

FAO Ben Glover
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

11 December 2025

Dear Ben,

RE: Reserved Matters application in accordance with Outline Planning permission reference 25/02234/S73 – Land between Royston Road and, Cambridge Road, Barkway, Hertfordshire

On behalf of Redrow Homes South Midlands, I hereby submit a reserved matters application for the approval of the erection of 140no. residential dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure on land between Royston Road and Cambridge Road, Barkway. This application is pursuant to outline planning permission reference 25/02234/S73 granted on 3 December 2025.

The application seeks approval for the reserved matters of access, appearance, landscaping, layout and scale.

In addition, the application seeks to discharge:

- Conditions 4 (Masterplan Compliance Statement), 5 (landscaping details) and 21 (surface water drainage scheme) of the outline planning permission; and
- Planning Obligation 2.3 (Affordable Housing Scheme) of the Second Schedule of the Section 106 legal agreement dated 19 July 2023.

The suggested description of development is as follows:

'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'

The application has been submitted via the planning portal and assigned the reference number PP-14507404.

Background

The original OPP was granted on 25 July 2023 with the following description of development:

“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”

Following this, an application was submitted under the provisions of Section 73 of the Town and County Planning Act 1990 (as amended), to vary conditions 3 and 20 of this OPP. This was granted permission on 3 December 2025.

This application is pursuant to that S73 outline planning permission (reference 25/02234/S73) and it is the S73 OPP which Redrow intends to build out.

Vehicular access to the site was approved in detail at the outline stage. The S73 OPP was granted subject to 26 conditions and a Unilateral Undertaking (dated 3 December 2025) which secures all of the obligations set out within a Section 106 Legal Agreement dated 19 July 2023 (the Agreement secured on the original OPP).

Proposal

Reserved matters consent is sought for the construction of 140no. residential dwellings (Use Class C3) with associated internal roads, parking, public open space, landscaping, sustainable drainage systems and other associated infrastructure. The reserved matters sought are access (other than the strategic point of access already permitted), appearance, landscaping, layout and scale.

The retail shop approved as part of the original OPP is not included within this application. It has been excluded from the red line application boundary and is to come forward under a separate reserved matters application.

The scheme fully complies with the requirements, conditions and obligations of the parent OPP.

The proposals includes, more specifically, the following:

- Provision of 140no. dwellings which already benefit from outline planning permission and which will contribute to the housing requirements of the District (which currently cannot demonstrate an adequate 5-year supply of housing);
- An appropriate density of development which fully complies with the parameters and obligations of the extant OPP;
- Provision of 40% affordable housing to meet identified housing needs;
- A range of dwelling type and sizes to create a mixed and balanced community within Barkway;
- A range of affordable tenures comprising 36no. affordable rented dwellings, and 20no. shared ownership dwellings;
- Affordable homes designed to meet Nationally Described Space Standards;
- Contribution to the local economy through local construction jobs during the construction phase of the development;
- Contribution to the local economy through additional expenditure in local shops and services once the new dwellings have been built and occupied;
- Provision of new areas of formal and informal public open space totalling 1.96ha for the use of the wider community, including a LAP;
- Provision of a 15m deep landscape buffer to the northern edge of the site, alongside a green landscape buffer to the eastern boundary of the site with the Cokenach Estate;

- Homes which will meet the future needs of occupiers and can meet their lifetime needs (52% of dwellings to achieve M4(2) compliance and 16% of affordable dwellings to achieve M4(3) compliance); and
- Retention of Bridleway 17 running north-south through the site to a width of 6m (mixture of paved and grass surfaces).

Application Drawings/Documents

A full list of the drawings and documents which accompany this application can be found at Appendix A of this letter.

Taken together, these application documents and plans provide a full and detailed justification for the proposal, demonstrating that the proposals are in compliance with the Development Plan when taken as a whole, and providing justification for the minor deviation.

As the Council is unable to demonstrate an adequate supply of housing, Redrow firmly believes that there are no matters which significantly or demonstrably outweigh the benefits of the development and permission should be issued without delay.

I trust the Council has sufficient information to register and determine the enclosed application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely,

Louise Simmonds

Louise Simmonds

Senior Planning Manager

For and on behalf of Redrow Homes South Midlands

Encl: Appendix A – Planning Application Drawing/Document Register

Appendix A – Drawing/Document Register

Title	Drawing/Document Number	Revision
Location Plan	1877-22-02-001	
Planning Layout	1877-22-02-002	F
Materials Plan	1877-22-02-003	C
Boundary Treatments	1877-22-02-004	C
Parking Plan	1877-22-02-005	C
Surface Treatments Plan	1877-22-02-006	C
Affordable Housing & Accessibility	1877-22-02-007	C
EV Charging Plan	1877-22-02-008	C
Refuse Collection Plan	1877-22-02-009	C
Indicative Street Scenes	1877-22-02-010	
Overall Site Perspective	1877-22-02-011	
Royston Road Visualisation	1877-22-02-012	
Village Street Visualisation	1877-22-02-013	
Village Square Visualisation	1877-22-02-014	
Cambridge Road Visualisation	1877-22-02-015	
Masterplan Compliance Statement		
Barkway Design Code Response: Residential Lanes		
Barkway Design Code Response: Village Street		
Barkway Design Code Response: Wooded Lanes		
Hampstead Plans	1877-22-02-10001	
Hampstead Elevations	1877-22-02-10002	
Bungalow – Detached (02)	1877-22-02-1002	
Bungalow – Detached (01)	1877-22-02-1003	
Richmond Plans	1877-22-02-11001	
Richmond Elevations	1877-22-02-11002	
Richmond Corner Plans	1877-22-02-11003	
Richmond Corner Elevations	1877-22-02-11004	
Blenheim Plans	1877-22-02-12001	
Blenheim Elevations	1877-22-02-12002	
Sandringham Plans	1877-22-02-13001	
Sandringham Elevations	1877-22-02-13002	
Highgrove Plans	1877-22-02-14001	
Highgrove Elevations	1877-22-02-14002	
Highgrove Corner Elevations (R)	1877-22-02-14003	
Tavy Plans & Gable Elevations	1877-22-02-15003	
Dart Plans & Gable Elevations	1877-22-02-16002	
Tweed Plans & Gable Elevations	1877-22-02-17002	
Spey Plans & Gable Elevations	1877-22-02-18004	
Amberley Plans & Gable Elevations	1877-22-02-19001	
Amberley Plans & Gable Elevations (WB)	1877-22-02-19002	
Balmoral Plans	1877-22-02-200001	
Balmoral Gable Elevations	1877-22-02-200002	

Balmoral Elevations	1877-22-02-20003	
Letchworth Plans	1877-22-02-3001	
Letchworth Elevations	1877-22-02-3002	
Letchworth Elevations (WB)	1877-22-02-3003	
Stratford Q Plans & Elevations	1877-22-02-4001	
Stratford Q Plans & Gable Corner Elevations	1877-22-02-4003	
Stratford Q Plans & Gable Elevations	1877-22-02-4003	
Harrogate Plans & Elevations	1877-22-02-6001	
Harrogate Corner Plans & Elevations	1877-22-02-6002	
Harrogate Corner Plans & Elevations (R)	1877-22-02-6003	
Harrogate Plans & Gable Elevations	1877-22-02-6004	
Leamington Q Plans & Elevations	1877-22-02-7001	
Leamington Plans & Gable Corner Elevations (R)	1877-22-02-7003	
Leamington Plans & Gable Elevations	1877-22-02-7004	
Shaftsbury Plans & Elevations	1877-22-02-8001	
Shaftsbury Plans & Gable Elevations (R)	1877-22-02-8003	
Planting Plan	Sheet 1 of 7	D
Planting Plan	Sheet 2 of 7	D
Planting Plan	Sheet 3 of 7	D
Planting Plan	Sheet 4 of 7	D
Planting Plan	Sheet 5 of 7	D
Planting Plan	Sheet 6 of 7	D
Planting Plan Overview	Sheet 7 of 7	D
Landscape Management Plan		
Refuse Vehicle Tracking Plan	1877-22-06-0009	B
Proposed Drainage Sheet 1	4929-002 5001	T02
Proposed Drainage Sheet 2	4929-002 5002	T02
Proposed Drainage Sheet 3	4929-002 5003	T02
Proposed Drainage Sheet 4	4929-002 5004	T02
Proposed Drainage Sheet 5	4929-002 5005	T02
Proposed Drainage Sheet 6	4929-002 5006	T02
Proposed Surface Water Manhole / PPIC Schedules	4929-002 5007	T02
Proposed Foul Water Manhole / PPIC Schedules	4929-002 5008	T02
Proposed Levels Sheet 1	4929-002 5021	T02
Proposed Levels Sheet 2	4929-002 5022	T02
Proposed Levels Sheet 3	4929-002 5023	T02
Proposed Levels Sheet 4	4929-002 5024	T02
Proposed Levels Sheet 5	4929-002 5025	T02
Proposed Levels Sheet 6	4929-002 5026	T02
Barkway Drainage Technical Note		A
Barkway Energy & Sustainability Strategy		
Planning Statement	December 2025	

Affordable Housing Statement	December 2025	
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