space was being secured within the application site and that there is no additional need for mitigation in relation to Therfield Heath. Therefore, the decision issued did not include a planning obligation or condition requiring the mitigation you have now requested.

North Herts Council, PO Box 7075, Manchester, M28 8JX



Furthermore, the Local Planning Authority is unable to introduce new fundamental mitigation requirements or financial contributions at the Reserved Matters stage. Consequently, the Local Planning Authority intends to proceed to approve the Reserved Matters without the mitigation measures requested within your response.

In accordance with Section 28I (6), the Local Planning Authority will not issue a decision on this application until the expiry of 21 days from the date of this notice.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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