

## **BK3 – Land Between Royston Road and Cambridge Road, Barkway – Workshop**

**Date of Meeting:** 19/03/2025

**In Attendance:** NHC:

Ben Glover – Senior Planning Officer, Major Projects  
Sohanna Srinivasan – Principal Planning and Urban Design Officer  
Liz Anderson – Senior Ecologist  
Edward Leigh – Senior Transport Policy Officer

Redrow:

Louise Simmonds – Senior Planning Manager  
Michael Glass – Design Manager  
Shaun Pentlow – Flood Risk Consultant

### **Key Discussion Points:**

#### Procedural / Legal Matters:

1. NHC are to review and provide a response to the Redrow legal advice shared, relating to the Reserved Matters and S73 applications.
2. NHC to consider the proposed amended wording to Condition 3, which would potentially instead be part 'broadly in accordance with' and part 'strictly in accordance with'.
3. NHC to arrange a follow-up meeting with Redrow to discuss the procedural issues relating to both applications.
4. NHC to provide Redrow with clarity with regards to the extent of changes expected whilst considering the fallback of the extant outline permission.
5. Redrow were provided with two options to address current masterplan compliance issues. The first option being the creation of a new masterplan document that would supersede the approved masterplan document. The second option was to provide an SP9 Deviation Addendum in which the aim of the document would be to provide a rationale for changed masterplan elements through a 'comply or justify' approach. Further discussion about how to best progress will be help between NHC and Redrow.

#### SuDs:

6. The central drainage basin, adjacent to the bridleway and hedgerow, is considered unacceptable. NHC acknowledge the updated infiltration data provided, but we would not be willing to accept an inappropriately designed and located drainage solution. Key concerns raised during the discussion related to the 2m drop that runs adjacent to the north/south bridleway and hedgerow. The design is not considered policy compliant and there are several safety concerns relating to future users of the bridleway. Concerns were also raised relating to harm to the hydrology of the central hedgerow.