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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 25/03149/RM
HCC ref: NH/27742/2026
HCC received: 8 January 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Between Royston Road And Cambridge Road Barkway Hertfordshire

Application type

Reserved Matters

Proposal

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

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

CONDITIONS:

1.Site Accesses

Prior to the first occupation of the development hereby permitted all vehicular accesses shall be provided and thereafter retained as approved under the planning application (Ref-25/02234/S73, condition 12 &13) and shown on the approved plan drawings (Ref-163462/006 A and 163462/007 rev-A) in accordance with the highway specification via s278 agreement. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

2.Parking for Car and Cycles:

Prior to the first occupation of the development hereby permitted the proposed all onsite car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans (Ref: 1877-22-02-005, Rev C) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

3.Footways Connections:

Prior to the first occupation of the development hereby permitted all proposed footways and connections approved under the planning application (Ref-25/02234/S73, condition 14) and as indicated on the approved Access and Movement Plan (Ref 1797/30/103 Rev-E) shall be provided, levelled, surfaced and drained in accordance with HCC's Right of Way design guides and retained thereafter available for that specific use

Reason: To ensure residents and visitors of the development have the realistic option of travelling by local bus routes, and not a reliance on the private motorcar, in accordance with paragraphs 114 – 116 of the NPPF (December 2023) and Policy 1, 7 and 8 of HCC's LTP4

Highway Informative

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN) Roads to remain private: The applicant is advised that all new roads* / the access routes marked on the submitted plans * / the access routes [describe*] [*delete as appropriate] associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

AN) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

COMMENTS:

Recently a planning permission (Ref-25/02234/S73) has been granted for variation of condition 3 and condition 20 of planning permission 18/01502/OP granted on 25.07.2023 for construction up to 140 residential dwellings.

Now a formal Reserved Matters (RM) application is submitted for 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 on 03/12/2025.

The application site is located on the northern edge of the rural village of Barkway, approximately four miles south of Royston, within the District of North Hertfordshire. It is situated between Royston

Road to the west and the B1368 Cambridge Road to the east, just north of the junction where both roads meet the High Street, which continues south through the main part of the village.

Policy Review:

Key policies documents used to assess this application are:

- National Planning Policy Framework (NPPF-2024).
- Hertfordshire Local Transport Plan LTP4 2018-2031
- North Hertfordshire Local Plan 2011-2031
- HCC's Placement and Movement Planning Design Guide (March 2024)
- NHDC's Local Cycling and walking Infrastructure Plans (LCWIP)
- LTN1/20
- Manual for Street (MfS)

Vehicular Access Arrangements:

It was agreed at the outline application stage that vehicular access to the development site would be provided via two new access points:

- Eastern access: A simple priority 'T' junction from the B1368 Cambridge Road
- Western access: A simple priority 'T' junction from Royston Road

I can confirm that the Development Management Implementation (DMI) team has received Section 278 applications for both access points as initially approved and indicated on the drawings (Ref-163462/006 A and 163462/007 rev-A) and is currently working towards their technical approval.

Internal Roads and Footways:

In terms of footways, it shows that all internal footways along the main spine road are 2m wide which seems substandard in the context of our recent adopted Place & Movement Planning Design Guide (P&MPDG) and however it meets the minimum requirements of 2m width.

All internal roads including main spine roads are designed as 5.5m wide which appears to be acceptable in the current highways standards.

Visibility at all internal junctions/access points:

No visibilities are shown on the proposed parking plan (Ref 1877-22-02-005 Rev-C) for internal road junctions bends. However, it appears that required pedestrian and inter vehicular visibilities can be achieved due to present of 2m wide footways.

Refuse Collection and Vehicle tracking:

Drawings (Ref: 1877-22-02-009 (Rev B) and 1877-22-06-0009) illustrate the refuse collection strategy and vehicle tracking for a 12.1m refuse vehicle, respectively. Based on the review, these proposals appear to be acceptable from a highway perspective.

Walking and Cycling Connections:

It is proposed that the design and configuration of Bridleway 017 and the associated equestrian crossing will be provided as part of the development. However, no design and layout plans are submitted. The applicant is therefore advised to consult the Right of Way team and to refer to Hertfordshire County Council's Place and Movement Planning Design Guidance (P&MPDG), specifically:

- Part 3, Chapter 6 – Planning for Public Rights of Way
- Part 3, Chapter 9, Paragraph 22.1 – Equestrian Crossing Guidance

The above proposed RoW improvements work should be delivered in consultation with the RoW team.

For the existing public right of way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overflows of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

Parking: (Car and Cycle):

The submitted drawing (Ref: 1877-22-02-005, Rev B) outlines the indicative parking layout and provision for both cars and cycles. Upon review, it appears that the proposed parking provision—particularly for visitor spaces and 4+ bedroom units—is over-designed.

In this regards, the North Herts District Council is the local parking authority who responsible to determine the level of onsite provision of parking.

In summary, the submitted documents (supporting documents and site plans) have been reviewed, and I can confirm that the proposed layout, scale, landscaping, and appearance will be acceptable in the highway grounds and subject to aforesaid conditions and informative.

Signed

Shamsul Huda

29 January 2026