

For the attention of Ben Glover, Planning Case Officer

Planning Applications 24/01994/S73 and 24/01883/RM

Further to the letters dated 6th September and 19th September relating to the above applications please note my objections and comments below and include my previous comments/objections in submissions relating to planning application 18/01502/OP and site BK3 during the current Local Plan process.

24/01994/S73 – Section 73 Application - Removal of wording to Condition 3 of planning permission 18/01502/OP (granted on 25th July 2023)

Land between Royston Road and Cambridge Road, Barkway, Hertfordshire.

I strongly **Object** to this condition being removed. Removing the condition would enable the applicant/developer to update the permission without referring back for approval by the planning officers. The condition should remain and I would urge North Herts (District) Council to refuse this application.

24/01883/RM – Reserved Matters

Land Between Royston Road and Cambridge Road, Barkway, Hertfordshire.

Reserved Matters: Application for the approval of reserved matters comprising details of the siting, design and external appearance of the development and the landscaping of the site in respect of the approved outline of planning permission ref. 18/01502/OP for the development of 140 dwellings and a new shop on the land between Royston Road and Cambridge Road, Barkway.

Design and Parking

The design of the houses appears to be more suited to new development in an urban environment rather than a rural village and I would suggest that the developer gives serious consideration to the emerging Barkway and Nuthampstead Neighbourhood Plan.

It would be preferable to spread the affordable housing and parking spaces more evenly across the development.

There will be no gas across the development and new dwellings will have electric air source heat pumps and underfloor heating in the private dwellings, whilst electric panel heaters and hot water heat pumps (more expensive to run) will be installed in affordable dwellings. It is disappointing that this approach will result in the affordable properties having more expensive heating costs.

Unfortunately, the application shows no evidence of meeting the aspiration of 10% BNG but instead achieves a minimal net gain. This is particularly disappointing given that the local councils have all declared “climate emergencies”.

These points should be challenged with the developer.