



Redrow Homes South Midlands

AFFORDABLE HOUSING STATEMENT

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

December 2025

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1. Introduction

- 1.1 This Affordable Housing Statement has been prepared 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 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 sets out the Affordable Housing Scheme for the site, as required by paragraph 2.3 of the Second Schedule of the S106 Agreement. It should be read alongside the information set out on drawing number 1877-22-02-007 Revision C 'Affordable Housing & Accessibility'.

2. Proposal

- 2.1 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 appearance, landscaping, layout and scale.

- 2.2 The scheme makes provision for 56no. affordable dwellings.
- 2.3 The affordable dwellings proposed with this submission would therefore equate to a total provision of 40% affordable housing on the site.

3. Relevant Planning Policy, Approved Outline Planning Documents and Planning History

- 3.1 A detailed review of the planning policies and material planning considerations relevant to this Reserved Matters application are set out in the Planning Statement which accompanies this application.
- 3.2 Of relevance to the Affordable Housing Scheme are:
- Policies HS2, HS3 and HS5 of the North Hertfordshire Local Plan 2011-2031 (adopted November 2022) (the 'NHLP')
 - Policy BN H1 of the Barkway and Nuthampstead Neighbourhood Plan 2018-2031 (made May 2025) (the 'BNNP')
 - The Developer Contributions SPD (2023)
 - The Design SPD (2011)
- 3.3 Policy HS5 of the NHLP requires that at least 50% of all homes meet Building Regulations Part M4 Category 2 standard, and 10% of the affordable units meet Part M4 Category 3 standard.
- 3.4 The Developer Contributions SPD (2023) supplements Policy HS2 of the NHLP and provides detailed guidance on the delivery of new affordable housing in the District.
- 3.5 This SPD includes general advice regarding the tenure and size mix for affordable housing provision within schemes.
- 3.6 In terms of the OPP, the S106 Agreement imposes a requirement for the affordable units to comply with Nationally Described Space Standards, herein referred to as NDSS.

4. Reserved Matters Affordable Units, Tenure and Distribution

- 4.1 The affordable housing requirement for this site is 40% overall provision, as set out in the S106 Agreement. For the total 140no. homes that are to be delivered on the site, this equates to a requirement of 56no. affordable units.
- 4.2 The tenure split is not prescribed through the S106 Agreement. Local Plan policy expects 65% of Affordable Housing units to be for rent with the remaining 35% other forms of Affordable Housing. The definition of the various housing types considered to be Affordable Housing is set out in Annex 2 of the NPPF.
- 4.3 Redrow are seeking to provide the following tenure mix: 64.3% affordable rent and 35.7% shared ownership. This equates to 36no. affordable rent properties and 20 no. shared ownership.
- 4.4 The following details the proposed affordable housing mix:

Plot	HT Reference	Occupancy (beds)	Persons	GIA (sqm)	NDSS	M4(2)	M4(3)	Tenure
31	Dart	3B	4	91.1	✓	✓	X	SO
32	Dart	3B	4	91.1	✓	✓	X	SO
33	Dart	3B	4	91.1	✓	✓	X	SO
36	Dart	3B	4	91.1	✓	✓	X	AR
37	Dart	3B	4	91.1	✓	✓	X	AR
38	Dart	3B	4	91.1	✓	✓	X	AR
39	Spey (GF)	1B	2	50.9	✓	X	✓	AR
40	Spey (FF)	1B	2	57.6	✓	X	X	AR
41	Tweed	4B	5	100	✓	✓	X	AR
42	Tweed	4B	5	100	✓	✓	X	AR
51	Tavy	2B	3	76.4	✓	✓	X	AR
52	Tavy	2B	3	76.4	✓	✓	X	AR
53	Tavy	2B	3	76.4	✓	✓	X	AR
54	Tavy	2B	3	76.4	✓	✓	X	AR
69	Bungalow	2B	4	81.4	✓	X	✓	AR
70	Bungalow	2B	4	81.4	✓	X	✓	AR
73	Tavy	2B	3	76.4	✓	✓	X	SO
74	Tavy	2B	3	76.4	✓	✓	X	SO
75	Tavy	2B	3	76.4	✓	✓	X	SO
76	Tavy	2B	3	76.4	✓	✓	X	SO
77	Tweed	4B	5	100	✓	✓	X	SO

78	Tweed	4B	5	100	✓	✓	X	SO
79	Tavy	2B	3	76.4	✓	✓	X	SO
80	Bungalow	2B	4	81.4	✓	X	✓	AR
81	Bungalow	2B	4	81.4	✓	X	✓	AR
82	Tavy	2B	3	76.4	✓	✓	X	SO
83	Tavy	2B	3	76.4	✓	✓	X	SO
84	Tavy	2B	3	76.4	✓	✓	X	AR
85	Tavy	2B	3	76.4	✓	✓	X	AR
86	Spey (FF)	1B	2	57.6	✓	X	✓	AR
87	Spey (GF)	1B	2	50.9	✓	X	X	AR
97	Dart	3B	4	91.1	✓	✓	X	SO
98	Dart	3B	4	91.1	✓	✓	X	SO
99	Dart	3B	4	91.1	✓	✓	X	SO
100	Dart	3B	4	91.1	✓	✓	X	SO
101	Tavy	2B	3	76.4	✓	✓	X	AR
102	Tavy	2B	3	76.4	✓	✓	X	AR
103	Spey (FF)	1B	2	57.6	✓	X	✓	AR
104	Spey (GF)	1B	2	50.9	✓	X	X	AR
124	Spey (FF)	1B	2	57.6	✓	X	✓	AR
125	Spey (GF)	1B	2	50.9	✓	X	X	AR
126	Dart	3B	4	91.1	✓	✓	X	SO
127	Dart	3B	4	91.1	✓	✓	X	SO
128	Dart	3B	4	91.1	✓	✓	X	SO
129	Dart	3B	4	91.1	✓	✓	X	SO
130	Dart	3B	4	91.1	✓	✓	X	AR
131	Dart	3B	4	91.1	✓	✓	X	AR
132	Dart	3B	4	91.1	✓	✓	X	AR
133	Dart	3B	4	91.1	✓	✓	X	AR
134	Spey (GF)	1B	2	50.9	✓	X	✓	AR
135	Spey (FF)	1B	2	57.6	✓	X	X	AR
136	Tavy	2B	3	76.4	✓	✓	X	AR
137	Tavy	2B	3	76.4	✓	✓	X	AR
138	Tavy	2B	3	76.4	✓	✓	X	AR
139	Tavy	2B	3	76.4	✓	✓	X	AR
140	Tavy	2B	3	76.4	✓	✓	X	AR
TOTAL					140 100%	73 52%	9 6.4%	

4.5 It is proposed that 10x 1B, 17x 2B, 7x 3B and 2x 4B are to be Affordable Rent tenure, with 7x 2B, 11x 3B and 2x 4B in Shared Ownership tenure. This provides a wide range of bed mix across the tenure categories to meet the localised need.

- 4.6 The affordable units have been laid pepper potted throughout the development in small clusters. Following feedback from Officers, the clusters have been spread throughout the development, including to the north of the spine road.
- 4.7 All affordable units have been designed to the same architectural quality and standard as the market housing, in the same material palette. This will ensure that they appear tenure blind and integrate within the overall development.

5. Conclusion

- 5.1 Redrow Homes is committed to providing much needed affordable housing in this area of North Hertfordshire and the above sets out the affordable housing offer as part of this Reserved Matters application.
- 5.2 The scheme proposed would provide for a balanced and diverse local community, comprising 40% affordable housing across the development of 140no. homes.
- 5.3 The affordable homes will be transferred to and managed by a Registered Provider who have yet to be appointed.
- 5.4 It is considered that the proposed affordable housing provision is acceptable and meets with the obligations and requirements of the OPP and the policies of the adopted development plan.