

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/X1925/W/25/3369064

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

- - -

Company/Group Name

Redrow Homes South Midlands (a trading name of BDW Trading Ltd)

Address

Redrow House, 6 Waterside Way
The Lakes
Northampton
NN4 7XD

Email

louise.simmonds@redrow.co.uk

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes ☒ No ☐

Name

Mr Andrew Hodgson

Company/Group Name

Pegasus Group

Address

2nd Floor
Victory House, Vision Park
Histon
Cambs
CB24 9NL

Phone number

07989 654212

Email

andrew.hodgson@pegasusgroup.co.uk

Your reference

P25-1423

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	North Hertfordshire District Council
LPA reference number	24/01994/S73
Date of the application	06/09/2024
Did the LPA validate and register your application?	Yes ☒ No ☐
Did the LPA issue a decision?	Yes ☐ No ☒

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☒

Does the appeal relate to an existing property? Yes ☐ No ☒

Address

Land Between
Royston Road and Cambridge Road
Barkway
Hertfordshire
Grid Ref Easting: 538424
Grid Ref Northing: 236261

Is the appeal site within a Green Belt? Yes ☐ No ☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes ☒ No ☐

If YES, please state below the revised wording

Variation of wording to Condition 3 and Condition 20 of planning permission 18/01502/OP granted on 25.07.2023.

Please attach a copy of the LPA's agreement to the change.

☒ see 'Appeal Documents' section

Area (in hectares) of the whole appeal site [e.g. 1234.56]

7.3 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☐
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐
4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐

6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☒
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☒

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

☒ the box below

This Appeal has been submitted on the basis that the Local Planning Authority (LPA) has failed to determine the application within the statutory time period. As such, the LPA's formal reasons for refusal are not yet known. However, through ongoing discussions, the LPA has indicated that a positive determination may be possible, subject to an alternative wording of Condition 3 and the inclusion of a new planning condition.

Given the absence of a formal decision and the evolving nature of discussions between the Appellant and the LPA, the precise areas of agreement and disagreement remain unclear at the time of submission. The limited areas of disagreement are likely to involve a degree of nuance and interpretation, making written representations an unsuitable format for exploring and resolving the key issues.

A hearing procedure is therefore necessary to allow for open discussion and for both parties to clarify and elaborate on their positions. A hearing will provide the Inspector with the opportunity to test the evidence directly, ask questions, and gain a full understanding of the planning context and relevant issues. Such an approach will ensure a more robust and balanced assessment of the case than would be possible through written representations alone.

Significant inaction on the part of the LPA has also resulted in the Appellant being unable to agree a finalised S106 Deed of Variation. This is a further matter that would be best discussed in a hearing format.

In view of the above, we respectfully submit that a hearing is the most appropriate and effective procedure for the determination of this Appeal.

3. Inquiry ☐

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes ☒ No ☐

☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes ☒ No ☐

☒ see 'Appeal Documents' section

(b) Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below. ☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA. ☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form). ☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. ☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. ☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. ☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision. ☐

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application. ☒
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☒
07. A copy of the design and access statement sent to the LPA (if required). ☐
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. ☒
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☐
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☐
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☒
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☒
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No



L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Andrew Hodgson

Date

10/07/2025 16:27:50

Name

Mr Andrew Hodgson

On behalf of

- - -

The gathering and subsequent processing of the personal data supplied by you in this form, is in

accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	Documentation for Appeal Form Section Description of Development.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	P25-1423v3 Appellants Statement of Case 10.07.2025.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	CD-A2 Covering Letter.pdf
File name:	CD-A4 Site Notice.pdf
File name:	CD-B1 Covering Letter.pdf
File name:	CD-C2 County Cllr.pdf
File name:	CD-C3 Highways.pdf
File name:	CD-C5 Public Comments.pdf
File name:	CD-C4 LLFA.pdf
File name:	CD-C1 Barkway Parish Council.pdf
File name:	CD-D4 North Herts note of meeting 19 March 2025.pdf
File name:	CD-D6 Confirmation of legal details 9 April 2025.pdf
File name:	CD-D5 Correspondence on s.73 approach 27 May 2025.pdf
File name:	CD-D3 LPA correspondence on s.73 approach 8 August 2024.pdf
File name:	CD-D7 LPA's suggested wording of new condition 25 June 2025.pdf
File name:	CD-D8 LPA's suggested wording of all varied conditions 3 July 2025.pdf
File name:	CD-D1 Confirmation of LLFA re-consultation 10 June 2025.pdf
File name:	CD-D2 Request for change of Applicant name 19 June 2025.pdf
File name:	CD-D9 North Herts legal team confirmation of no comments 8 July 2025.pdf
File name:	CD-E11 Royston Rd Crossing Option 2 @ A3.pdf
File name:	CD-E2 Location Plan @ A1.pdf
File name:	CD-E15 Masterplan Summary Report.pdf
File name:	CD-E7 Access and Movement @ A1.pdf
File name:	CD-E17 Barkway Legal Advice 30.6.25.pdf
File name:	CD-E16 PPG Extract.pdf
File name:	CD-E3 Proposed Access - Royston Road @ A2.pdf
File name:	CD-E12 Cambridge Rd footway @ A1.pdf
File name:	CD-E10 Tree Constraints Plan @ A3.pdf
File name:	CD-E1 OPP Decision Notice.pdf
File name:	CD-E14 High Street Improvements @ A1.pdf
File name:	CD-E4 Proposed Access - Cambridge Road @ A2.pdf
File name:	CD-E18 5YHLS position statement May 2024.pdf
File name:	CD-E8 Urban Design Parameter Plan @ A1.pdf
File name:	CD-E6 Illustrative Masterplan @ A1.pdf
File name:	CD-E13 Royston Access @ A2.pdf
File name:	CD-E9 Landscape Parameter @A1.pdf
File name:	CD-E5 Land Use Parameter @ A1.pdf
Relates to Section:	FULL STATEMENT OF CASE

Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	CD-E20 002 DOV - Barkway 4.7.25(37259438.1).docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	CD-A1 Original Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	CD-A3 Validation Notice_19.09.24.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	CD-E2 Location Plan @ A1.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	CD-A2 Covering Letter.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	List of all plans.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	CD-B1 Covering Letter.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	List of all plans.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	CD-E20 Draft SoCG - Barkway 10.07.2025.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	CD-D4 North Herts note of meeting 19 March 2025.pdf
File name:	CD-D5 Correspondence on s.73 approach 27 May 2025.pdf
File name:	CD-D3 LPA correspondence on s.73 approach 8 August 2024.pdf
File name:	CD-D7 LPA's suggested wording of new condition 25 June 2025.pdf
File name:	CD-D2 Request for change of Applicant name 19 June 2025.pdf
File name:	CD-D8 LPA's suggested wording of all varied conditions 3 July 2025.pdf
File name:	CD-D1 Confirmation of LLFA re-consultation 10 June 2025.pdf
File name:	CD-D6 Confirmation of legal details 9 April 2025.pdf

File name:	CD-D9 North Herts legal team confirmation of no comments 8 July 2025.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	12. A copy of the original permission with the condition attached if the appeal is against the LPA's refusal or failure to decide an application which relates to a condition.
File name:	CD-E1 OPP Decision Notice.pdf
Completed by	MR ANDREW HODGSON
Date	10/07/2025 16:27:50