

PLANNING STATEMENT

**Land between Royston Road and Cambridge Road,
Barkway, Herfordshire**

December 2025

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1. Introduction

- 1.1 This Planning Statement has been produced to support a Reserved Matters application pursuant to Outline Planning Permission reference 25/02234/S73 (the 'S73 OPP') for 140no. residential dwellings (Use Class C3) with associated roads, parking, public open space and sustainable drainage systems on land between Royston Road and Cambridge Road, Barkway.
- 1.2 The reserved matters for consideration are access (other than the strategic point of access already permitted), appearance, landscaping, layout and scale. Site access from Royston Road and Cambridge Road was approved in detail as part of the original Outline Planning Permission reference 18/01502/OP (the 'original OPP').
- 1.3 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"
- 1.4 The S73 OPP was granted on 3 December 2025 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 (the 'S106 Agreement') dated 19 July 2023 (the Agreement secured on the original OPP).
- 1.5 This Statement has been prepared to aid Officers in their determination of the application. It describes the site, its planning history and the nature of the proposed development. It also identifies the relevant policies against which the proposals should be assessed and highlights any other material considerations. This Statement concludes by providing Redrow's considered planning balance.
- 1.6 This document should be read in conjunction with the other supporting drawings and documents submitted with the application.

2. Site and Surrounding Area

- 2.1 The application Site lies to the northern edge of the village of Barkway, some 4 miles south of Royston. It lies between Royston Road to the west and the B1368 Cambridge Road to the east.

- 2.2 The Site extends to some 7.61 hectares and is comprised of agricultural fields, marked with hedgerows and mature trees along its boundaries and with a bisecting north-south hedgerow running through almost the centre of the site.
- 2.3 The land immediately south/south-west of the site is safeguarded land for a Primary School within the emerging Local Plan and is owned by Hertfordshire County Council. Beyond this land lies residential dwellings on Periwinkle Close and Birch Meadow (itself a relatively modern estate development).
- 2.4 Figure 1 below shows the Site's location.

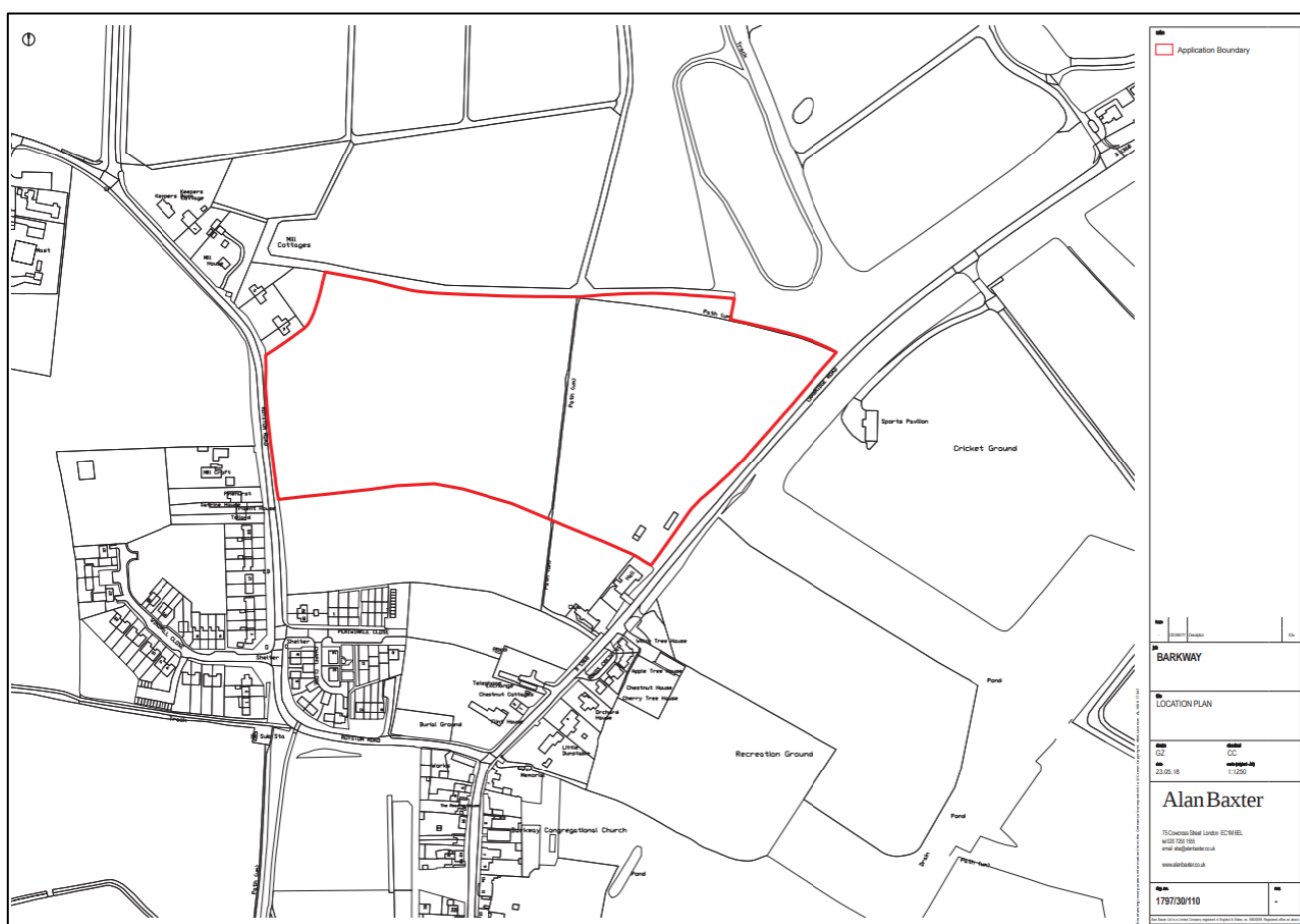


Figure 1 – OPP Application Site

- 2.5 The site is bound to the south-east by Barkway Village Hall and Barkway Social Club. Cokenach Estate, a registered historic park, with Cokenach Cricket Club, are located to the east.
- 2.6 To the north, the site is bound by Newsells Park, an estate and working stud farm, with residential dwellings to the immediate north-western corner.

- 2.7 The site is not located within any formal designations, including Green Belt, however the landscape surrounding the site is shaped by Newsells Park and Cokenach Estate, with the Chiltern Ridge running east-west along the northern edge of the site.

3. Planning History

- 3.1 Outline application reference 18/01502/OP was submitted on 7 June 2018 and approved 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”

- 3.2 On 22 August 2024, a reserved matters application was submitted (reference 24/01883/RM) with the following description:

“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 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”

- 3.3 This application remains pending consideration however it is Redrow’s intention to withdraw this application shortly.

- 3.4 Concurrent with the reserved matters application, an application under the provisions of Section 73 of the Town and Country Planning Act 1990 (as amended) (the ‘TCPA’), to vary the wording of conditions 3 and 20 of the original OPP (reference 24/01994/S73), was submitted on 6 September 2024. Redrow lodged an appeal (reference APP/X1925/W/25/3369064) against the non-determination of this application on 10 July 2025 however, following discussion with Officers, this appeal was withdrawn on 3 September 2025.

- 3.5 During the period of consideration of the above reserved matters and Section 73 applications, several conditions imposed on the original OPP were discharged:

- Condition 19 (Construction Traffic Management Plan) – reference 24/02396/DOC – approved on 27 January 2025;
- Condition 10a (Archaeology) – reference 24/02595/DOC – approved 12 February 2025;
- Condition 17 (Local Transport Plan) reference 24/02408/DOC – approved 12 February 2025;

- Condition 24 (Phasing Plan) – reference 25/00103/DOC – approved 10 March 2025.

- 3.6 In addition, a non-material amendment under the provisions of Section 96A of the TCPA was also approved to vary condition 25, to allow for commencement up to slab level before a scheme for the provision of fire hydrants is agreed. This was approved under application reference 25/00636/NMA on 30 June 2025.
- 3.7 On 4 September 2025, a new application was made to vary conditions 3 and 20 of the original OPP, under application reference 25/02234/S73. This was granted permission on 3 December 2025.
- 3.8 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.

4. Proposed Development

- 4.1 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.
- 4.2 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.
- 4.3 The following sets out the key features of the scheme:
- Provision of 84no. market homes with a mix of 2, 3, 4 and 5 bedrooms set across a range of different housetypes including semi-detached and detached forms
 - Provision of 56no. (40%) affordable homes with a mix of 1, 2, 3 and 4 bedrooms set across a range of housetypes including terraced, semi-detached and detached forms and of a mix of affordable rent and shared ownership tenures
 - Largely 2 storey dwellings in scale, with occasional use of dormers and single storey dwellings to bring visual interest and enhance legibility through the scheme
 - Provision of 1.96ha of public open space, including a local area of play (LAP) and 'play on the way'

- 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
- Inclusion of attenuation basins to the central and eastern areas of the site
- Retention of Bridleway 17 running north-south through the site to a width of 6m (mixture of paved and grass surfaces)
- Permeability created by pedestrian and cycle connections running east-west and north-south through the site connecting Bridleways 17 and 18, Royston Road and Cambridge Road through the development
- All homes to meet Nationally Described Space Standards
- 52% of all homes to meet Building Regulations Category M4(2) standard and 16% of affordable dwellings to meet Category M4(3) standard

4.4 The proposed layout has been designed to respect the constraints of the site and parameters established by the original OPP. In accordance with the requirements of condition 4 of the S73 OPP, a Masterplan Compliance Statement accompanies this submission. This Statement offers a detailed explanation as to how the proposal accords and/or deviates with/from the drawings/documents approved under application reference 18/01502/OP. Where there are any deviations, the Statement provides a clear and robust justification for such.

4.5 The proposed development has been designed to deliver three character areas ('Village Street', 'Residential Lanes', and 'Wooded Lanes'). Three residential character areas are proposed to create a sense of hierarchy between different areas of the development and to respond to the context of the site.

4.6 The 'Village Street' character area follows the primary route through the development and draws from the historic High Street in the Barkway Conservation Area. Buildings are arranged in short runs of terraces, combined with semi-detached and detached homes, creating a strong frame to the street. Homes are arranged with subtle fluctuations in the building line and roofline to create visual interest. Individual buildings are carefully designed to terminate vistas, enclose public spaces and define corners.

4.7 The 'Residential Lanes' character area provides a mix of family housing. The grain of the development is looser than the 'Village Street', with a large proportion of semi-detached and smaller detached properties, set back behind shallower front gardens.

- 4.8 The 'Wooded Lanes' character area is framed by larger family homes which are predominantly 4 to 5 bedrooms with large back gardens and space to accommodate additional on-plot parking. Homes are predominantly detached but front gardens are kept small and parking is generally tucked to the side to retain a sense of enclosure to the street. This character area replicates the typology of larger detached and semi-detached properties found to the northwest of the Site. The character area, is set back behind the retained wooded edge along Cambridge Road, providing an appropriate character adjacent to Cokenach Park and has a quiet, leafy character.
- 4.9 The proposed materials for the development have been selected to complement the local character of the area, with the use of a traditional material palette such as red bricks, black weatherboarding, and roughcast render to the main façades. The roof finishes are to include a mix of slate grey and brown concrete tiles. Additionally, flint panel boundary walls are proposed along the 'Village Street' to further reflect the local vernacular of Barkway village. The proposed house type elevations showcase a variety of building details that respond to the Barkway and Nuthampstead Design Code and Guidance document. These include, but are not limited to, exposed timber detailing, bay windows, gabled dormers, and chimneys.



Figure 2 – Proposed Site Layout

- 4.10 Indicative streetscenes are shown below at Figure 3.



Figure 3a – Royston Road



Figure 3b – Partial Central Spine Road Streetscene



Figure 3c – Partial northern edge Streetscene

4.11 In terms of the mix of housing proposed, the following table sets out the accommodation schedule for the site. A detailed Affordable Housing Statement also accompanies the submission.

Unit Type	M4(2) or (3)	Beds	Quantity
Private Units			
Letchworth		2	4
Amberley		3	3
Stratford (Q)		3	9
Harrogate		3	18
Leamington (Q)	M4(2)	3	11
Shaftesbury		3	6
Balmoral		4	2
Hampstead	M4(2)	4	1
Richmond	M4(2)	4	6
Blenheim	M4(2)	5	11
Sandringham	M4(2)	5	2
Highgrove		5	11
			84
Affordable Units			
Tavy	M4(2)	2	20
Dart	M4(2)	3	18

Tweed	M4(2)	4	4
Bungalow	M4(3)	2	4
GF Spey	M4(3)	1	5
FF Spey		1	5
			56
Total			140

- 4.12 All homes will be provided with allocated vehicle parking which accords with the Council's parking standards. Allocated parking is provided in a variety of typologies, including side-on, front integral, and front / rear bay parking courts. Visitor parking (47 spaces) is provided across the development. This represents an over-provision of 7 spaces but is designed to ensure that on-street parking is appropriately controlled. Secure cycle parking is proposed in the form of either a shed located in the rear garden or a garage, when not proposed as a parking space. Electric Vehicle Charging Points will be provided in accordance with the current Building Regulations requirements.
- 4.13 Vehicular access into the site has been approved in detail through the S73 OPP. The internal road layout deviates from the approved OPP approved plans, by using a more angular alignment which was requested by LPA Officers during pre-application discussions. This alignment allows for a more legible route through the site, with more regular development parcels, improving the permeability and legibility of the development. The accompanying Design Compliance Statement sets out the rationale for the deviation in more detail.
- 4.14 The central spine road will have a verge to both sides allowing for tree planting, creating a tree lined street. It will contain a transition area where it crosses the bisecting north-south public open space area and Bridleway 17.
- 4.15 With regards to public open space (POS), the scheme retains the key parameters established by the original OPP. A large 15m deep landscape buffer is proposed to the northern boundary of the site which will be planted with trees carefully selected to avoid any which are poisonous to horses (given the relationship abutting Newsells Park Stud). A central area of POS is incorporated at the heart of the site, running north-south along the alignment of Bridleway 17 and the existing hedgerow. This will include a LAP to the southern end as well as 'play on the way'. To the east, a large SuDS attenuation basin and landscaping will aid the transition of the development into the open countryside beyond and softening the village edge.

- 4.16 The POS includes a network of informal walking routes to aid recreation and dog walking, connections through to Bridleway 18 and provision of informal ‘play on the way’ in addition to the LAP required as part of the original OPP.

S106 Agreement Obligations

- 4.17 Further, the application also seeks to discharge the Affordable Housing Scheme obligation required by paragraph 2.3 of the Second Schedule of the Section 106 Legal Agreement (‘the Agreement’) dated 19 July 2023.
- 4.18 For the avoidance of doubt, the Affordable Housing Scheme is defined in the Agreement (paragraph 1 of Schedule 2) as follows:
“...the precise mix of the Affordable Housing Dwellings, to include: (a) their location; and (b) the type of dwelling, i.e. bungalow, flat or house; and (c) the number of bedrooms”.
- 4.19 The Affordable Housing Statement which accompanies this application sets out the Affordable Housing Scheme.

Pre-application advice

- 4.20 In February 2024, Redrow sought pre-application advice in respect of the proposals. A formal response was received and on 1 July 2024, a Design Workshop was held with representatives of both Redrow and North Herts Council in attendance.
- 4.21 Following submission, and during consideration of application reference 24/01883/RM, a further Design Workshop was held on 19 February 2025. There has been further written advice from North Herts Officers following this workshop and this application responds to the feedback received.
- 4.22 The Design Compliance Statement which accompanies this application sets out the advice received, and response to such, in greater detail.

Pre-application Community Involvement

- 4.23 Prior to submission of the application, Redrow has engaged in constructive discussion and met with representatives of Barkway Parish Council and Newsells Park Stud to present the proposals for the site and receive feedback on them.

5. Planning Policies and Other Material Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination planning applications be made in accordance with the adopted development plan, unless material considerations indicate otherwise.

5.2 For the purposes of this application, the development plan comprises the North Hertfordshire Local Plan 2011-2031 (adopted November 2022) (the 'NHLP') and the Barkway and Nuthampstead Neighbourhood Plan 2018-2031 (made May 2025) (the 'BNNP').

North Hertfordshire Local Plan 2011-2031

5.3 The following policies of the Local Plan are considered of relevance to the application proposal.

5.4 **Policy SP1: Sustainable development in North Hertfordshire** sets out how the Plan supports the principles of sustainable development within North Hertfordshire.

5.5 **Policy SP6: Sustainable transport** encourages development in locations which enable sustainable journeys to be made, and which ensure that a range of sustainable transport options are available to all occupiers/users. The policy requires development to be assessed against the parking standards set out and to protect existing rights of way, cycling and equestrian routes.

5.6 **Policy SP8: Housing** sets out the housing growth strategy for the plan period to meet the need for at least 11,600 new homes and advises that the Council will maintain a five-year housing land supply. In addition, it sets out that a range of housing tenures, types and sizes will be required and seeks 33% affordable housing provision (up to 40% where viable) and a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties, subject to up-to-date assessments of housing need.

5.7 **Policy SP9: Design and sustainability** sets out the criteria for what the Council considers good design to be and states that new development will be supported where it is well-designed, located and responds positively to its local context.

5.8 **Policy SP10: Healthy communities** requires that appropriate levels of new community, cultural, leisure and sport/recreation facilities be provided in new development. It advises that the Council will work with Hertfordshire County Council and education providers to ensure adequate education provision is made, and that existing green infrastructure will be protected and enhanced.

- 5.9 **SP11: Natural resources and sustainability** supports proposals for renewable and low carbon energy and sets out policy protections in relation to flood risk, the water environment, contamination and ensuring adequate waste water capacity.
- 5.10 **SP12: Green infrastructure, landscape and biodiversity** highlights the requirement to protect, enhance and manage biodiversity networks and requires a measurable net gain for biodiversity. It seeks that development consider and respect landscape character, and protects, enhances and manages designated sites. Other open space is to be protected and the provision of new/improved open space is to be supported.
- 5.11 **Policy T1: Assessment of transport matters** advises that planning permission will be granted, provided that development would not lead to highway safety problems or result in unacceptable impacts to the highway network. Major development is required to demonstrate that the scheme would, amongst other matters, provide safe, direct and convenient routes for pedestrians and cyclists, and integrate into the existing pedestrian, cycle, public transport and road network.
- 5.12 **Policy T2: Parking** requires that residential development be provided in accordance with the minimum parking standards set out below, have regard to the relevant SPD policies, and that development provides for all likely types of parking demand. Deviation from the standards is permissible subject to justification.

Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard
1 bedroom	1 space per dwelling minimum	1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling
2 – 3 bedrooms	2 spaces per dwelling minimum	
Visitor / unallocated	Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number) with the higher standard being applied where there are no garages in the schemes and the lower standard applied where every dwelling in the scheme is to be provided with a garage	For above C3 general housing - if no garage or secure area is provided within curtilage of dwelling then 1 covered and secure space per dwelling in a communal area for visitors For C3 retirement developments - 1 covered and secure visitor space per 3 units

- 5.13 **Policy HS1: Local housing allocations** identifies that planning permission for residential development on the sites allocated will be granted provided that the development broadly accords with the indicative number of homes shown, proposals successfully address site-specific policy considerations, and that a variety of homes are provided.
- 5.14 **Policy HS2: Affordable housing** seeks a target affordable housing provision of 40% for sites of 25 or more dwellings. It sets out that the Council's expectation is for 65% of the units to be affordable rented and 35% other forms of affordable housing.
- 5.15 **Policy HS3: Housing mix** seeks an appropriate range of house types and sizes, taking account of the findings of the most up-to-date evidence, the location/accessibility of the site and recent completes set out in the five-year supply. Development proposals should provide a density, scale and character of development appropriate to its location and surroundings.
- 5.16 **Policy HS5: Accessible and adaptable housing** requires that at least 50% of homes be built to Building Regulations M4(2) standard, and for major development, 10% of the affordable units be additionally built to M4(3) standard.
- 5.17 **Policy D1: Sustainable design** sets out a number of design-related criteria which, if met, development will be supported. It requires that residential schemes meet or exceed the nationally described space standards and optional water efficiency standards.
- 5.18 **Policy D3: Protecting living conditions** seeks to ensure that development proposals do not unacceptably impact the amenity of neighbouring residents, accounting for any mitigation which may be proposed.
- 5.19 **Policy NE2: Landscape** seeks that new development respects the sensitivities of the relevant landscape character area and does not cause harm to the character and appearance of the surrounding area. The long-term management of any existing and proposed landscaping must be considered.
- 5.20 **Policy NE4: Biodiversity and geological sites** states that planning permission will only be granted for development which appropriately protects, enhances and manages biodiversity, and that all development should deliver a net gain for biodiversity.
- 5.21 **Policy NE6: New and improved open space** requires that new development make provision for new and/or improved open space which meets the needs arising from the development, and which is managed for the long-term.

- 5.22 **Policy HE1: Designated heritage assets** advises that proposals which affected designated heritage assets or their settings will be granted where any harm, if less than substantial, is outweighed by the public benefits of the development.
- 5.23 **Policy H3: Non-designated heritage assets** seeks to ensure that development does not result in harm to, or loss of, a non-designated heritage asset.
- 5.24 **Policy BK3: Land between Cambridge Road and Royston Road** is allocated for 140 homes and development should meet the following criteria:
- Be set back from the road;
 - Lower density housing in the eastern part of the site;
 - Incorporate Bridleway 017 as a north-south green corridor through the site;
 - Appropriate treatment of the northern boundary to maintain the alignment and integrity of Bridleway 018;
 - Explore opportunities for a connecting road from Royston Road to Cambridge Road;
 - Sensitive integration into the village, particularly in terms of design, building orientation and opportunities for pedestrian/cycle connection;
 - Contribution towards travel by sustainable modes of transport
 - Provision of a local convenience shop;
 - Approximately 1.5ha of land for future use as a school;
 - Extensive tree planting and maintenance of existing hedgerows;
 - Measures to minimise impact on Newsells Park Stud; and
 - Sensitive design to respect the setting of Cokenach Registered Park and Gardens.

Barkway and Nuthampstead Neighbourhood Plan 2018-2031

- 5.25 **Policy BN H1 Affordable Housing** requires a mix of sizes and tenures, and inclusion of provision for sheltered/adaptable and bungalow units.
- 5.26 **Policy BN H2 Design and Layout** offers support for development proposals which demonstrate that the design has been guided by the principles set out in the Barkway and Nuthampstead Design Codes and Guidance 2024. It also sets out a series of criteria relating to design which includes, amongst other matters, a requirement for development to be in keeping with existing local architectural styles so as to contribute to local distinctiveness.
- 5.27 **Policy BN H3 Sustainable Construction** offers support for residential development which incorporates sustainable methods of construction including micro-energy schemes and water conservation. It also requires schemes to ensure adequate refuse/recycling storage and make provision for sustainable drainage systems.

- 5.28 **Policy BN H4 Framework for BK3** requires that development on allocation BK3 meet the criteria specified as follows:
- Design, height and massing should respect views across the site from Cambridge Road and views across surrounding landscapes;
 - Land at the south-west of the site, reserved for a school, should be separated from the housing site by planting and maintenance of a native hedgerow;
 - Provision of 'green roofs' on dwellings on the eastern part of the site will be encouraged;
 - Any public open space should feature natural pockets of wildlife habitat, trees, hedges and benches;
 - A scheme should be submitted which widens the route of Bridleway 017, with appropriate planting to ensure endurance of the wildlife corridor.
- 5.29 **Policy BN NE3 Conserve and Enhance Biodiversity** encourages the protection and enhancement of local wildlife habitats/corridors and seeks to retain and restore existing hedgerows and mature trees. The planting of new hedgerows and woods are encouraged. The policy seeks to minimise outside lighting to avoid disturbance to nocturnal species and preserve dark skies.
- 5.30 **Policy BN HA2 Non-Designated Heritage Assets** identifies Newsells Historic Park and Garden as a non-designated heritage asset, and advises that development affecting their setting, should ensure no harm or loss to its significance.
- 5.31 **Policy BN T1 Sustainable Transport Provision** seeks that major development proposals contribute towards improvements in the quality of local transport services, appropriate to their scale, type and location.
- 5.32 **Policy BN T2 Mitigating Traffic Impact** requires development proposals improve pedestrian safety, reduce existing congestion and improve traffic flows through the villages.
- 5.33 **Policy BN T3 Public Rights of Way** seeks to ensure that new development utilise opportunities to link to the wider footpath and bridleway network.
- 5.34 **Policy BN T4 Safe and Accessible Walking and Cycling Routes** requires new major developments to create and maintain an appropriate package of safe and attractive cycle and walking routes that link schools, services and facilities.
- 5.35 **Policy BN T5 Vehicle Parking in Residential Development** requires the provision of at least 2no. parking spaces per dwelling unless there is clear justification for a lower standard.

Supplementary Planning Documents

- 5.36 The **Design SPD (2011)** supplements Policy SP9 of the NHLP. It contains detailed guidance for residential development and sets out what is expected from new developments within the District. The document's guidelines have been taken into account in the designing of the scheme, and more information is provided within the Design Compliance Statement which accompanies this submission.
- 5.37 The **Sustainability SPD (2024)** supports Policies SP9 and D1 of the NHLP and provides information regarding the sustainability expectations for development in North Herts. The SPD includes guidance in relation to a number of sustainability measures including low carbon technology, reducing carbon footprints, healthy placemaking, promoting biodiversity, sustainable travel and conserving water.
- 5.38 The **Vehicle Parking at New Developments SPD (2011)** supplements Policy xx of the NHLP and provides more detailed guidance on parking provision in new developments. The SPD states that it will be expected that minimum parking provision will be met in all cases however flexibility will be allowed when accompanied by justification.
- 5.39 The **Developer Contributions SPD (2023)** provides detailed guidance on likely infrastructure requirements for developments in the District. As detailed above, the S73 OPP benefits from an agreed S106 Agreement which secures a number of contributions. The SPD provides detailed guidance in respect of play equipment in terms of size, design and equipment quantum.

Barkway and Nuthampstead Design Codes and Guidance (2024)

- 5.40 As set out above, the Barkway and Nuthampstead Neighbourhood Plan requires that developments demonstrate how they have had regard to the above Design Codes and Guidance document.
- 5.41 The application site lies within the 'Barkway edge development' character area. This character area predominantly consists of modern development in the form of detached and semi-detached houses. The document identifies that there are varying degrees to which modern development has used characterful materials and architecture to Barkway, however the scheme of Highfield Grove is highlighted as showing consistency with the local vernacular (see Figure 4 below).

- 5.42 The predominant material of this area is highlighted as brick, albeit dark weatherboarding is noted.



Figure 4 – Highfield Grove

- 5.43 Building heights are identified as being constrained to no more than two storeys and building density is noted as being varied owing to the differing form of dwellings insofar as there is a mix of semi-detached/terraced properties and larger detached homes.
- 5.44 The document highlights that dwellings largely have front gardens, and on-plot parking is provided. Enclosure levels are generally lower than in the Conservation Area and there is a more open character,

National Planning Policy Framework (December 2024)

- 5.45 The most recent version of the National Planning Policy Framework ('NPPF') was published by the Government in December 2024 and was amended on 7 February 2025.
- 5.46 **Section 2 – Achieving Sustainable Development:** At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 7 states "The purpose of the planning system is to contribute to the achievement of sustainable development". Paragraph 8 sets out the three overarching objectives of sustainable development, being economic, social and environmental whilst paragraph 11 requires plans and decisions to apply a presumption in favour of sustainable development, and for development proposals which accord with the Development Plan to be approved without delay.
- 5.47 **Section 4 – Decision-making:** Paragraph 47 of the Framework sets out the planning law requirement for planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 5.48 **Section 5 – Delivering a sufficient supply of homes:** This section reinforces the Government’s objective of significantly boosting the supply of homes.
- 5.49 **Section 8 – Promoting healthy and safe communities:** Paragraph 96 sets out an aim to achieve healthy, inclusive and beautiful places and buildings. They should be safe and accessible with high quality public spaces; support healthy lifestyles through the provision of accessible green infrastructure; and allow for easy cycle and pedestrian connections.
- 5.50 Paragraph 102 requires a network of high-quality open spaces for physical activity to support the health and well-being of local communities.
- 5.51 **Section 9 – Promoting sustainable transport:** Requires development proposals to address any impacts of the development on the highway network; identify opportunities to promote sustainable transport modes; and ensure patterns of movement and car parking are integral to the design of schemes. development should only be refused on highways grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be ‘severe’.
- 5.52 **Section 11 – Making effective use of land:** Places emphasis on ensuring that sufficient land is available to meet housing need and that decisions should reflect the need for certain land uses. This section also details that sufficient density should be secured for each site, to make the most effective use of land.
- 5.53 **Section 12 – Achieving well-designed places:** Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to the planning process and that good design is a key aspect of sustainable development. Paragraph 135 outlines a series of criteria for policies and developments including establishing or maintaining a strong sense of place; creating safe, inclusive and accessible places; be visually attractive with good architecture, layout and landscaping; and be sympathetic to the local character and built form.
- 5.54 **Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change:** The planning system should support the transition to a low carbon future in a changing climate, taking account of flood risk and coastal change. It should help to: shape places in ways that contribute to reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources; and support renewable and low carbon energy and associated infrastructure.

- 5.55 **Section 15 – Conserving and enhancing the natural environment:** Planning decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability and, where possible, help to improve local environmental conditions; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 5.56 **Section 16 – Conserving and enhancing the historic environment:** Considers how development proposals should make a positive contribution towards the historic environment. Developments which impact a heritage asset, or its setting, should consider the significance of the asset and the impact that the proposal will have on this significance.

Planning Practice Guidance

- 5.57 Planning Practice Guidance (PPG) provides supplementary details on the matters identified within the NPPF. Due regard has been afforded to the contents of the PPG when preparing this application.

Emerging Local Plan

- 5.58 In January 2024, the Council resolved to update its Local Plan and consequently, a Local Development Scheme was adopted. This sets out the timetable for Local Plan preparation, and identifies that submission to the Secretary of State is not scheduled until March 2027.
- 5.59 Given the stage of preparation, the Local Plan should not hold material weight for decision-making purposes at this time.

6. S73 OPP Compliance

Conditions

- 6.1 **Condition 1** requires that details of the reserved matters (access, appearance, landscaping, layout and scale) be submitted and approved prior to commencement of any development. No

development has yet taken place, and this submission seeks approval of those matters which have been reserved.

- 6.2 **Condition 2** requires that any applications for reserved matters approval be made no later than three years from the date of the original OPP. This submission is prior to 25 July 2026.
- 6.3 **Condition 3** requires that the development be carried out wholly in accordance with the approved Location Plan and access plans (for Royston Road and Cambridge Road respectively). This submission demonstrates that those approved plans can be fully complied with.
- 6.4 **Condition 4** requires that, concurrent with the submission of any Reserved Matters applications, a Masterplan Compliance Statement be submitted to provide a detailed explanation as to how the proposal accords with the approved plans/documents and, where there is any deviation, provide a detailed explanation and justification of such.
- 6.5 As set out above, a Design Compliance Statement accompanies this application. This sets out the design rationale for the scheme, the amendments that have been made from Redrow's initial submission in 2024, and explains/justifies any deviance from the plans and documents approved as part of the original OPP.
- 6.6 **Condition 5** requires that the landscape details submitted as reserved matters include details of existing vegetation, new planting species, size and density, the location of any new boundary enclosures and details of earthworks and/or level changes. The landscaping drawings which accompany this application identify the existing planting on/surrounding the site and demonstrate which is to be retained and which is to be removed. Where possible, existing vegetation is to be retained and any removal has been kept to that which is strictly necessary. The landscaping drawings also show in detail the planting scheme for the site, and a detailed levels plans also accompany this submission.
- 6.7 **Conditions and 22** relate to surface water drainage design and both have pre-commencement triggers. This submission includes detailed designs for the surface water drainage of the site as it is considered that this information should be presented in order for the landscaping, appearance and scale of the development to be considered. The information presented justifies the drainage design proposed and evidences that it would ensure that surface water is adequately managed on-site such that the development itself is not at risk from flooding, nor does it increase flood risk elsewhere.
- 6.8 No other conditions imposed on the S73 OPP relate to applications for reserved matters consent.

S106 Agreement

- 6.9 Turning now to the S106 Agreement, there are one obligation which is of relevance to this Reserved Matters application – Affordable Housing ('AH').
- 6.10 The S106 Agreement requires that no less than 40% of the homes delivered on the site be as affordable housing. These units are required to be designed to meet the Nationally Described Space Standards ('NDSS'). In addition, it also requires the Reserved Matters applications be accompanied by an Affordable Housing Scheme for approval. The Affordable Housing Scheme is set out in the accompanying Affordable Housing Statement, and the proposal would ensure that the site would provide 40% affordable housing and that all AH units would meet the NDSS.
- 6.11 An indicative mix of the AH units is set out in the S106 Agreement, as follows:

Dwelling Size/Type	Affordable Rented	Other Tenure	Total
1-bed flat	6	2	8
1-bed bungalow – M4(3)	2	0	2
2-bed flat	4	0	4
2-bed bungalow – M4(3)	1	1	2
2-bed house	10	6	16
3-bed bungalow – M4(3)	2	0	2
3-bed house	9	9	18
4-bed house	2	2	4
Total	36	20	56

- 6.12 It should be noted that the obligation makes clear that, for the avoidance of any doubt, this mix is indicative at the date of the agreement and that the Affordable Housing Scheme is subject to the approval of the Council.

7. Planning Assessment

- 7.1 This section outlines our assessment of the proposed development against the planning policy context and issues identified in Section 5.

Decision-Making Approach

- 7.2 As set out above, the Development Plan is the starting point for the determination of planning applications unless material considerations indicate otherwise. For the purposes of this application, the Development Plan comprises North Hertfordshire Local Plan 2011-2031 (adopted November 2022) (the 'NHLP'), the Barkway and Nuthampstead Neighbourhood Plan 2018-2031 (made May 2025) and the Hertfordshire Minerals Local Plan Review 2002-2016 (adopted March 2007).
- 7.3 Paragraph 11 of the NPPF requires development proposals which are in accordance with the Development Plan to be approved without delay. Where there are no relevant Development Plan Policies or the policies which are most important in determining the planning application are out of date, planning permission should be granted unless policies within the Framework which seek to protect assets of importance are applicable; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.4 The Council's Local Plan cannot be considered as up to date for the purposes of decision-making as the Council cannot currently demonstrate a five-year supply of deliverable homes. The Council has published (November 2025) that it is only able to demonstrate a housing land supply of 2.6 years when set against its adopted housing requirement.
- 7.5 Accordingly, under the provisions of Paragraph 11, the tilted balance is engaged. This Section of the Planning Statement will demonstrate that the development proposal is in accordance with the Development Plan when taken as a whole, and where there is a minor deviation from policy, this is fully justified. Any adverse impacts of this deviation do not significantly and demonstrably outweigh the benefits of the proposal, and accordingly, reserved matters consent for this scheme should be approved without delay.

Principle of Development

- 7.6 The principle of residential development on the site has been established through the granting of the original and S73 OPPs. This therefore cannot be reconsidered through the reserved matters approval process.
- 7.7 The above section details full compliance with the conditions and obligations of the S73 OPP.

7.8 When considering the sustainability of the proposal, in the context of the three objectives set out in paragraph 8 of the NPPF, the proposal is considered to have significant benefits as follows:

- **Economic** – The development will contribute to the economy through local construction jobs during the construction phase of the development. The use of local tradesmen and services along with materials will help to sustain the economy through supply chain multipliers. Once the dwellings have been built and occupied, the new residents will contribute to the local economy through additional expenditure in local shops and services.
- **Social** - The development will provide a number of social benefits for existing/future residents, including the provision of new areas of formal and informal public open space for the wider community. 40% of the proposed dwellings will be affordable which will help to increase the range and type of dwellings and tenures available within the locality, contributing to the creation of a mixed / balanced community, and the delivery of 140 homes will contribute towards meeting the urgent demand for new homes which is not currently being met.
- **Environmental** – The site will deliver 1.96ha of green infrastructure comprising informal recreational areas; buffer planting, retained trees and hedgerows, and other habitat creation. There will be opportunities for biodiversity enhancements, and the site will achieve a net gain in biodiversity.

Affordable Housing and Market Housing Mix

7.9 The proposal seeks to provide a range of homes as follows:

Bedrooms	Market	Total Affordable	Affordable Rent	Shared Ownership	Overall Total	Percentage
1	-	10	10	0	10	7.14%
2	4	24	17	7	28	20%
3	47	18	7	11	65	46.43%
4+	33	4	2	2	37	26.43%
Total	84	56	36	20	140	100%

7.10 Detail in respect of the Affordable Housing proposed is set out in the Affordable Housing Statement which accompanies this application. The Affordable Housing Statement confirms that 40% affordable housing will be provided, in accordance with policy requirements.

7.11 The affordable housing mix would meet the needs specifically identified for Barkway, as set out in the Report on Barkway & Nuthampstead Housing Needs Survey (2019) which formed part of the evidence base of the made Neighbourhood Plan. The scheme does deviate from the indicative

mix set out in the S106 Agreement, however it would broadly provide a similar mix. The mix has also sought, where possible, to address the comments of the LPA's Housing Development Officer in respect of application reference 24/01883/RM.

- 7.12 In terms of the market housing, there is no up-to-date housing needs assessment for North Hertfordshire. The Local Plan evidence base dates from 2016 and is therefore nearly 10 years old. This also pre-dates the Covid-19 pandemic and is therefore not reflective of modern living needs, which include a higher proportion of households who need to/desire to work from home.
- 7.13 The market mix proposed by Redrow is intended to more accurately reflect modern housing need and would provide a broad mix to meet a range of needs in Barkway and wider North Hertfordshire.

Design and Layout

- 7.14 The Design Compliance Statement which accompanies this submission, sets out in more detail the design approach taken. As part of the original OPP, key design parameters were established. Some of these were fixed parameters whilst others were indicative.
- 7.15 The fixed parameters included: alignment of the 'Village Street' (primary route), location of the equestrian crossing of Bridleway 017; location of the play area; inclusion of a new shop; and the position of the access points onto the adopted highway.
- 7.16 The indicative parameters covered a far wider range of design matters, including: block structure and development parcels; the alignment of the secondary street network, footpaths and cycleways within the development (access and movement strategies); landscape strategy; drainage basin location, size and design; and design character areas.
- 7.17 As required under planning condition 4, this RM application is supported by a Masterplan Compliance Statement that sets out how the proposed layout and supporting information accords with the parameters established at outline planning stage. The report looks at land use, green infrastructure, movement & access, urban design, the masterplan, and character areas, providing a detailed breakdown of how the reserved matters proposals respond to each of the forementioned elements.
- 7.18 As set out in the Masterplan Compliance Statement, the proposals demonstrate a broad accordance with the parameter plans, seeking to deliver on the vision presented at outline

planning stage. The compliance statement also evidences where the reserved matters proposals vary from the parameter plans and robust justification is provided to explain how these changes have been developed in collaboration with North Hertfordshire District Council to improve the overall outcome for the development.

Landscape, Trees and Public Open Space

- 7.19 Policy BK3 of the NHLP requires that careful consideration be paid to the landscaping of the site, seeking an appropriate treatment to the northern boundary to maintain the alignment and integrity of Bridleway 018. In addition, the development requires that measures to minimise impact on Newsells Park Stud be included, alongside sensitive design to respect the setting of the estate and Cokenach Park through reinforcing of hedgerows and landscaping to site boundaries.
- 7.20 The OPP secures fixed landscape parameters which include retention of existing trees and hedgerow. It then identifies indicative parameters including the planting of beech trees to the northern boundary and wildflower grassland. The remaining POS is to the central corridor, running alongside Bridleway 017, the eastern boundary of the site and a small pocket along the Royston Road frontage.
- 7.21 The proposal broadly accords with this landscape approach. To the northern boundary, the scheme includes a continuous enhancement adjacent to Newsells Park Stud with a line of continuous trees (species selected to avoid any which are harmful to horses), supported by an area of native buffer shrub planting and a 15m offset of built development. Once established, this would provide a dense soft buffer to the northern boundary, as shown in Figure 5 below. It is considered that this approach would be wholly appropriate for the edge of the village and act as a suitable buffer to the Stud.

Figure 5 – Newsells Park Stud Buffer





- 7.22 To the east of the site, adjacent to the Cokenach Registered Parkland, dwellings are to be set back from Cambridge Road behind a landscape area. Here, trees along Cambridge Road will be retained and strengthened with wildflower planting. A SuDS basin, with permanently wet features, will be located to the north-eastern corner.
- 7.23 Within the central section, Bridleway 017 will be widened to include a 3m surfaced path and further 3m grassed area, enabling horses to turn safely. The existing hedgerow will be maintained and all physical development will be set a sufficient distance away so as to not harm its long term maintenance and health.
- 7.24 This central section will also include natural 'play on the way' opportunities, with a Local Area of Play (LAP) provided within the 'Village Square' area to the south of the main spine road. This would be fenced to ensure the safety of children using the area.
- 7.25 The landscape will incorporate SuDS features which will be predominantly dry, and include wildlife native enriched turf with some areas of marginal aquatic species to improve the habitat and biodiversity offer of the landscaping.
- 7.26 It is proposed for the southern boundary of the site to include the planting of a hedge, to accord with the BNNP requirements.
- 7.27 A Landscape Management Plan is submitted in support of the application. This document provides a comprehensive 5 year management plan for the external environment for the development including the public open space. The Management Plan sets out strategies for the successful planting, establishment and continued growth of all landscaping, the protection of existing trees and hedges across the site, and the methods for promoting wildlife and biodiversity.

- 7.28 Overall, it is considered that the landscape and public open space proposals would achieve a high quality public realm which offers enhanced habitat and supports biodiversity, and which accords with the requirements of the NHLP, BNNP and the OPP.

Transport, Access and Active Travel

- 7.29 The transport implications of the development have already been considered and accepted through the granting of the OPP and approval of the Framework Plan. The permission secures off-site improvements to bus stops on Royston Road, and the main vehicular access into the site has been approved in detail as part of the OPP.
- 7.30 The proposal seeks to ensure that permeability by pedestrians and cyclists is catered for throughout the development, with: the main spine road including footways on either side of the carriageway, providing connections onto the enhanced bridleway 017 and the existing movement network beyond the site. A cycle link onto Royston Road is proposed in the southwestern corner of the development, and pedestrian permeability is further promoted through the linking of shared private driveways.
- 7.31 Drawing number 1877-22-02-005 Revision C 'Parking Plan' which accompanies this submission details the parking provision within the proposed development. All plots proposed would be in accordance with Hertfordshire County Council's Parking Standards for New Developments and the parking standards set out in the NHLP.
- 7.32 Visitor parking is proposed at convenient locations throughout the site and equates to 33.5% provision. This is in excess of the 25% requirement, but seeks to provide a balanced distribution of visitor parking, reducing the risk of uncontrolled on-street parking in the future.

Ecology and Biodiversity

- 7.33 The OPP did not secure an obligation to provide a specified biodiversity net gain and the permission pre-dates the mandatory obligation to provide a 10% gain. Moreover, there are no conditions of S106 obligations which require that a net gain be demonstrated through the reserved matters process.
- 7.34 Nonetheless, Barratt Redrow is determined to continue to be the nation's leading sustainable housebuilder, with a focus on minimising the environmental impact of our operations while

seeking to enhance habitats, wildlife and local environments across all of our developments. This proposal is no different.

- 7.35 As set out above, the landscaping scheme proposed includes a variety of habitat creation including native shrub planting, tree lines, wildflower meadow and SuDS with permanently wet features. Furthermore, Redrow is committed to installed swift bricks and hedgehog highways as standard, and would be happy to accept a condition securing the final details of such.

Flood Risk and Drainage

- 7.36 A Drainage Strategy Technical Note (Rev A) and detailed drawing plans accompany this submission which also seeks to discharge condition 21 of the S73 OPP. This document and its associated drawings provide a detailed scheme for surface water drainage on the site which is based upon the principle of infiltration through deep bore soakaways as the primary method of surface water disposal for the site.
- 7.37 Principally, the proposed drainage strategy has been developed to utilise a storage system of balancing ponds located strategically around the development. Due to the location of the chalk and its varying surface depth, the location of the ponds are required to be as close to the borehole soakaway outfalls as possible. The water from these balancing ponds is then directed towards borehole soakaways located adjacent to the ponds in the chalk to disperse the water and infiltrate to the ground.
- 7.38 The calculations provided identify that the infiltration systems can half drain in 24 hours for the 1 in 10-year return period event in accordance with the approved FRA and Ciria guidance and the whole system can accommodate the 1 in 100 year event including climate change.
- 7.39 The Drainage Strategy therefore demonstrates that surface water will be adequately managed such that the development would not be at unacceptable risk from flooding itself or increase flood risk anywhere offsite.

Amenity

- 7.40 As required by Policy HS5 of the NHLP, homes should allow for flexibility and adaptation, enabling residents to stay in their homes throughout the different stages of life. The scheme would provide for a total of 73no. plots designed to Building Regulations Category M4(2), which would equate to 52% of the proposed development, and 9no. designed to Category M4(3) standard.

The M4(3) plots would all be affordable and would equate to 16% of the affordable provision on site. This provision is over and above policy requirements.

- 7.41 All dwellings would meet the requirements of the Nationally Described Space Standards, as required by Policy D1 of the NHLP and the S106 Agreement secured as part of the OPP.
- 7.42 With regard to occupier amenity, all plots would be afforded with an adequately sized private outdoor amenity area. Regarding the maisonette units, the overall area of garden space would be commensurate with the footprint of the building, however these have been split into individual private gardens so that occupiers can benefit from a private area.
- 7.43 All plots would meet generally accepted back-to-back and back-to-side separation distances such that issues of overlooking and overbearing impact would not result.
- 7.44 In regard to existing occupiers, all proposed plots would be sited at such distances that overlooking, overbearing and overshadowing impact would not result.
- 7.45 All plots would be afforded adequate refuse and recycling facilities, with bin collection points provided in convenient locations which are within acceptable drag distances.

Heritage

- 7.46 The layout and design of the proposal has carefully considered the relationship to Cokenach Registered Park and Gardens, and Newsells Park Estate. The built form to the eastern and northern parts of the site would be notably lower density with large areas of landscaping providing a soft transition out towards these heritage assets.

8. Conclusion and Planning Balance

- 8.1 This Planning Statement has been prepared to support the submission of a Reserved Matters Consent application for 140 dwellings on land between Royston Road and Cambridge Road, Barkway.
- 8.2 The site benefits from an extant outline planning permission for up to 140no. dwellings and the proposed development complies with the parameters and obligations of this OPP. Further, it represents a significant opportunity to deliver economic, social and environmental benefits to North Hertfordshire District.

- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of a planning application must be in accordance with Development Plan, unless material considerations indicate otherwise.
- 8.4 The Council's Local Plan cannot be considered as up to date for the purposes of decision-making as the Council cannot currently demonstrate a five-year supply of deliverable homes. As such, under the provisions of Paragraph 11 of the NPPF, development should be approved unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 8.5 This Planning Statement and the other technical documents which accompany this submission, demonstrate that the proposed development is in accordance with the adopted North Hertfordshire Local Plan and Barkway and Nuthampstead Neighbourhood Plan, when taken as a whole, and the requirements of the NPPF. Where there are minor deviations from the requirements of policy or supplemental guidance, these are minor.
- 8.6 The development will bring significant economic, social and environmental benefits to the local area:
- Provision of 140no. dwellings which already benefit from outline planning permission and which will contribute to the housing requirements of the District;
 - An appropriate density of development which complies with the parameters and obligations of the extant OPP;
 - A layout and design which will deliver a high-quality public realm and sensitive development at the edge of the village;
 - 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 housing tenures to meet the affordable housing needs of a range of people within the village and wider District;
 - Contribution to the local economy through local construction jobs during the construction phase of the development;
 - The use of local tradesmen and services along with materials which will help to sustain the economy through supply chain multipliers;
 - 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.

8.7 Taking the above into account, the benefits of the scheme are clearly not significantly or demonstrably outweighed, and it is therefore respectfully requested that this application be approved without delay.