

Ben Glover

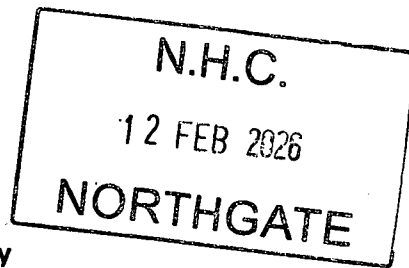
Planning and Building

NHDC

Council Offices

Gernon Road

Letchworth Garden City



Sharron Bentley

21 Royston Road

Barkway

Hertfordshire

SG8 8BU

26th January 2026

Ref: 25/03149/RM

I write to formally object to the above Reserved Matters application for the following reasons.

1. Inadequate Northern Boundary Planting (Bridleway Interface)

The proposed planting along the northern boundary adjacent to the bridleway appears sparse and insufficient. The planting seems designed primarily for the benefit of residents rather than as an effective landscape buffer. This is of particular concern given the increased noise and activity between BK3 and Newsells. A stronger and deeper landscaped buffer is required to mitigate noise, protect the rural character of the bridleway, and safeguard its users.

And goes against the inspectors recommendations and main modifications MM216/FM112 and MM220

2. Removal of the Local Shop from the Main Site Plan

The local shop has been removed from the main site plan on some drawings and is now proposed as a separate Reserved Matters application. This is strongly objected to. The original reserved permission was explicitly for *up to 140 dwellings and a shop*. Removing the shop at this stage undermines the approved development concept, reduces local sustainability, and risks the loss of an essential community facility. This is also highlighted in the updates following the final report from the inspector in MM216/FM112.

If the shop come on a separate reserve application would that not mean that the current application for 140 houses and a shop would need to be resubmitted as a new application for 140 houses as the original reserved application that was passed after being reviewed by the planning inspector was for 140 houses and a shop

If the shop is excluded from this reserved matters application then surly this becomes 2 new applications one for 140 houses and one for a reserved application for a shop and the planning process has to start again.

If the council is mindful to allow this second separate application, they will need put in a place a Grampian condition to ensure that the application for the shop is not forgotten and is built before the site is completed

4. Site access approved route

In a previous application for a grain storage barn just on new farm just outside Barkway it was recommended that improvements including passing bays should be made to the joint , would this not still be the case for 140 houses and the increased traffic generated during the building phase with large delivery vehicles and after with the increased amount of residents forced to use their car due to insufficient reliable public transport links into the surrounding towns ? The Joint is currently in a bad state of repair with subsidence along the carriageway near the A10 junction.

5 This application does not appear to mention any lighting for the site, Barkway is a dark site with very low light pollution, and this should be taken into consideration when considering any lighting strategy as well as reducing further any carbon footprint generated by the 140 houses and a shop in this rural location.

6. Access to Bus Stops at Windmill close and Perwinkle close

The bus stops located on Royston road are school pick up points for all school in Royston and Buntingford it is noted that whilst there is access through the hedge from the application there appears to be no further improvement to access the Bus stops, forcing pedestrians to walk along the Road , should the plans not include an improvement to that side of the road passed the reserved school site to include a footpath linking to the current path at no 20 Royston Road ?

7. Housing Design and Local Character

Barkway is an historic former coaching village containing numerous listed buildings spanning several centuries, which collectively define a strong and distinctive local character. The proposed housing design fails to respond meaningfully to this context. Rather than developing a site-specific architectural approach informed by a detailed analysis of the village's historic and rural qualities, the scheme relies heavily on standardised house types drawn from Redrow's generic design catalogue, supplemented by superficial references to local buildings.

This approach results in a homogenous estate that could be found in any suburban development in nearby settlements such as Royston or Buntingford, and does not reflect the unique identity of Barkway. The proposals therefore represent a missed opportunity to create a locally distinctive scheme that celebrates and enhances the village's historic and rural setting, contrary to good placemaking principles and national and local design policy..

