



**North
Herts**
Council

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land between Royston Road and Cambridge Road, Barkway, Hertfordshire

Applicant Details

Name/Company

Title

Mrs

First name

Louise

Surname

Simmonds

Company Name

Redrow Homes South Midlands (BDW Trading Ltd)

Address

Address line 1

Redrow House

Address line 2

6 Waterside Way

Address line 3

Town/City

Northampton

County

Northamptonshire

Country

United Kingdom

Postcode

NN4 7XD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with all matters reserved other than strategic point of access onto Royston Road and Cambridge Road for the erection of up to 140 dwellings and a new shop

Reference number

25/02234/S73

Date of decision (date must be pre-application submission)

03/12/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

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; discharge of conditions 4, 5 and 21; and discharge of planning obligation 2.3 of the Second Schedule of the Section 106 legal agreement dated 19 July 2023, all pursuant to outline planning permission reference 25/02234/S73

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan (Plan No. 1797/30/110)
Proposed Access - Royston Road (Plan No. 163462/006 Rev A)
Proposed Access - Cambridge Road (Plan No. 163462-007 Rev A)
1797/30/101 Rev E - Land Use Plan
1797/30/103 Rev E - Access and Movement
1797/30/104 Rev A - Urban Design Parameter Plan
1797/30/105 Rev A - Landscape Parameter Plan
163462-002 Rev A - Alternative Royston Road Crossing Improvements (Option 2)
163462-003 Rev B - Cambridge Road Potential Gateway Feature and Foot/Cycleway Extension
163462-008 - Indicative Pedestrian Improvements Plan
1797/30/100 Rev G - Illustrative Masterplan

Please list all drawing numbers submitted with this application for approval

Please refer to covering letter Appendix A

If applicable, please state the reasons for any changes to the original drawings

N/A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/00461/PRE and 24/01883/RM

Date (must be pre-application submission)

19/02/2025

Details of the pre-application advice received

Detailed advice in regard to Framework Plan amendments

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Louise Simmonds

Date

11/12/2025