



Barkway & Nuthampstead Neighbourhood Plan 2018–2031

REFERENDUM VERSION 2025



FOREWORD

I have been lucky enough to live in Barkway on and off for over 50 years and many of us in the villages of Barkway and Nuthampstead would like to preserve the character of the villages we love as best we can, even though times change.

Under the Localism Act of 2011, communities can shape development in their areas through the production of a Neighbourhood Plan and this is what we now seek to do.

The Neighbourhood Plan Steering Group, on behalf of Barkway Parish Council and Nuthampstead Parish Meeting, has produced a Neighbourhood Plan using residents' opinions and comments from the consultations, events, questionnaires and meetings gathered over the last five years.

The Neighbourhood Plan combines environmental and housing development policies to deliver on the aspirations we all have for Barkway and Nuthampstead. We are particularly keen on:

- Influencing the design and layout of new housing development
- Ensuring that new builds are sustainable
- Protecting views and important open spaces in our village
- Carrying out improvements to road safety
- Protecting our heritage assets

This Neighbourhood Plan represents our community's values: preserving the past yet serving the present and, importantly, anticipating the future of our villages.

Barkway was full of coaching inns in times gone by, yet it is well preserved and widely appreciated not only by those of us living here, but by visitors from far and wide. It is important that any future development is carefully managed and this is what our Neighbourhood Plan sets out to do. I would like to thank everyone who has been involved in the preparation of the plan for the hard work they have put in.

Nuthampstead is a small hamlet with wonderful views over the Hertfordshire countryside and a colourful history, including being amongst one of the few small parcels of land to be retained by the Saxon nobility after 1066 and playing an important role during WWII as a USAAF air base.

Nicholas Tufton

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1 INTRODUCTION

1.1 THE PURPOSE OF THE NEIGHBOURHOOD PLAN

- 1.1.1 The Barkway and Nuthampstead Neighbourhood Plan (the Plan) will, once adopted, be part of the Statutory Development Plan that will guide the direction of future development in Barkway and Nuthampstead up to 2031. The Localism Act 2011, with effect from April 2012, sets out the provision for communities to produce plans that have statutory weight. Taking part in this plan-making process is an opportunity for communities to have a say about the future growth in their area. The policies contained in the Plan will be used in determining planning applications, will provide guidance for developers and will inspire local residents to enjoy and improve their area.
- 1.1.2 The Plan is in general conformity with the North Hertfordshire Statutory Development Plan and thereby in accordance with the strategic policies of the North Hertfordshire Local Plan (NHLP), prepared by North Herts Council (NHC). The Submission Local Plan 2011-2031 (the draft Local Plan) was submitted for examination on 9 June 2017, was adopted on 9 November 2022, and will be in force until 2031. The Plan does not deal with Hertfordshire County Council (HCC) planning matters such as minerals and waste. The current planning documents that make up the Statutory Development Plan can be found on NHC website and HCC website.
- 1.1.3 The Plan has been prepared with regard to the National Planning Policy Framework (NPPF) 2023 and current Planning Practice Guidance. According to paragraph 29 of the NPPF, the Plan should not promote less development than set out in strategic policies for the area or undermine those strategic policies.
- 1.1.4 The Plan includes a vision for the future, objectives, planning policies and a set of actions, which aim to ensure that Barkway and Nuthampstead will grow sustainably and thrive over time. This means that the Plan provides guidelines for the design and layout of new housing and prevents development that would have a negative impact on the area, while seeking to protect and enhance the environment and to provide facilities that cater for the wellbeing of the community.

1.2 QUALIFYING BODY & NEIGHBOURHOOD PLAN AREA

- 1.2.1 Barkway and Nuthampstead are contiguous rural villages situated along and near the B1368 some 20 miles south of Cambridge. Historically they had been one ecclesiastical parish and so it was deemed appropriate (by parishioners of both villages) that it should become a single Neighbourhood Plan Area for the purpose of this Plan. Barkway Parish Council and Nuthampstead Parish Meeting represent the two parish areas in the North Hertfordshire Ermine Ward.
- 1.2.2 Barkway Parish Council, with the support of Nuthampstead Parish Meeting, submitted the application for the Neighbourhood Plan area. The Neighbourhood Plan area was designated by NHDC on 5th August 2014. Barkway Parish Council is the relevant body for the Neighbourhood Plan. Nuthampstead Parish Meeting has endorsed Barkway Parish Council's role as Qualifying Body in the Neighbourhood Plan process.

Map of Designated Joint Neighbourhood Plan Area

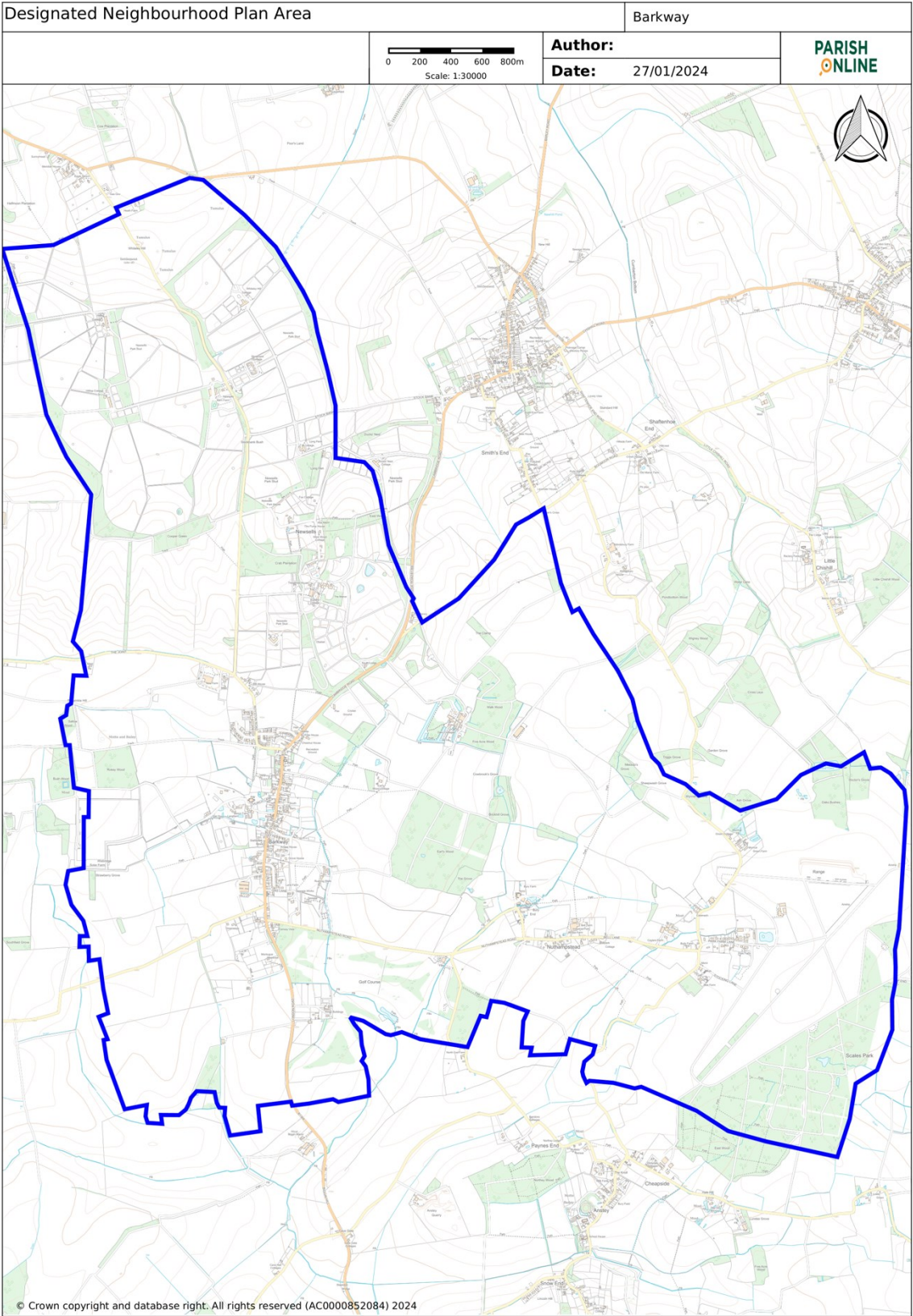


Figure 1: Designated Neighbourhood Plan Area

1.3 LEGISLATION

1.3.1 While reflecting the aspirations of local communities, Neighbourhood Plans must comply with other local, national and European policies, as required in the Localism Act. Specifically, a Neighbourhood Plan must meet four criteria, named “Basic Conditions” and set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act (1990), as referred to by Section 38A of the Planning and Compulsory Purchase Act (2004):

- (i) The Plan must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) The Plan must contribute to the achievement of sustainable development;
- (iii) The Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case North Hertfordshire Local Plan 2011-2031 (see separate Basic Conditions Statement); and
- (iv) The Plan must abide by the relevant EU or equivalent UK regulations.

A separate document has been prepared to demonstrate how the Plan meets these Basic Conditions.

1.4 SUSTAINABILITY

1.4.1 The NPPF, paragraph 11, says that all plans should promote a sustainable pattern of development to meet the needs of their area. This Neighbourhood Plan has carefully considered how this can be achieved in Barkway and Nuthampstead. The first sentence of the Vision for the two villages is that they should continue to thrive and meet the housing needs of all sectors of the community.

1.4.2 Four of the ten **OBJECTIVES** in paragraph 2.3 specifically refer to sustainability. These relate to housing, the local economy, transport, and health and wellbeing. The remaining six objectives are positive statements supporting sustainable development by preserving heritage, and conserving character and biodiversity, promoting access to the countryside and the option to be educated locally and the sense of community.

1.4.3 The Neighbourhood Plan Policies, which will help achieve these objectives, provide non-strategic guidance on how sustainability can be achieved in the Neighbourhood Plan area.

1.5 PROCESS OF PREPARING THE NEIGHBOURHOOD PLAN

1.5.1 On 28th November 2013 the Parish Council of Barkway, along with representatives of the Parish Meeting of Nuthampstead, held a well-publicised meeting where the principles of forming a Plan were set out and the option for joining together Barkway and Nuthampstead as one were put forward. The relevant aspects of the Localism Act were explained.

1.5.2 Following consultation with the community during 2014-2015, a draft Pre-submission Plan was submitted under Regulation 14. However, some issues were raised with the document by North Herts Council and Barkway Parish Council were advised to wait until the North Hertfordshire Local Plan (NHLP) was adopted. This took until 9 November 2022.

1.5.3 In the autumn of 2018, following the issue of a draft Local Plan, the Parish Council of Barkway decided to create a new Plan, taking into account new circumstances.

1.6 COMMUNITY ENGAGEMENT

1st Community engagement in 2014

1.6.1 Barkway Parish Council and Nuthampstead Parish Meeting formed a team, led by a member of Barkway Parish Council, to initiate the project. It comprised persons of a variety of ages, stages and situations in life, some of whom could contribute time and energy to the project and some who were occasional volunteers.

1.6.2 The following public consultation was carried out in 2014:

- A survey from May-July 2014 which took the form of a questionnaire delivered to every residence in Barkway and Nuthampstead with a wide range of questions relating to housing, traffic, wellbeing etc.
- Presentation of the results of the questionnaire in a well-publicised open meeting on 23rd October 2014 with the opportunity for comments and questions from the floor
- Regular updates on the survey and Plan progress at monthly parish council meetings, and the creation of a focus group of young families to obtain their feedback.

2nd Community engagement process in 2019

1.6.3 To supplement the information gathered in 2014, regular updates on the Plan at monthly parish council meetings and the following consultation was carried out in 2019:

- A public meeting on 7th February 2019 to explain the reason for re-starting the neighbourhood plan process and to allow residents to ask questions about the planning process
- A housing needs survey conducted by CDA Herts during March/April 2019
- A public meeting on 29th May 2019 to obtain feedback on the draft vision and objectives
- A public meeting on 21st September 2019 to obtain feedback on local green spaces, important views and other draft policies.

Regulation 14 Pre-submission Consultation

1.6.4 The Regulation 14 Consultation was carried out at the end of 2020.

1.6.5 Full details of the consultation carried out for the Plan can be found in the Barkway and Nuthampstead Consultation Statement.

1.6.6 The extended delay between Regulation 14 and the submission of the Neighbourhood Plan was due to the long wait for the adoption of NHLP followed by awaiting the outcome of the outline planning application on NHLP site allocation BK3.

1.7 LOCATION AND MAIN FEATURES

- 1.7.1 Barkway and Nuthampstead are contiguous rural villages situated along and near the B1368 at an approximately equal distance (4 miles) from the town of Royston to the north and Buntingford to the south. The B1368, which runs parallel to the A10 and passes through Barkway, allows access to London and Cambridge. To the north of Barkway lies the hamlet of Newsells (included within the boundary of the parish).

1.8 BASIC STATISTICS

- 1.8.1 The statistics below were obtained from the Nomis Official Labour Market Statistics website and were based on the 2011 census data. These are supplemented, where available, with 2021 census data from the [ONS custom area profiles](#) shown in brackets (2021).

Resident population

- 1.8.2 In 2011 (2021) census data shows that there were 775 (850) usual residents in Barkway living in 315 (370) households. 27.9% (23.3%) of residents were aged 24 or under and 18.3% (23.9%) were 65 or older. For Nuthampstead there were 142 (140) residents living in 52 (50) households; 29.5% (29.8%) aged 24 or under and 19% (19.1%) were 65 or older.
- 1.8.3 The comparison of the census figures shows that the population in Nuthampstead has remained the same, whereas Barkway has grown. This is understandable as Barkway is a designated village with a development boundary. What is interesting is that the age profile of Barkway has changed with an ageing population. There has been a 5.6% increase in residents aged 65 or over.

Dwelling types

- 1.8.4 In 2011, Barkway contained approximately 329 dwellings, 14 of which had no usual residents. 42.2% of these dwellings were detached houses or bungalows, 32.8% were semi-detached houses, 19.8% were terraced houses, 3.3% were purpose-built block of flats or tenements, 0.6% of these dwellings were part-converted or shared houses (including bed-sits) and 1.2% were flats, maisonettes or apartments located in a commercial building. Nuthampstead contained 52 dwellings, 76.9% of which were detached, 15.4% semi-detached, 5.8% terraced and 1.9% flats. No 2021 census comparison is currently available.

Tenure

- 1.8.5 In 2011 (2021) 67.6% (72.6%) of Barkway's homes were owner-occupied or shared ownership, 12.4% (10.8%) were social rented and 12.1% (16.6%) were private rented. Of the 52 households in Nuthampstead, 92.3% (88.5%) were owner-occupied, 7.7% (5.8%) were private rented or rent free. In 2021 5.8% of homes were social rented.

Car Ownership

- 1.8.6 According to the 2011 (2021) census, 6.3% (6.9%) of households had no car, 29.5% (30.0%) of households in Barkway had one car, 45.7% (39.7%) of households had 2 cars, 18.4% (23.4%) of households had 3 or more cars. For Nuthampstead, all households had at least one car in 2011 but 5.8% had no

car in 2021, 21.2% (26.9%) of households had 1 car, 46.2% (34.6%) had 2 cars, 32.7% (32.7%) had 3 cars or more cars.

- 1.8.7 Car ownership in Barkway has shifted with households with 2 cars decreasing while households with 3 or more cars increasing. In Nuthampstead, there are now households with no car, more households have 1 car and fewer households have two cars.

Employment

- 1.8.8 In 2011 (2021), Barkway had an above average employment rate, with some 17% being self-employed, compared with only 9.8% nationally. 7.5% worked from home compared with 3.5% nationally. In 2011 (2021), 73.3% (62.5%) of people between the ages of 16 and 74 were economically active. 67.6 % of residents between the ages of 16 and 74 were in employment, 2.3% were unemployed and 3.4% were full-time students. Of those who were economically inactive, retired people made up 16.6% of all residents aged 16 to 74 with others (e.g. the long-term sick or disabled) making up 10%.
- 1.8.9 For Nuthampstead, in 2011 (2021), 74.8% (58.3%) of people between the ages of 16 and 74 were economically active. 68% of residents between the ages of 16 and 74 were in employment of which 23.3% were self-employed and 5.8% were full-time students; only 1% were unemployed. Of those who were economically inactive, 11.7% of all residents aged 16 to 74 were retired, with others (e.g. the long-term sick or disabled) making up 13.6%.
- 1.8.10 This is a relatively prosperous community compared with both the whole of the UK and with the county of Hertfordshire. Overall, the households are considered to be in the top 30% of the most affluent nationwide, and child wellbeing is considered to be in the top 40%. Barkway is also in the top fifth in avoiding poor health and disability. The dramatic change in Nuthampstead in the percentage of economically active residents and a slightly less dramatic change in Barkway, is unexplained.

Industry

- 1.8.11 Homeworking is an important feature of the employment picture in 2011 (2021) with 23% (48.5%) of Nuthampstead residents and 17% (41.8%) of Barkway residents working from home. These figures may be artificially high due to the Covid 19 epidemic.
- 1.8.12 The largest local employer is an equestrian business, Newsells Park Stud. 15.3% of residents in Barkway in employment worked in the wholesale and retail sector, 12.5% in the professional, scientific and technical activities sector, 10.7 % in the human health and social work activities sector, 9.7% in the manufacturing sector, 8.1% in agriculture, forestry and fishing, 7.4% in construction and 6.9% in education. There is currently no comparative data available for this indicator.

Method of Travel to Work

- 1.8.13 Data on travel to work for the 2021 census is available for both Barkway and Nuthampstead. Of those travelling to work, over 80% travelled by car (either driving or as a passenger) in Barkway and Nuthampstead. Less than 2% travelled to work by public transport. Again, these figures would have been skewed by the Covid 19 epidemic.

1.9 BARKWAY AND NUTHAMPSTEAD TODAY, CHALLENGES AND OPPORTUNITIES

- 1.9.1 Village life in Barkway has changed dramatically in the last 30 years. We have seen a loss of facilities such as shops, pubs, etc. and there has been an increase in the number of houses. We saw the loss of Wheatsheaf Meadow House which provided sheltered housing for older people. There is now no accommodation in Barkway and Nuthampstead specifically tailored to meet the needs of older people. Newsells Park has flourished and grown into an extremely successful business, whilst businesses like Star Instruments have met a sad demise.



Figure 2: Aerial Image of Barkway

- 1.9.2 Feedback from residents in the 2014 survey and consultation in 2019 mentioned a variety of issues, including the lack of a village shop, lack of parking provision, traffic issues (i.e. noise pollution, congestion, traffic speeding, heavy lorries passing through the village), isolated pubs, inadequate broadband speeds, lack of public transport especially in the evenings, poor drainage in Newsells village and insufficient safe footpaths in some areas. There was concern about potential housing development being unsustainable because of the lack of supporting infrastructure and public transport.
- 1.9.3 Barkway has a range of facilities and community groups. The church and chapel remain active, and the village hall, social club, pavilion, Reading Room and Cokenach Cricket Club all continue to provide facilities for use by the villagers and visitors, and the Barkway Community Group regularly organises social outings. Despite having no village football team of our own, the football pitches on the recreational area are in high demand from neighbouring villages. The last pub in the village, The Tally Ho, continues to trade in a time when village pubs are closing at an ever-increasing rate. Nuthampstead has more limited facilities, but The Woodman Inn is an important asset, and the shooting ground provides expert support for clay pigeon shooting, while fishing, dog training and model aircraft flying are regular activities on the airfield. The Nuthampstead Parish Meeting has held Annual Meetings in the converted parlour at Bury Farm.
- 1.9.4 Whilst Barkway has several relatively under-utilised buildings available to the community, community resources in terms of volunteers available to support current activities are generally under pressure, with a number of older residents wishing to hand over volunteering roles in the foreseeable future but not finding younger people coming through to take over. A relatively small cadre of residents are involved in running several community facilities. The ability to support new activities through volunteers is perceived to be limited. The possibility of creating new capacity through partnerships with public, voluntary sector and social enterprise organisations is being explored through the continued development of a fixed community hub. Locally based employment opportunities in Barkway are somewhat restricted.
- 1.9.5 Barley and Barkway VA Church of England First Schools Federation provides our children with a good primary education. The Published Admission Number (PAN) of Barley Church of England First School is 15 and the PAN of Barkway Church of England First School is 12, so in total the two schools currently offer 27 places. The nursery, Reception and Year 1 pupils are taught at the Barkway School site and Year 2, Year 3 and Year 4 pupils are taught at the Barley School site. The two schools are now combining PAN, so there are technically the places for 27 1st preferences.
- 1.9.6 Village life in Nuthampstead has not changed as dramatically as in Barkway over the last 30 years. There has been little property development with some 4 new builds and a similar number of redevelopments such as the decommissioned mission hut being converted into a private dwelling. There are no street lights, no pavements, the roads are narrow in places, there is no mains gas or sewerage. The only public transport is the HertsLynx service that calls at The Woodman Inn at prior request.
- 1.9.7 Traffic movements in Nuthampstead have increased with private car ownership as well as commercial vehicles serving the two small industrial estates, Caylers Farm and The Woodman Inn, the latter of which remains the main focal point of this pleasant, quiet countryside village.



Figure 3: Bell Lane

1.9.8 As well as tackling these local challenges, the policies developed in the Plan are an opportunity to address broad-ranging challenges centring on the environment, sustainability, health and wellbeing for the whole of the community.

1.9.9 Following discussion with the Public Health Service of Hertfordshire County Council, health and wellbeing have been incorporated into the objectives and policies supporting the Plan. There is a focus on initial specific deliverables including:

Creating an intergenerational community garden as part of the community hub with the public health benefits of promoting healthy eating for all age groups; making the link for children between growing and eating food; tackling obesity through good food and exercise and preventing social isolation.

Seeking designation as dementia friendly villages (see [Appendix N](#)– Action Plan), supporting people with dementia through homes for life design principles including smart technology and creating a social space and support through the continuing development of the community hub. Public Health statistics suggest that there are likely to be at least 12 people with dementia in Barkway and Nuthampstead.

Around 8% of people are identified as being in fuel poverty in Ermine Ward as a whole. Policies on housing design in this Plan aim to tackle fuel poverty and ill-health associated with cold at the same time as promoting environmentally sustainable approaches to heating homes.

2 VISION & OBJECTIVES

2.1 OUR VISION

Our vision for these two villages is that they continue to thrive and to meet the housing needs of all sectors of our community. This will be achieved by respecting and, where at all possible, preserving the many centuries of history embedded in our buildings, landscape and environment.

Our vision is to preserve and enhance our neighbourhood's character.

2.2 OVERARCHING OBJECTIVES

2.2.1 Our principal aim is to make the shared vision for the neighbourhood a reality, choosing if and where new homes, business premises and other amenities should be built and to influence their outward appearance. This shared vision will include the balance of 'affordable', family and retirement housing as well as identifying and protecting important green spaces.

2.3 OBJECTIVES

Objective 1: To ensure that all new development is sustainable, well designed and sympathetic to its surroundings in terms of style, layout and design, and benefits the community.

Objective 2: To preserve or enhance the character, appearance and settings of all designated and non-designated heritage assets.

Objective 3: To promote biodiversity by protecting valued green spaces within the parish and to support proposals that are as eco-friendly as possible.

Objective 4: To increase opportunities to foster a sense of community through the development, preservation and maintenance of community facilities.

Objective 5: To promote access to nature through preserving and creating footpaths, cycle routes and bridleways leading to the countryside, and their settings.

Objective 6: To have a sustainable local economy through the preservation and creation of local employment opportunities.

Objective 7: To improve road safety and opportunities to use sustainable transport modes, throughout the Neighbourhood Plan area, providing safer routes between settlements and facilities.

Objective 8: To support local educational institutions.

Objective 9: To promote health, wellbeing and sustainability in the villages and their communities.

Objective 10: To ensure the important views within and around the parish continue to be enjoyed.

3 NEIGHBOURHOOD PLAN POLICIES MAP

A separate Neighbourhood Plan Policies Map is published alongside the Neighbourhood Plan to show the spatial implications of policies. The details of Barkway village are shown in

Figure 5: Policies Map Detail of Barkway village. A legend for the Barkway village map is shown below.

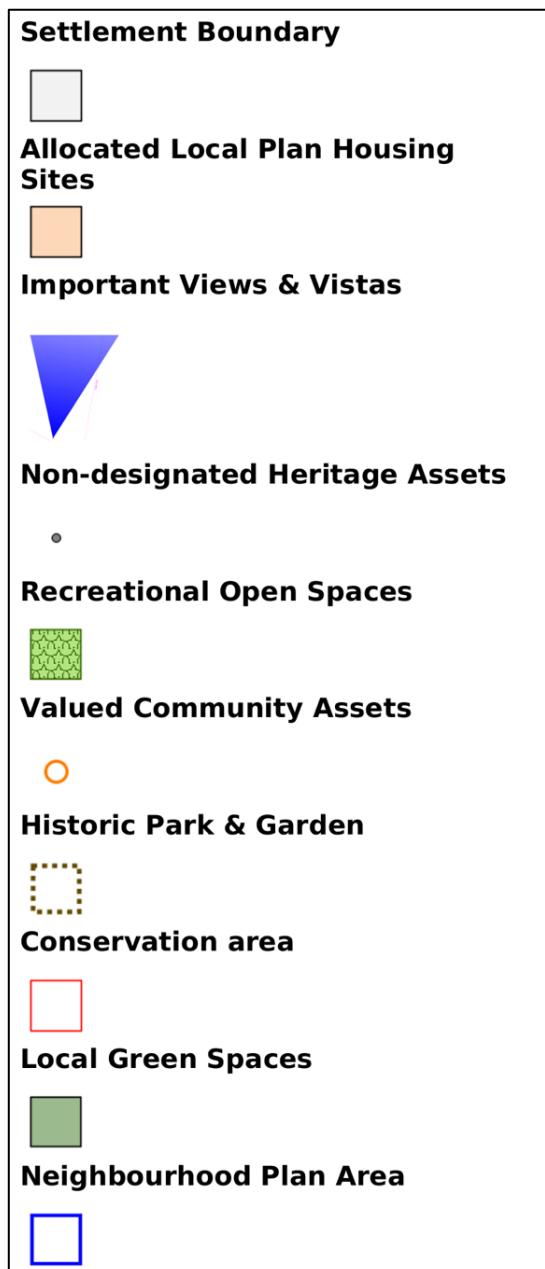


Figure 4: Policies Map Legend

Largescale maps of Local Green Spaces, Non-designated Heritage Assets and Important Views can be found with the relevant policies and Appendices.

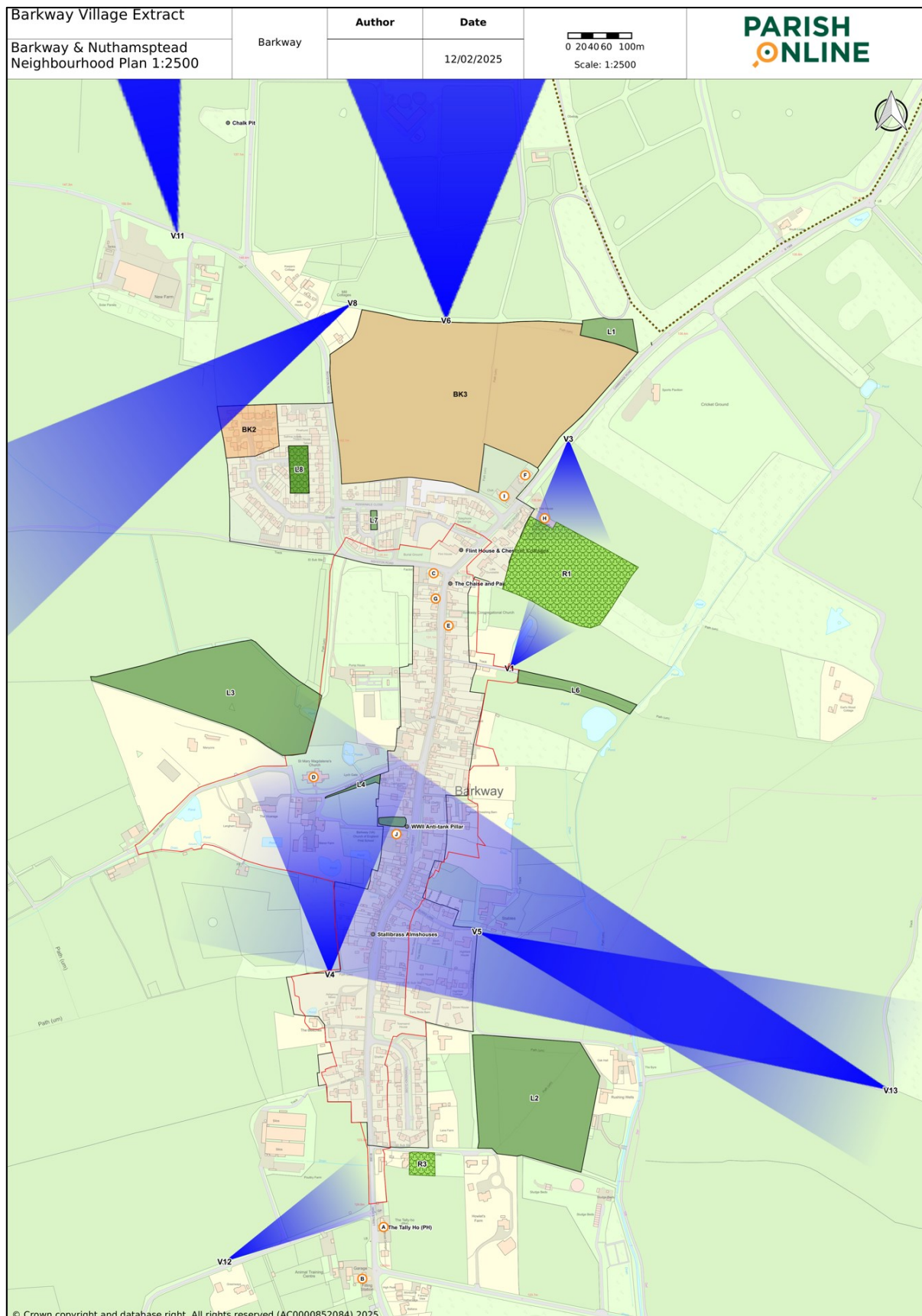


Figure 5: Policies Map Detail of Barkway village

4 NEIGHBOURHOOD PLAN POLICIES

4.1 HOUSING

Housing Development Strategy

4.1.1 The Neighbourhood Plan does not contain housing site allocations. The Housing Development Strategy for Barkway and Nuthampstead is established by Local Plan Policy SP2: Settlement Hierarchy and Spatial Distribution. The strategy states that at least 13,000 new homes are to be provided across the district between 2011 and 2031. Approximately 13% of the total number of homes required is to be delivered in 5 villages which includes Barkway. The adopted NHLP includes two site allocations (policies BK2 and BK3) for a total of approximately 160 homes in Barkway. This will represent an increase of over 40% in the number of homes in Barkway since 2021. Based upon NHDC monitoring data, the total allocated, completed and permitted homes with planning permission in Barkway since 2011 is 224, representing a 74% increase in the number of homes in Barkway. Nuthampstead is defined as a category C settlement in Local Plan Policy SP2, where limited affordable housing and facilities for local community needs will be allowed.

4.1.2 This chapter of the Neighbourhood Plan considers housing needs, design, housing site allocation BK3, and infill, extensions and backland development.

Housing Needs

4.1.3 A Housing Needs Survey was conducted for Barkway and Nuthampstead in March-April 2019. The Housing Needs Survey and the District Strategic Housing Market Assessment will be used to identify affordable housing requirements. Some of the key results in the Housing Needs Survey are detailed below.

4.1.4 A need for a total of 18 extra affordable or sheltered homes was identified in Barkway and Nuthampstead, mainly two-bedroom; this is in addition to the 58 affordable homes currently in the area.

4.1.5 The preferred recipient and type of tenure is illustrated in the table below and includes sheltered/adapted and bungalow accommodation.

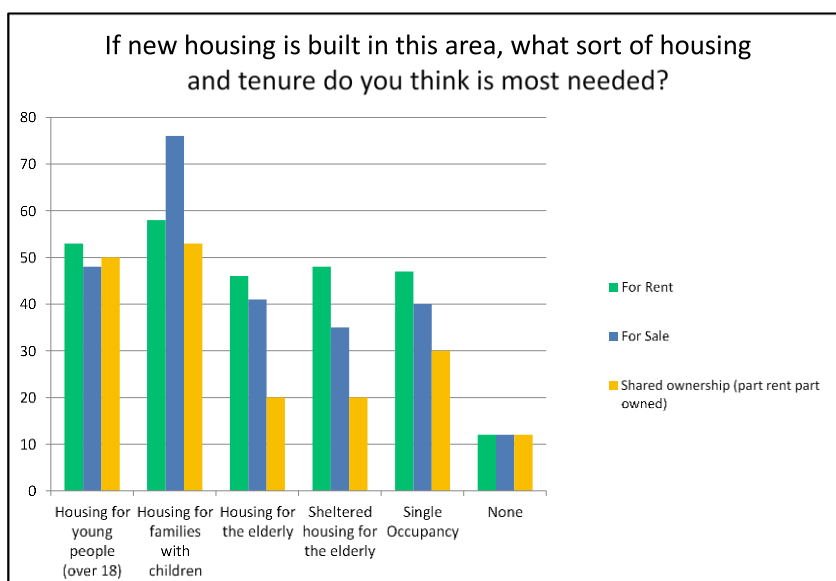


Figure 6: Tenure type by potential recipient

4.1.6 The prevalent number of bedrooms desired was for one- or two-bedroom homes, as shown in the table below.

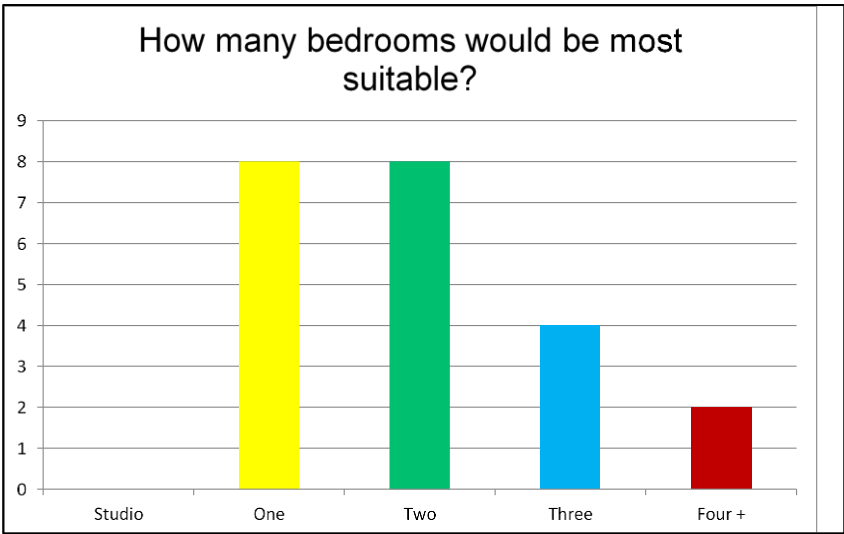


Figure 7: Most popular house size

4.1.7 Some interest was also shown for community-led or self-build schemes to help address the need for affordable housing.

4.1.8 Concerns were raised in the survey about the lack of infrastructure and the suitability of local roads to support significant new development. Community-led housing and self-build schemes will be supported where such development provides the need for affordable homes.

Policy BN H1 Affordable Housing

Affordable homes should include a mix of sizes and tenures and include provision for sheltered/adaptable and bungalow units, supporting the housing need identified in an up to date Housing Needs Survey or Strategic Housing Market Assessment.

Design

4.1.9 Housing design needs to be sympathetic to the housing in the immediate area. Chapel Close is an example of a recent housing development which is more traditional.

4.1.10 Both Barkway and Nuthampstead include a juxtaposition of different styles which gives the villages a unique appearance and enhances the Barkway Conservation Area. It is important to maintain this variety in any expansion to the village and avoid estates of similar buildings. Some examples below in Barkway High Street illustrate these different designs.



Figure 8: Housing Character in Barkway High Street

4.1.11 Environmental sustainability is important in the design of new homes, in particular to reduce reliance on fossil fuels, in the context that NHC has declared a climate emergency. This approach would also contribute to health and well-being by ensuring residents are warm enough and potentially taking people out of fuel poverty (around 8% of the Ermine Ward community are in fuel poverty). Public health evidence is that this could also play a part in reducing hospital admissions for hypothermia and heart attacks, especially in winter months.

4.1.12 The Centre for Sustainable Energy (CSE) has long maintained that neighbourhood plans should include policies on mitigation and adaption to climate change. The UK government needs help to meet its commitments under the Climate Change Act, to stop global warming. CSE advocate neighbourhood plans filling the vacuum while local plans 'catch up'. Neighbourhood plans can help boost the ambitions of developers of all sizes from new estates to a single self-build. In the absence of any specific policy in NHLP for the incorporation of renewable energy in new developments, Policy BN H3 requires a minimal level of renewable energy generation, which should not impact on the viability of a development scheme, in the hope that developers will exceed this minimum.

4.1.13 Developers should take full account of Building for a Healthy Life (a new iteration of Building for Life 12), or subsequent versions thereof, and use this guidance, to help enhance the positive benefits of new development for current and future generations. This provides government guidance on construction management processes, design, building safety and infrastructure, Modern Methods of Construction, and self and custom build, under the title of [Building Healthy Places](#).

4.1.14 The structure of the rest of the Design Section of the Neighbourhood Plan is set out as follows:

Policy BN H2 Design and Layout

Policy BN H3 Sustainable Construction

Policy BN H4 Framework for BK3

Policy BN H5 Infill Development

Policy BN H6 Backland Development

Policy BN H2 Design and Layout

A proposal for development will be supported provided that it demonstrates that it is guided by the principles set out in the Barkway and Nuthampstead Design Codes and Guidance 2024 and the following design criteria are met:

- a) It is in keeping with existing local architectural styles so as to contribute to local distinctiveness;
- b) It respects and enhances local character with a sufficient variety of styles and heights. Building heights will be no more than three-and-a-half storeys. Good modern design will be acceptable;
- c) The principal elevations should reflect traditional fenestration details such as ratios of doors and windows;
- d) Preferred styles in the Conservation Area include timber framing, pargetted walls, thatch, flint and red brick. Brickwork, including replacement brickwork should blend in with surrounding walling in both colour and texture;
- e) It does not have a significant adverse impact upon the amenity of neighbouring users through the loss of privacy, loss of light or visual intrusion;
- f) Where appropriate to the scale, location or type of development, the Local Planning Authority agrees a Construction Scheme that safeguards the amenities of nearby residents during the construction phase;
- g) Where appropriate to the scale, location, and type of development, sensitively incorporates natural features such as trees, hedges and ponds within the site;
- h) It creates safe, accessible and well-connected pedestrian and cycle routes that meet the needs of users;
- i) All public areas resulting from new development should be designed in accordance with good practice set out in Secured by Design to create an environment that feels safe.

4.1.15 The Barkway & Nuthampstead Design Codes and Guidance 2024 establish Neighbourhood Plan area-wide design guidelines and codes to ensure that any development follows good design practice and contributes to sustainable development. Particular focus is provided for the partially vacant Bell Farm Industrial Park in Nuthampstead which has outline planning consent (23/00549/OP) for 9 dwellings, and the NHLP allocated site BK3 in Barkway. The Design Codes steer design of new development to ensure that the homes delivered on these sites are in keeping with the distinct character of the two villages.

4.1.16 Parts 2 and 3 of the Design Codes provide technical descriptions, maps and photos to capture the character of the villages, and the surrounding rural area. These can be referred to as a local character study to ensure that where 'character' is mentioned in this Neighbourhood Plan, the Design Codes describe that character, as a reference source.

4.1.17 Part 4 comprises the design guidance and codes themselves which are a set of principles under four themes: settlement pattern; movement network; built form; and landscape and infrastructure. Part 5 applies the codes to the Nuthampstead employment site and BK3. For BK3, the codes should be read in conjunction with **Policy BN H4 Framework for BK3**. Policy H4 picks up on some very specific criteria that are important to the community, in order to get

the best and most sustainable development on this large site on the edge of Barkway village.

Policy BN H3 Sustainable Construction

A proposal for residential development, will be supported where the following criteria are met:

- a) Incorporation of micro-energy schemes (including ground source heat pumps, heat exchange systems, solar panels and emerging green technology).;
- b) The inclusion of facilities to enable water conservation, including consideration of grey water harvesting;
- c) Proposals for residential development will provide adequate storage for bins and recycling;
- d) Where required to address surface water flood risk, new hardstanding will be constructed of appropriate permeable materials;
- e) Development will include Sustainable Drainage Systems (SuDs) incorporating storage for natural run-off and run-off from new development. Multi-use above ground SuDs will be encouraged.;
- f)

Housing Site BK3

4.1.18 The NHLP 2011-2031 identified three sites in Barkway for development, known as BK1, BK2 and BK3. BK1 and BK2 have been built. BK3 is shown on the Policies Map. The village boundary was amended in NHLP to include these three development sites.

4.1.19 BK3 is identified in the NHLP for the development of up to 140 dwellings. Outline planning consent (18/01502/OP) was conditionally granted on 25 July 2023. Local residents continue to be strongly opposed to this development, which is excessive for the size of the village, in which there is a lack of key infrastructure such as good public transport and shops. Barkway Parish Council have objected to the allocation of so many new homes. The Parish Council will now concentrate its efforts on influencing the detail of the development to achieve a characterful and environmentally sensitive design, which reduces the harmful impacts on the village. The principal of the development has been established. The Neighbourhood Plan can influence the reserved matters applications related to the current outline permission.

4.1.20 Site BK3 is located on the Barkway Plateau (Area 230 of the [North Herts Landscape Character Assessment](#)) and on the Chiltern Ridge, is valuable Grade II agricultural land, is close to the Newsells Stud which is surrounded by a non-designated garden, and adjacent to Cokenach Grade II Historic Park and Garden. The site and its surroundings are so sensitive that layout, height and massing of development must be carefully planned. Particular attention should be paid to the design and appearance of homes at the edges of the site where they border surrounding green fields and Cokenach Park. The local community considers that the retention and enhancement of the trees and hedges around the boundaries of the site is also essential.

- 4.1.21 The popular bridleway, which is in daily use, runs north-south through the site and must remain open and accessible at all times during the development. The community considers that a sufficient buffer is needed either side of the bridleway to ensure that the route is kept free and available to bridleway users during the construction period. The outline planning permission includes the requirement for a Construction Management Plan. It is considered important that this plan defines a space that would be safe for walkers, cyclists, horses or their riders.
- 4.1.22 The Parish Council have produced a survey report for Bridleway 17 from its most southerly point on Cambridge Road through site BK3 to the point where it enters Newsells Estate. The report notes the British Horse Society recommended a turning circle for a horse of 4 metres. Where the useable width of a bridleway is less than 4 metres, it would be impossible to turn a horse in such a confined space should walkers and horse riders be using the bridleway at the same time.
- 4.1.23 From Cambridge Road, past Barkway Social Club, then turning north and running alongside the field owned by HCC and identified as a reserve site for a school, the bridleway meets the 4 metre requirement. The width reduces significantly from that point until Bridleway 17 meets Bridleway 18, a distance of almost 200 metres. At its worst point, the useable width is just 2.15 metres and at no point does the bridleway's actual width reach 4 metres.
- 4.1.24 The Parish Council does not support the proposed BK3 through-road crossing Bridleway 17 and will continue to negotiate to ensure access between the two parts of the development is for pedestrians/cyclists only. The remedial work necessary to make the Bridleway 17 safe, (i.e. ensuring the useable width of the Right of Way is 4 metres, with appropriate new planting) should be completed before construction work on the housing site commences. The additional planting would be beneficial to wildlife and would ensure that the effectiveness of the wildlife corridor endures through the construction stage and occupation of the new homes.
- 4.1.25 A major concern to residents and the Parish Council, is the inability of the local sewage treatment works to cope with the current levels of sewage and the fears that the pollution of the River Quin will worsen once the new homes on BK3 are built and occupied. Sewage treatment upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary to avoid sewage flooding and/or potential pollution incidents.
- 4.1.26 The planning consent contains a condition (Condition 9) requiring that "No development shall be commenced until confirmation has been provided that either: all sewage works upgrades required to accommodate the additional flows from the development have been completed; or a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan." The Parish Council are committed to ensuring that there is no deviation from this condition, to ensure the River Quin is safeguarded.

- 4.1.27 Elsewhere in the Neighbourhood Plan, the lack of public transport available in the village and the need to review and improve public transport provision is well documented. The principle of the development at BK3 has been granted. Policies in this Neighbourhood Plan seek to support sustainable transport and improvements to public rights of way.
- 4.1.28 In order to maximise new habitat and ensure no net loss of biodiversity across the site and comply with policy BN NE3 in this plan, new public open space provided should include new wildlife habitats, trees and hedges.
- 4.1.29 To the south west of site BK3 is a Hertfordshire County Council reserve school site for future use for primary education, should it be required. The incorporation of this reserve school site into the site allocation was made when NHLP was adopted. This part of the site should remain undeveloped until it is needed for a school (if ever) and should remain, in the interim, fallow or in agricultural use but be clearly delineated from the housing site by the planting and maintenance of a native hedgerow.

Policy BN H4 Framework for BK3

Development will be supported where it addresses the following criteria:

- The design, height and massing of development should respect views across the site from Cambridge Road and views across surrounding landscapes;
- Land at the south-west of the site, is secured as a reserve site for primary education and should be separated from the housing site by the planting and maintenance of a native hedgerow;
- To reduce impact on the countryside, provision of 'green roofs' on dwellings on the eastern part of the site will be encouraged where it demonstrates sensitivity to the transition between the new village edge and the surrounding open fields;
- Any public open space should feature natural pockets of wildlife habitat, trees, hedges and benches;
- Unless otherwise agreed with the Local Planning Authority and Local Highways Authority a scheme should be submitted which provides for remedial work along Bridleway 17, to widen the route where the useable width is less than 4 metres, to ensure the safety of walkers, cyclists, horses and their riders. Appropriate planting along Bridleway 17 should ensure the endurance of the wildlife corridor during construction and occupation of the new homes.

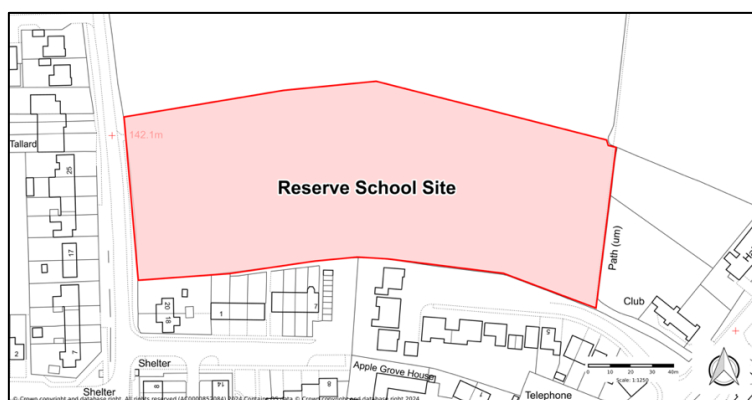


Figure 9: Indicative Plan - Reserve School Site (BK3)

Infill and Extensions

- 4.1.30 Infill development within the built-up area of the villages and extensions to existing buildings should be sensitively designed to reflect the character of the existing and adjacent buildings, and their surroundings. It is also important to preserve the amenities of existing residents. Where appropriate, bringing forward brownfield sites will be supported in advance of Green field sites.

Policy BN H5 Infill Development

Small-scale and infill development will be supported within the settlement boundary of Barkway village, as shown on the Policies Map where it meets the following criteria:

- a) It retains views, open spaces and large gardens that contribute to the enjoyment of residents of the village and are important to the character and appearance of the Barkway conservation area;
- b) It does not have a significant adverse impact on traffic movements and exacerbate on street parking on Barkway High Street;
- c) It is designed to reflect the local vernacular style, village layout, and character.

- 4.1.31 Barkway is particularly sensitive to the impact backland development could have on the structure of the village. As a linear village where development has been on the historic ribbon development principle, this character should be continued. This view was supported by North Herts Council at an appeal (reference APP/X1925/W/18/3195832 on 10th September 2018) where it expressed concerns 'that the form of development would not reflect a ribbon or loose knit pattern of development that characterises Barkway'.

Policy BN H6 Backland Development

Proposals for small-scale backland development in Barkway will be supported where they do not harm the linear character of the village.

4.2 NATURAL ENVIRONMENT

Green Spaces

4.2.1 The NPPF paragraph 105 enables local communities to identify green areas of particular importance to them for special protection. By designating land as "Local Green Space" in the Plan it is offered extra protection. Policies for managing development within a Local Green Space should be consistent with those for Green Belt. The benefit of such a designation is that the character of the site can be specified and therefore development that would harm that character will be refused.

4.2.2 A site that is so defined must meet the criteria specified in the NPPF paragraph 106, by being:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holding a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and not an extensive tract of land.

4.2.3 To assess each site a detailed set of criteria was used.

- Beauty - Does the site stand out as being particularly beautiful or tranquil?
- Intrinsic local character - Is the site particularly special to the local community or used for community events?
- Recreational value - Is the site used for local recreational purposes e.g. footpath?
- Historical significance - Does the site have special historical interest?
- Natural wildlife - Is there evidence of rare species on the site which need protection?

4.2.4 There are also a number of more objective measures which had to be passed for a site to qualify:

- | | |
|---------------------------------------|---|
| • be close to the community it serves | • not have a national designation or be just a statutory right of way |
| • be relatively small (< 10 hectares) | • not be common land or a designated village green |
| • not have planning permission | • not be arable land |
| • have a known landowner | |
| • not be private garden | |

4.2.5 Nine sites meet the criteria and received overwhelming public support at the September 2019 consultation day. They are shown on the Policies Map in Chapter 3.1 and are shown in more detail in **Appendix B- Local Green Spaces Evidence**.

Policy BN NE1 Local Green Spaces

The areas listed below and identified on the Policies Map, are designated as Local Green Spaces. Development on these spaces will not be acceptable unless consistent with national policy for Green Belts.

- L1 – Forest school site
- L2 – Field to the west of Rushing Wells
- L3 – Manyon’s field, including Withy Grove
- L4 – Carriage Wash and adjoining grass verge
- L5 – Barkway village pond
- L6 – Land encompassing Three Roods Lane
- L7 – Wheatsheaf Meadow Garden
- L8 – Windmill Close
- L9 – Grove at Caylers Farm, Nuthampstead

River conservation

- 4.2.6 The River Quin, a protected chalk river, originates in Barkway parish from where it flows south until it joins the River Rib to the south of Braughing. As few as 200 chalk rivers exist worldwide, 35 of which are in the UK. In 2012, a charter drawn up by conservationists called for them to be designated ‘Special Areas of Conservation’ and an EU directive recognises their importance. Chalk rivers are listed as a key habitat within ‘Biodiversity: The UK Steering Group Report’ and also support species such as the severely threatened white-clawed crayfish, which are listed on Annex II of the EC Habitats Directive. Characteristic plant species of chalk rivers include the stream water-crowfoot and water starwort.
- 4.2.7 The Herts and Middlesex Wildlife Trust has recommended the identification of all chalk rivers because of their rarity. In addition, both the River Lea Catchment Partnership and the Friends of the Rib and Quin action group will take an active interest in the protection of this river (see **Appendix N**– Action Plan for proposed actions to protect the river). More specifically, the Environment Agency has recommended the protection of the River Quin and provided guidance on a 10 metre boundary around the river; this was included in feedback to the Braughing Parish Neighbourhood Plan which features the same river. Support will be given to extend this protection to the tributaries of the River Quin, of which there are two significant tributaries around Nuthampstead, as any adverse impact on a tributary is likely to have a direct effect, downstream, on the River Quin.
- 4.2.8 Despite NHLP requiring an 8 metre buffer for an average river, the River Quin is both a rare chalk stream and at considerable risk of damage from other sources, including pollution. The Parish Council and Parish Meeting will work with any development proposal which impacts the buffer zones around the River Quin and its tributaries to secure a level of protection slightly higher than that in the NHLP. This is a detail which remains in general conformity with the strategic policies contained in the Local Plan, to ensure development in the Neighbourhood Plan area is sustainable.

Policy BN NE2 River Quin Protection

The River Quin, which originates in Barkway, is a protected chalk. Any development scheme adjacent to the River Quin should be designed with a naturalised buffer zone of at least 10 metres from the top of the bank of the river, or its tributaries in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

Wildlife

- 4.2.9 The village of Barkway is located on an eastern spur of the Chilterns. To the north from the Reed Joint, a chalky ridge, the chalkland drops away to Royston. Nearby, an ancient chalk pit is protected by the Wildlife Trust. However, the village itself lies on boulder clay deposits where several springs issue from the conjunction of chalk and clay and where there are several large ponds. Consequently, the local water table is high and there is a history of flooding in the village.
- 4.2.10 The land is predominantly arable with some grazing, and rolls gently south towards the Quin valley, becoming less wooded than in the north. Many lanes and rights of way allow access to well-wooded areas. Buzzards and red kites are frequently seen soaring over the woods and hills and herds of fallow deer can be found at dusk in hidden valleys and woodland.
- 4.2.11 The uncultivated fields within Barkway enhance the informal character of the village. The Plan aims to maintain or improve biodiversity including sites, species, hedgerows, trees and wildlife habitats.
- 4.2.12 Nuthampstead is a quiet countryside village with wide open spaces and a rural environment, with mixed farming being the dominant activity. The area includes woodland – some ancient, some more recent – all interspaced with public footpaths.
- 4.2.13 Cokenach Registered Park and Garden is an English Heritage listed country estate built in the sixteenth century. The estate business runs a number of ventures including farming, a business centre and sporting events, including deer stalking and shooting. Set in 111 acres of beautiful, rural north Hertfordshire, it is both an historic site and a natural haven for wildlife, with numerous footpaths and bridleways criss-crossing the estate.
- 4.2.14 The owners of Cokenach are committed to maintaining the estate environment and conservation of farmland, parkland and woodlands and are currently operating a number of stewardship schemes across the estate to manage protected areas and encourage natural wildlife and species diversification.
- 4.2.15 There are 10 ancient woodlands in the parishes of Barkway and Nuthampstead, which is a valuable asset over a comparatively small area. In addition to those listed below as Local Wildlife Sites are Pondbottom Wood, Wigney Wood, Cross Leys, and Oaks Bushes. The ancient woodland, Rokey Wood, is a large tract of ancient woodland, lying to the west of Barkway between two footpaths, consisting mainly of ash, maple, oak and hazel trees. Bluebells grow there, and rare lichen has been recorded; there is also evidence of badgers.

4.2.16 Barkway Chalk Pit has been identified as an area rich in wildlife which needs to be protected and managed (see [North Herts Council Greenspace Action Plan 2018-2023](#) which includes a new appendix for 2023-2028 for this site). It contains many chalk-loving plants and mosses including the rare chalk rock-bristle. Many birds make their home there, some of which are endangered such as the red-listed corn bunting and yellowhammer and the amber-listed swallow, whitethroat and bullfinch. Fauna includes brown hares, red foxes, fallow deer and the latticed heath moth.

4.2.17 Local Wildlife Sites in Barkway and Nuthampstead are shown on the map in **Appendix C** (Local Sites of Environmental Interest) and listed below:

- Whiteley Hill Road Verge (08/007)
- Bush Wood (08/016)
- Rokey Wood (small part) (08/017) (ancient woodland)
- Barkway Chalk Pit (08/020) (RIGS)
- Earl's Wood (08/021) (ancient woodland)
- Walk Wood (08/022)
- Bogmoor Road Verge (08/024) (wildlife corridor)
- Barkway Meadow (08/039)
- Cokenach Area (08/047/01)
- Barkway House Area (08/050)
- Newsells Park Stud Area (08/054)
- Nuthampstead Field Boundary Ditch (09/001) (wildlife corridor)
- Sheepwash and Messop's Groves (09/002) (ancient woodland)
- Wynnel's Grove (part) (09/012)
- Ash Grove (09/013) (ancient woodland)
- Morrice Green Pit and Meadow (09/014)
- New England Moor (09/015)
- New England Wood/Doctor's Grove (part) (09/016)
- Biggin Moor (part) (15/002)
- Scales Park and East Wood (large part) (16/002) (ancient woodland)

Policy BN NE3 Conserve and Enhance Biodiversity

Development will be supported where it:

- a) Protects and enhances designated local wildlife habitats and corridors in accordance with national policy;
- b) Seeks to retain and restore existing hedgerows and protect mature trees (in particular trees framing the war memorial in Nuthampstead and the avenue of trees in Bell Lane leading towards The Woodman) and encourages the planting of new hedgerows and woods, where they do not adversely impact on important views;
- c) Minimises outside lighting to avoid disturbance to nocturnal species and preserves dark skies.

The wildlife site at Barkway Chalk Pit will be protected and managed in accordance with North Herts Council Greenspace Action Plan 2018-2023 and its Appendix 2023-2028.

Schemes that would decrease the biodiversity value of sites which contain habitats listed in Section 41 of the NERC Act should be avoided unless the benefits of development clearly outweigh any impacts, and a mitigation hierarchy is applied. See **Appendix D**.

4.2.18 Barkway and Nuthampstead are fortunate to have many beautiful views. Not all of them can be listed but some are chosen as having a particularly high priority so they can be afforded greater protection. These include views towards key focal points, such as Earl's Wood, Rokey Wood, the Chiltern Escarpment, the ancient Chalk Pit, Barkway Mast and Newsells Stud.

4.2.19 The important views are described and photographed along with an assessment of their value in **Appendix E**. Detailed maps of the range and extent of the views are also found in this appendix. They have been designated following approval at a public consultation meeting in September 2019, with some updates after the Regulation 14 consultation. The judgement criteria for important views were presented at the Consultation event and are:

- Views should be readily accessible to the public (e.g. on a Public Right of Way (PROW));
- Views that include a feature of artistic merit, have historic interest, possess architectural merit, or are a natural feature such as a river;
- Views on entry to the key settlements that contribute to the feeling of a rural setting.

Policy BN NE4 Important Views

Fourteen important views are identified on the Policies Map and are listed below:

V1: View from Three Roods Lane across the paddock behind The Red House

V2: View north from Earl's Wood to Cokenach

V3: View south to recreation ground

V4: View of Manor Farm southern field

V5: View over field towards the river & Earl's Wood

V6: View from Bridleway 18 towards Newsells

V7: View of Newsells Stud from Whitely Hill

V8: View across Duke's Field towards Rokey Wood

V9: View of Barkway Mast

V10: Chiltern Escarpment & Chalk Pit

V11: View towards Cambridgeshire from Reed Joint

V12: View of approach to southern end of Barkway

V13: View from Earl's Wood toward the River Quin

V14: View from Bell Lane towards Cokenach

Any new development within these important views should ensure that key features of these views can continue to be enjoyed. Where appropriate to the scale, location and type of development, proposal should include an assessment of the visual impact of that development on these important views. Proposals where a harmful impact is identified will be supported where appropriate mitigation measures can be delivered.

4.2.20 The approach to Barkway from the north includes a majestic ancient avenue of chestnut trees stretching from the entrance to the Cokenach Estate to Barkway which are noted in local guidebooks as a significant feature of the area. These should be preserved and protected as they are an intrinsic part of this rural village.

Policy BN NE5 Chestnut Avenue Protection

The avenue of chestnut trees on Cambridge Road on the approach to Barkway from the north are an important part of the setting of Barkway and a significant feature of the area. Any development should not have a harmful impact on this group of trees.



Figure 10: Avenue of Chestnuts, Cambridge Road

4.3 HERITAGE

History of Barkway

4.3.1 Barkway has a long history from prehistoric times when it was the site of a major crossroads, the east-west trading route taking advantage of the dry highlands of the scarp and the north-south track linking London with Cambridge. A small cache of Roman silver was found at the edge of the village and it subsequently appeared in an official document as part of the Domesday Survey. From then on it became one of the main stopping places between London and the North East until the decline of the coaching route in the mid-19th century.

4.3.2 Barkway was a major stopping point on the London to Kings Lynn via Cambridge route during the coaching age which encompassed the 200 years between the 17th and 19th centuries. During this time people travelled by horse-drawn coaches, often making journeys that were long and tiring as it was only possible to travel about 20-40 miles each day. There was a vast network of coaching inns to meet the needs of travellers, offering food, drink and accommodation. Barkway had a large number of inns, shops, alehouses and a brewery which catered for the local population as well as coach passengers. In addition, there was a what was known as a wagon wash (now called the Carriage Wash), a smithy which stood on the corner of Church Lane and a forge, part of The Old Forge on the High Street. Now only one inn, The Tally Ho, remains at the south end of the High Street. Some of the former coaching inns can, however, be identified by the wide archways which allowed the coaches to pass through into the stable yard behind the inn. Examples on the High Street are:

- The Royal Oak (41 High Street)
- The Bull (49 High Street)

Other former inns:

- The Chaise and Pair (1 High Street) survived into the 1990s but is now in private residential use as is The Three Horseshoes (19 High Street), now split into two private residences.
- The Wheatsheaf (62-64 High Street) was established in 1726 as The Angel Inn and was renamed in 1800. Extra stabling for The Wheatsheaf was provided in a field off the Royston Road. Later the name was used for "Wheatsheaf Meadow House" which was built on the site. It was subsequently demolished to build a small housing development (Chapel Close). This has a small garden, designed by a pupil at the school, which is called "Wheatsheaf Meadow Garden". It is said that the servants and grooms used to stay at the Royal Oak, and their employers at the Wheatsheaf.

4.3.3 By the turn of the 20th century, Barkway was, like so many other Hertfordshire villages, away from the main roads and therefore from the attention of the county authorities. Slipping further into decline, the population slumped as people sought their fortunes elsewhere. Today, all of Barkway's fifteen shops have gone, its twenty or so pubs and beer houses reduced to just one.

- 4.3.4 Barkway is a village with a past, but it is not without a future. Even to this day, its market history is brought to life each year, with the famous Barkway Street Market. For one day a year visitors flood to the village as we celebrate our history and sense of community spirit. History has made Barkway the beautiful village it is. Away from the major roads it remains mainly unspoilt and untouched by modern expansionism, a peaceful and tranquil village, but certainly not a backwater. The historic layout of Barkway High Street was researched and developed by Barkway Local History Group (see map in [Appendix F](#).)

History of Nuthampstead

- 4.3.5 The hamlet of Nuthampstead, within the parish of Barkway, lies on high ground to the south of Royston on the extreme limit of the deposition of an ice-age glacier. Communities developed along this ridge where small lakes of water were located - at Nuthampstead and other places such as Barkway, Reed, Therfield and Kelshall. The presence of water, fuel in the form of wood, and food, in the form of game and arable, provided an ideal environment for settlements. The ridge offered a convenient route for cattle drovers taking their animals from as far as away Wales to the markets at Harlow and the coastal ports such as Harwich. These Iron Age trackways still exist, for example, opposite Barkway's Church Lane through to Nuthampstead, across the land at Little Cokenach and via Scales Wood which has always dominated Nuthampstead.
- 4.3.6 After the Battle of Hastings in 1066 and prior to the proclamation of William, a new king, Edgar, held the crown for about six weeks until the arrival of William in London. Edgar was the only member of the Saxon nobility to retain lands in England after the Conquest – one was a small plot in Great Hornead and the other was 180 acres in Scales and Nuthampstead.
- 4.3.7 There is an unsubstantiated report of Roman remains in Scales and, certainly, objects suggesting pre-Roman settlements have been found along the road leading from Morrice Green to Barley. Adjacent to the road lies Wynnell's Grove, the site of an early medieval chantry chapel and hospital, all traces of which, apart from the name, have now disappeared.
- 4.3.8 At Morrice Green were the brickworks of the Clinton family of Cokenach – their bricks were marked with the letter 'C'. Apart from ordinary house-bricks the works produced over 100 different designs of terracotta blocks. The brickworks closed in 1882 but the clay pits still survive as ponds and lakes. The farms at Morrice Green and Little Cokenach were built in the mid-1800s to designs drawn for progressive farmers and landowners. Both demonstrate unique and forward-thinking features such as cast-iron pillars, shutter windows and door frames.
- 4.3.9 Little Cokenach Farm stands adjacent to an early medieval moated manor site. Nothing remains of the timber building but the moat floods regularly and creates a ford across the roadway.
- 4.3.10 Scales Wood was cut back in 1944 with the arrival of the USAAF. A few of the buildings at the edge of the wood survive and form the row of houses along the south side of Park Lane. Further south stands The Woodman public house. Its history goes back to the late 1600s when the annual Nuthampstead fair was held on the land between it and Park Lane.

- 4.3.11 Further westwards along Bell Lane stands one of the two Nuthampstead Christian mission rooms. This example, an outlier of the Barkway parish church, has been preserved and is now a private dwelling.
- 4.3.12 Bell Lane is derived from The Bell public house (now a private dwelling) opposite White's Farm. Named after the White family, the farm was originally called, unsurprisingly, Bell Farm. The second mission room, that of the Non-Conformists, lay on the south side of Bell Lane. It was finally demolished in the 1960s and a house has been built in its place. Opposite are the three Dimsdale cottages. These are one of a group of five or six similar architect-designed buildings to be found in North Hertfordshire and South Cambridgeshire at Anstey (Cheapside), Melbourn, Foxton and Flint Cross. The plans were freely available to landowners and used to build dwellings for farm labourers, etc.
- 4.3.13 The straight road from Bell Lane to the site of the modern golf course was built by the USAAF in 1944. Until then, the road from Barkway to Nuthampstead passed the Bury at Nuthampstead Lower End. The Bury contains one of the oldest structures in Hertfordshire. This is the remains of a Saxon undercroft used for religious purposes. In the fields adjacent to the Bury can be seen the footprint of a small medieval community which possibly housed the staff of the lost religious establishment at the Bury.
- 4.3.14 Opposite the entrance to the Bury Farm stands a block of three cottages (now a single dwelling) closely connected with the Bentley family the last of whom died in 2004. These cottages, like many in Nuthampstead, were originally constructed in Barkway, then dismantled and finally re-erected on their present sites. This was a regular procedure, and the buildings can be easily identified by their frontages in external runs of fifteen and a half feet – the longest length of timber that could be carried by wagon without incurring punitive tolls.
- 4.3.15 Finally, the road to the golf course passes Brookfield Cottage. This was originally called Brickfield Cottage and was the site of extensive clay-pits, kilns and brick drying sheds. The end of its plot lay on the trackway to Barkway.

Designated Heritage Assets

- 4.3.16 The Plan Area comprises many listed heritage assets including Grade II and Grade II* listed buildings. A list of the heritage assets in Barkway is provided in the Barkway Conservation Area Character Statement. However, this relates only to those in the conservation area itself. The most reliable source is the [search function on Historic England's website](#). Barkway Carriage Wash was awarded Grade II Listed Building Status (List Entry Number: 1476819) on 31 October 2023.



Figure 11: Barkway Carriage Wash (Grade II Listed)

- 4.3.17 Newsells is a small, beautiful hamlet located to the north of Barkway. It also has a large proportion of listed buildings surrounded by chalky fields, beech dells and charming houses.
- 4.3.18 Nuthampstead is a linear village, with houses of a wide variety of style, size and age, spread along the main street, some of which are listed. The Grade II Historic Park and Garden at Cokenach straddles the boundary of both parishes.
- 4.3.19 Barkway has been occupied continuously since prehistoric times as its appearance in the Domesday Book confirms and was once a major coach staging post between London and the North East. 25% of the houses in Barkway are listed buildings. This very high percentage gives Barkway a distinctive historic character.

Policy BN HA1 Cokenach

Development proposals to restore, enhance and facilitate good conservation management through a Conservation Landscape Management Plan for Cokenach will be encouraged.

Non-Designated Heritage Assets

- 4.3.20 The Carriage Wash, now a designated heritage asset is the responsibility of Barkway Parish Council who are advised by HCC's Countryside Management Service (CMS). Concern has been expressed that the Carriage Wash requires "dredging". The Parish Council has spoken to CMS about improving access and the condition of the Carriage Wash and Chalk Pit sites. CMS have promised to work with the Parish Council to create an approved plan to improve both sites, possibly with the aid of a Heritage Lottery grant.
- 4.3.21 The 398 Bomber Group and 55th Fighter Group Museum is situated next to The Woodman Inn in Nuthampstead. The museum provides an important record of WWII in village history, illustrating the operation of the air force base with maps and photographs. The stories of the airmen and their families are carefully presented; the artefacts displayed tell their own stories. There are several WWII buildings still remaining in the village and a memorial to the WWII airmen is situated near to The Woodman Inn which includes a unique collection of photographs from the period.
- 4.3.22 There are also a series of other non-listed buildings and assets which are of local historical importance and contribute greatly to the history and character of the village including a World War II anti-tank concrete pillar.
- 4.3.23 Several other non-listed buildings and barns in Barkway are also important to the appearance and setting of the area including Flint House and Chestnut Cottages on Cambridge Road and, in the High Street, the Chaise and Pair (no. 1) the Coach House, Stallibrass Almshouses, and The Tally Ho public house. Many of these buildings are also mentioned in the Barkway Conservation Area Character Statement. In addition, the owners of Barkway House are in the process of reinstating Victorian water gardens to reinforce the historic nature of the village and these too should be preserved.
- 4.3.24 NHLP Policy HE3: Non-designated Heritage Assets and its supporting text is limited in its scope. There is no mention of Hertfordshire Gardens Trust and their work with illuminating the history of historic parks and gardens, or the opportunity of identifying non-designated heritage assets in a Neighbourhood Plan in accordance with guidance from Historic England. In the interim before a review of NHLP includes this type of heritage asset, **POLICY BN HA2 NON-DESIGNATED HERITAGE ASSETS** highlights non-designated heritage assets identified by the community through the process of consultation on the Plan. Archaeology is often overlooked but its importance in Barkway and Nuthampstead is recognised by its inclusion in this policy.
- 4.3.25 In addition to the designated Historic Park and Garden at Cokenach, there is also a historic landscape of note at Newsells Park. The park includes an ornamental garden and paddock. The gardens were the work of Richard Woods, a contemporary of Capability Brown, who began working at Newsells in 1763. Newsells is included as a non-designated heritage asset in this Plan.
- 4.3.26 Photographs, descriptions, grid references and other supporting information containing the rationale for the inclusion of the non-designated heritage assets in this Plan can be found in **Appendix G**. An extract of the Policies Map showing the non-designated heritage assets can be found in Figure 13: Non-designated Heritage Assets Policies Map Extract.



Figure 12: Non-designated Heritage Asset - Chalk Pit

Policy BN HA2 Non-Designated Heritage Assets

The following non-designated heritage assets are shown on the Policies Map Extract and have been identified as having local historic importance:

- The Chalk Pit, Royston Road
- World War II anti-tank pillar, High Street
- Flint House and Chestnut Cottages, Cambridge Road
- The Chaise and Pair, 1 High Street
- The Coach House, High Street
- Stallibrass Almshouses
- The Tally Ho Public House
- Newsells Historic Park & Garden

Development proposals which affect non-designated heritage assets, or are within their setting, should include a proportionate description of their significance and the impact of the proposals, to enable a balanced judgement to be made, having regard to the scale of any harm or loss and the significance of the asset.

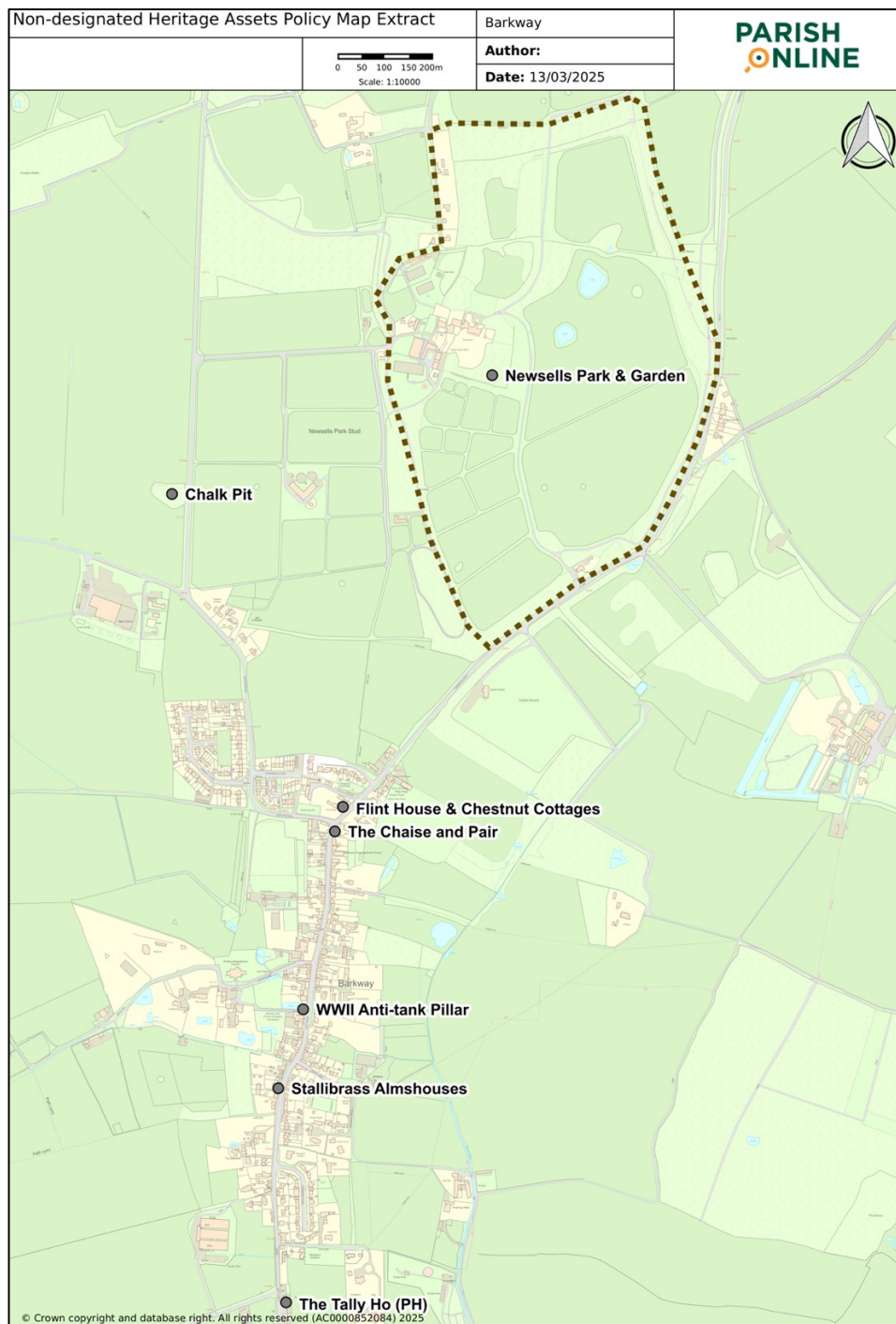


Figure 13: Non-designated Heritage Assets Policies Map Extract

Archaeology

4.3.27 There is strong evidence that Barkway has a long history of settlement as it is in a strategic position between London and Cambridge. In particular, there are remains of a Norman motte and two baileys, a defensive site with ditches surrounding it, believed to have been used by William the Conqueror when moving to suppress the rebellion of Hereward the Wake. The Lord of the Manor of Newsells at this time was Eudo Dapifer, steward to William the Conqueror.

4.3.28 Roman artefacts have been found in and around the village, including the 'Barkway Hoard' in the British Museum. This dates from the 3rd to 4th century AD and consists of several items, including a copper alloy figure of Mars and silver plaques, which are believed to have come from a temple dedicated to the god Mars. These items were thought to have been buried at the time to avoid being plundered by Anglo-Saxon raiders. Local residents have also found both Roman and Georgian finds in and around Barkway. A sample index of some of these items is shown in [Appendix H](#).

Conservation Area

4.3.29 The conservation area in the village of Barkway is characterised by small, thatched cottages and Georgian mansions. In recent years, new infill development sympathetic to the character of the conservation area has been welcomed.

4.3.30 At the north of the village, around Royston Road, is a more modern development of some 65 houses. It was originally built by the Council between 1946 and the 1980's. In addition, there are a small number of later additions. Also, at the northern end of the B1368 lie the recreation ground, pavilion, village hall and village social club together with some 20th and 21st century houses.

4.3.31 St Mary Magdalene Church, parts of which date from the 13th century, is Grade I listed. It is sited on Church Lane, a narrow lane leading west from the centre of the High St and ending only in public footpaths. Church Lane also contains Manor Farm, some listed properties and the ancient Carriage Wash, a significant historic feature of the village.

4.3.32 To the east of the High St near the school is Burrs Lane, a development of eight post WWII houses and bungalows, augmented by a development of six properties. To the east again, but further south down the High St, is Townsend Close, a cul-de-sac of 16 chalet bungalows and two houses built around 1965.

4.3.33 Yet further south is Gas Lane, a small and narrow restricted byway leading to a mixture of six small and large houses of various ages and a field of allotments.

4.3.34 At the southern end of the village are The Tally Ho public house and the garage/filling station. To the east is the road to Nuthampstead. Finally, on the southern end of the High Street/B1368 are a number of 20th century houses.

4.3.35 The Barkway Conservation Area is centred on the High Street. The house designs are in a mixture of styles following various stages of economic development across 600 plus years. It contains many Grade II listed buildings and a few Grade II*s. Along the street, near the school, is the village pond.

4.3.36 The Plan supports new development that is in keeping with existing architectural styles (other than unsympathetic 20th century infill). These styles include timber framing, pargetted walls, thatch and red-brick and maintaining the absence of street lights in the conservation area.

Policy BN HA3 Barkway Conservation Area

The character or appearance of the Barkway Conservation Area and its setting will be preserved and, where possible, enhanced in accordance with the Barkway Conservation Area Character Statement.

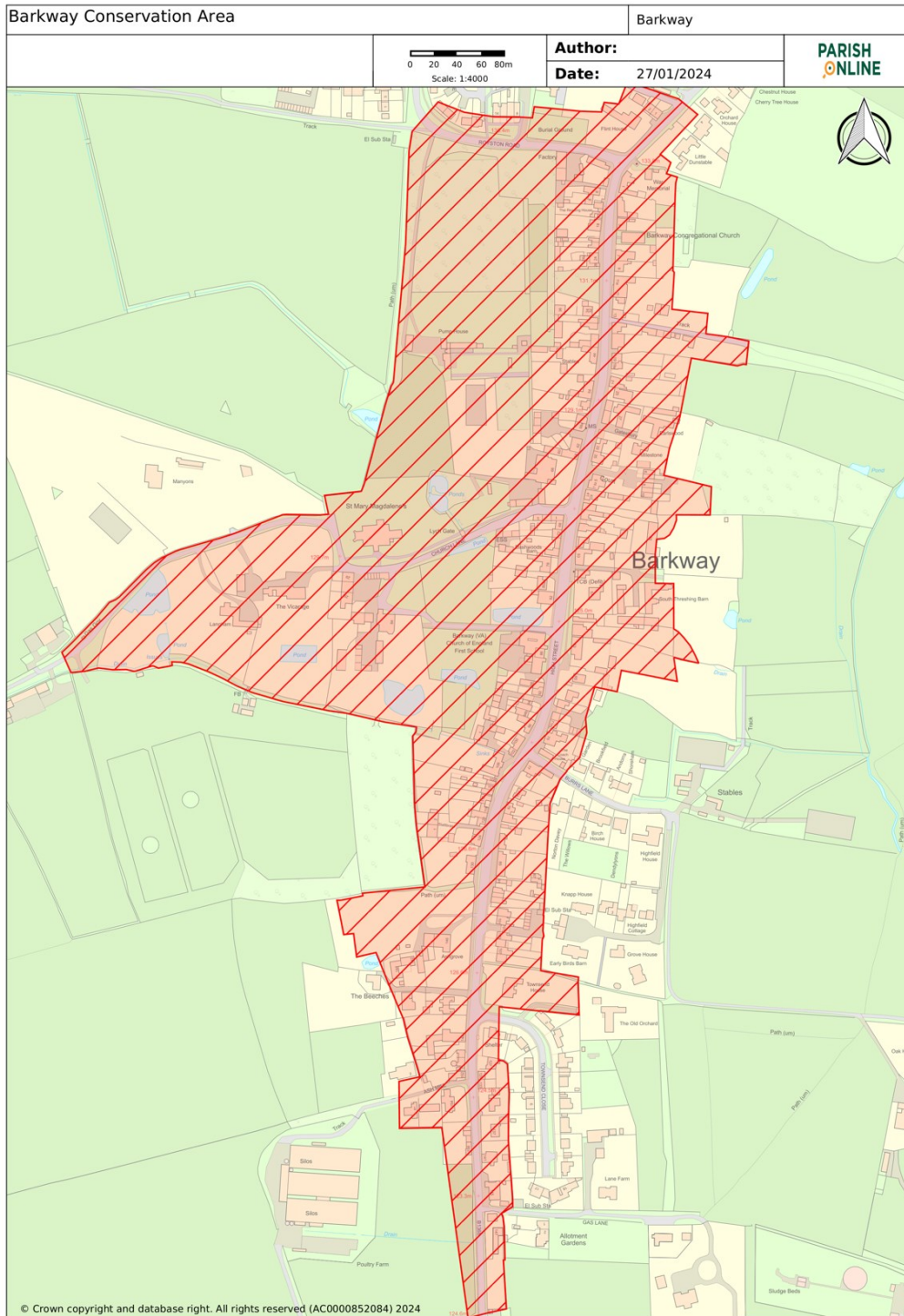


Figure 14: Barkway Conservation Area (from NHLP map layer)

4.4 LEISURE AND RECREATION FACILITIES

- 4.4.1 The Plan supports the community aspiration to expand the range of social activities and to introduce new sporting opportunities.
- 4.4.2 Barkway displays a strong community spirit, hosting a variety of entertainments in the village hall, with an active social club, a recreation ground with pavilion, a regularly attended 13th century church and a chapel. Cokenach Cricket Club has a considerable history. Between the wars when the Crossman family owned Cokenach the ground was one of the finest playing surfaces in the county, with country house and minor counties cricket played there. Cokenach CC is still a very active club, running two senior sides, and has a vibrant youth policy.
- 4.4.3 The village community unites to support the annual Barkway Street Market which attracts traders, entertainers and visitors from a wide area. The village is surrounded by a network of footpaths crisscrossing agricultural land, offering a variety of scenic walks.
- 4.4.4 The church and chapel remain very active with the former being used for concerts and lectures as well as attracting visiting bell ringers. The village hall continues to provide a facility for use by the villagers and visitors. Barkway First School provides our children with a good primary education. Despite having no village football team of our own, the football pitches on the recreational area are in high demand from neighbouring villages. The last pub in the village, The Tally Ho, continues to trade in a time when village pubs are closing at an ever-increasing rate, and remains an important community asset. We are currently redeveloping the Reading Room to improve access and upgrade facilities to enable us to use the space for village groups and organisations that continue to contribute to village life.
- 4.4.5 Nuthampstead has a popular pub, the 17th century Woodman Inn, an essential meeting point for the village. Other facilities include a clay pigeon shooting range, a model aircraft club, a golf driving range, a fishing pond and a museum.
- 4.4.6 The overall conclusion from the survey conducted in 2014 is that the residents enjoy living in Barkway and Nuthampstead. Respondents highlighted their enjoyment of country walks, extensive views, friendly neighbours, a sense of community, village clubs, recreational facilities and an active church and chapel, all of these in a rural location with easy access to Royston, Cambridge and London.

Policy BN L1 Valued Community Assets

The following facilities have been identified as especially valued by the community:

- A. The Tally Ho pub
- B. Barkway Service Station
- C. Walsh's Garage
- D. St Mary Magdalene Church
- E. Barkway Chapel
- F. The village hall
- G. The Reading Room

H. The pavilion and community room

I. Barkway Social Club

J. Barkway 1st/pre school

K. The Woodman Inn

L. Nuthampstead Museum

Proposals for change of use of these facilities should be assessed in accordance with North Hertfordshire Local Plan Policies ETC7 and HC1.

Alternative provision must be sustainable and therefore provided within walking or cycling distance of the existing facility.

- 4.4.7 The Woodman Inn is the only community facility in Nuthampstead, and The Tally Ho is the last remaining pub in Barkway. The loss of pubs to residential conversions, alternative community use or restaurant use has highlighted the importance of these facilities, particularly in rural communities. The NPPF is helpful in describing the role of pubs in supporting a prosperous rural economy (paragraph 88 d) where it says that planning policies should enable the retention of public houses; and promoting healthy and safe communities (paragraph 97 a) where it recognised pubs as a community facility.
- 4.4.8 Pubs provide places where local people are encouraged to interact, and this promotes social cohesion. Pubs are local businesses and can support the rural local economy in Barkway and Nuthampstead. They provide a community facility and a social facility and both pubs in the Neighbourhood Plan area are part of the local culture.
- 4.4.9 Both pubs also have heritage value. The Woodman Inn is a Grade II listed building. The Tally Ho has been included in this Plan as a non-designated heritage asset.
- 4.4.10 NHLP refers to pubs as providing residents in rural areas with access to an important service, especially for those less mobile. Policy ETC7 sets a test that the loss of services will only be supported if it can be demonstrated that the unit is no longer required to meet the needs of the local community, including through evidence of at least twelve months active marketing. It also sets a distance of 800 metres between similar services implying that if there are no similar services within that distance, the change of use of that unit will not be supported. The Tally Ho and The Woodman are 3km apart. These pubs are their nearest neighbours. NHLP policy ECT7 is not specific enough to relate to pubs and therefore Policy BN L2 is necessary.

Policy BN L2 Existing Pubs

The conversion of existing pubs (The Tally Ho in Barkway and The Woodman Inn in Nuthampstead) to any other uses will be supported where it is in accordance with Local Plan Policy ETC7 and it can be clearly demonstrated that the use is not financially viable.

Proof of viability must be robust and could include CAMAR's Public House Viability Test or a District Valuer Services report.

Alterations and extensions to public houses to support their continued use as such will be supported provided that there is no unacceptable adverse impact on:

- the historic character of the building or area (where relevant), or
- the amenities of neighbouring properties.

Development proposals for redevelopment of associated accommodation, facilities or development within the curtilage of these public houses, that would compromise their operation or viability will be resisted.

Community Hub

4.4.11 Existing premises will be investigated to see how they can contribute to the continuing development of the community hub, bringing together a range of services and activities for the local community. Exploratory discussions have been held with local community groups including the village hall and social club committees, St Mary Magdalene Church, Cokenach Cricket Club, Barkway Community Group, District and County Councillors, North Herts Council's Executive Member for Local Engagement, Hertfordshire County Council's Public Health Service, Granta Medical Practices and Hertfordshire Police. The creation of a community hub is identified in the Action Plan in **Appendix N**.

4.4.12 Services that could be accommodated in the community hub would include: Council advice services, drop-off and pick-up library facilities, social space, incorporating a memory café, IT facilities for those without access to superfast broadband, workspaces for artisan businesses, a community garden, social prescription health services, a drop-in facility for police to maintain contact with local residents, joint recreation, sport and leisure facilities shared between the community and the local school federation, and space for charities and social enterprise to provide services. The facility would promote health, well-being and social inclusion for the village and surrounding area.

Policy BN L3 Development of the Community Hub

Proposals that would contribute positively to the development of the community hub to serve the villages of Barkway and Nuthampstead will be encouraged including extensions/improvements to existing facilities. Such proposals should demonstrate how they will accommodate visitors of all ages and abilities, including those with dementia.

Leisure Facilities

4.4.13 Barkway and Nuthampstead have several privately owned facilities for leisure pursuits which are popular. Barkway golf club, the golf driving range, the clay

pigeon shooting range and Nuthampstead fishing pond are regularly used recreational facilities in the community which they want to retain.

- 4.4.14 Cokenach cricket ground lies in beautiful surroundings on the edge of the Cokenach Estate. Having moved from its previous ground, the club now has a new pavilion which can be hired for events. The teams (of all ages) play a full calendar of fixtures in the season and there is a thriving coaching programme for youngsters. Many former members now play at District and County level and the club's ECB coaches work with local schools to encourage participation in the sport.

Recreational Open Space

- 4.4.15 The main recreation area in Barkway is a very well-used resource for all ages in the village. The playground provides a safe area in which children can socialise and exercise. The football pitches are used every weekend in the season by local teams – and more informally throughout the year for sport. On November 5th each year the village firework display draws a very large number of villagers and people from further afield to watch. In the summer, biennially, *Music on the Rec* is a fun occasion with live music, again drawing large numbers of participants, and *B in the Park* treats younger villagers to a variety of entertainment and activities including camping.
- 4.4.16 The Gas Lane allotments have been a feature of the village for many decades. The plots look out over open land and have provided local people with the opportunity to grow their own fruit and vegetables on fertile, productive land. With the current interest shown by young and old in organic produce, the allotments are an alternative to the weekly trek to the markets and supermarkets of nearby towns and, of course, a useful way of keeping fit.
- 4.4.17 NHLP policy NE5 contains criteria that would guard against loss of any of these spaces unless they are surplus to requirements and this is clearly justified, and that their loss is mitigated by the re-provision of the open space, or in exceptional circumstances, a financial contribution is made towards a new open space.
- 4.4.18 Neighbourhood Plan Policy BN L4 clearly identifies the open spaces, used for recreation, that are important to the community in Barkway and Nuthampstead.

Policy BN L4 Protected Recreational Open Space

The following areas allocated as Protected Recreational Open Space and identified on the Policies Map, are particularly important to the local community:

R1 – Recreation ground including football pitches & children's playground

R2 - Allotments in Gas Lane

Proposals for development on this land will only be supported where it retains or enhances the provision, quality and accessibility of the open space in accordance with Policy NE5 in NHLP.

4.5 LOCAL ECONOMY

- 4.5.1 Self-employment and home-based working are features of the local economy. 23% of Nuthampstead residents and 17% Barkway residents are self-employed. Employment opportunities based within Barkway and Nuthampstead are restricted.
- 4.5.2 In Barkway, employment is provided by two motor garages, domestic and gardening services, agriculture, Cokenach Estate, the school, the public house, a small equestrian business, and Barkway Dog Park and Retail (offering a facility that can be booked to train and exercise dogs safely and a shop selling pet supplies. In Nuthampstead, as well as agricultural roles related to farming and pest control, there are a number of manufacturing and service providers. Two small industrial estates, one partially vacated, have a range of businesses. The partially vacated site, Bell Farm Industrial Park, was granted outline planning permission (23/00549/OP) in September 2023, for the erection of 9 dwellings following the demolition of industrial buildings. The Nuthampstead Shooting Ground is also both an employer and a leisure/recreational facility, and the Woodman Inn is also a key employer. In Newsells, Newsells Park Stud is a key business with international importance in breeding successful racehorses. The stud is one of the main employers in the area. The recently launched Newsells Park Winery is a good example of a new business welcomed into the Neighbourhood Plan area.
- 4.5.3 In a survey conducted in 2014, many respondents cited the lack of a village shop as one of the drawbacks of living in Barkway; however, residents consulted in 2019 were concerned not to affect the viability of Barley Post Office and Stores. Consequently, any proposed retail developments should demonstrate that not only would they be viable in their own right, but that they would not undermine the business in Barley.
- 4.5.4 The community supports the expansion of existing and creation of new viable retail and commercial facilities, not operating during anti-social hours, within Barkway and Nuthampstead, which are sympathetically designed to blend in with the historic buildings in the area. There must be no negative impact on existing residential properties or other facilities. An emissions reduction plan will be provided with specific reference to any risk of pollution of the River Quin.

Policy BN E1 Preserving and Developing Local Employment Opportunities

Development proposals that would support the retention of existing businesses and the development of new local employment opportunities within the settlement of Barkway will be encouraged, including artisan businesses, provided that the proposal is appropriate to the location in terms of size, scale, function, catchment area and/or historic and architectural character as identified in Local Plan Policy ETC2. In Nuthampstead, rural business will be supported in accordance with policies on rural areas beyond the Green Belt including Local Plan Policy CGB1.

Support will be given to employment proposals that include an emissions reduction plan and adopt 'best practice' for emissions control and waste management.

Proposals for the diversification of agricultural and land-based rural businesses will be supported provided:

- (a) The development is ancillary to the agricultural business or
- (b) The development supports the viability of the existing farm business
- (c) The development does not include domestic housing for sale.

- 4.5.5 This Plan supports the enhancement of broadband connectivity for the villages. A problem has been highlighted with properties close to the BT exchange that is affecting broadband performance. Negotiations with BT appear to have resolved this problem (also see [Appendix N](#)- Action Plan). It is important to require Fibre To The Premises (FTTP) rather than just Fibre To The Cabinet (FTTC) which does not connect to business premises or residential properties.

Policy BN E2 Internet Infrastructure

Provision of facilities to support the delivery of efficient and effective landline, fibre optic broadband to premises (FTTP) and mobile coverage will be encouraged, provided they are sensitively designed and located in accord with other policies in this Plan.

4.6 SCHOOLS AND EDUCATION

- 4.6.1 Building works currently proposed at the Barkway School have planning permission and will make the current buildings more fit for purpose as the classrooms are small. These works are funded by the Diocese/school and through S106 contributions. Currently, there are 15 places available and therefore the school is not at full capacity. Hertfordshire County Council consider there is sufficient capacity to mitigate demand from planned new housing growth.

4.7 CRIME AND SAFETY

- 4.7.1 Barkway and Nuthampstead generally have low levels of crime, although there has been an uptick in rural crime in Nuthampstead including the theft of farm machinery and a handful of incidents associated with a partially vacated industrial site. There is likely to be a significant reduction in such issues arising when the site is redeveloped for housing. The majority of crimes committed in the area are traffic related, including traffic speeding; other key issues are fly tipping and hare coursing. The reasons for these crimes may be attributed to the remoteness of the village and the nature of the road network. In the survey conducted in 2014, 29% of respondents said that they were concerned about crime and 89% of respondents said that they would support traffic calming measures.
- 4.7.2 Hertfordshire Police are considering the role they may be able to play in the community hub, possibly using the hub as a drop-in point to keep in touch with the concerns of residents.

4.8 HEALTH

- 4.8.1 Barkway and Nuthampstead residents have to travel outside Barkway and Nuthampstead for appointments with doctors and to access emergency services; the nearest GP surgery is in Barley. In a change since residents were consulted in 2014, the Barley practice is now part of Granta Medical Practices which has 40,000 patients. The greater number of staff and flexibility in their deployment means that the Barley practice has sufficient capacity for local residents (although appointments might well not be in Barley itself) and could accommodate additional patients if BK3 were to proceed.
- 4.8.2 The bus service from Barkway to the surgery in Barley is infrequent and there is no bus service for Nuthampstead. Most residents rely on private transport to access the surgery in Barley or drive to Royston or Buntingford for appointments. In bad weather, access to these services can be problematic.
- 4.8.3 These issues could be resolved to some extent by ensuring that residents have access to improved broadband services which will enable them to use Skype as an alternative to attending the doctor's surgery, thus decreasing the need to travel.
- 4.8.4 The Barley Surgery has access to a "social navigator" who can prescribe social interventions, for example, exercise to help tackle problems with obesity. In support of the Plan's aspirations to build in health and wellbeing throughout the community, the opportunity is being explored to offer facilities in the community hub to promote the health and wellbeing of residents through social interventions organised by the social navigator.

4.9 TRANSPORT & PARKING

Public Transport

- 4.9.1 Residents in Barkway and Nuthampstead lack access to a genuine choice of transport modes and most of them rely on private vehicles.
- 4.9.2 In Barkway, there are only two bus services located within walking distance of the new housing on sites BK1 and BK2 and site allocation BK3 (i.e. bus 27 operating only on Wednesdays and bus 18, operating from Monday to Saturday at low frequency) both of which are unreliable for commuting to work, social activities, school runs and shopping. HertsLynx is a new on-demand bus service that could, if successful, improve public transport in the villages. Currently there are several 'virtual' bus stops in Barkway village, one in Nuthampstead, and two near Newsells. Improvements to transport provision would be sought from new housing development through S106 agreements and a traffic survey, considering traffic at peak times. Nuthampstead has no regular bus service. See Action Plan in **Appendix N** for actions to review and improve public transport.
- 4.9.3 Financial contribution to support the delivery of community autonomous vehicles to give more independence to the elderly or disabled or alternatively a regular village minibus would be sought where appropriate. Provision of communal electric car charging points in Barkway village would be welcomed as an option for residents without private drives to have electric cars.

Policy BN T1 Sustainable Transport Provision

Major development proposals are encouraged to positively contribute towards improvements in the quality of local transport services appropriate to its scale, type and location, in order to ensure that residents have access to sustainable modes of transport.

Improvements could include:

- Provision of communal electric car charging points in Barkway village
- Provision of shared community transport

Traffic issues

- 4.9.4 Roads in Barkway and Nuthampstead are generally narrow, yet they are having to support an ever-growing amount of traffic and to cope with on-street parking which reduces their width. The health and wellbeing of the community is negatively impacted by the resulting congestion and the associated air and noise pollution. The safety of the most vulnerable road users (i.e. children, the elderly, cyclist and horse riders) is at risk due to the limited number of footpaths, and narrow roads.
- 4.9.5 The survey conducted in 2014 revealed that traffic issues are a major concern for a large number of residents. 90% of respondents were concerned about excessive speed of traffic through the village of Barkway and 86% of respondents indicated that they have concern about HGVs passing through the village. The safety issues along the road network were raised by 85% of respondents and 89% of respondents said that they would support traffic calming measures.

- 4.9.6 The feedback was confirmed by a follow-up survey in 2019 in which the majority living in Barkway High Street thought there were significant traffic issues through Barkway, causing excessive noise (some villagers are unable to sleep in bedrooms facing the High Street) and damage to vehicles parked along the street, with many vehicles breaking the 30mph limit. In addition, there was concern about the damage to historic buildings due to the continuous vibrations from heavy traffic.
- 4.9.7 The proposed development at site BK3 is likely to add approximately 280 extra cars within Barkway (assuming two per household) which would result in 560 additional daily car movements through the village if each makes only one return journey per day. This would add to the traffic issues already identified in the High Street.
- 4.9.8 Having been built along an old coaching road (the B1368), Barkway is particularly vulnerable to the increasing volume, weight and speed of vehicular traffic. The village road network is narrow and is characterised by many turns. Safe footpaths, particularly those to local schools, are also very limited. Despite these limitations, many vehicles cut through Barkway to avoid the A505 in Royston, including an ever-increasing number of heavy goods vehicles (HGVs) which also damage roadside verges. The traffic issues are further exacerbated by on-street parking, which makes the roads narrower and more difficult to navigate. The limited number of footpaths in certain areas makes it unsafe for all road users, particularly pedestrians.



Figure 15: Pavement blocked by parked cars and lorries

- 4.9.9 The junctions particularly affected are Royston Road, Royston Road junction with High Street and Cambridge Road, Cambridge Road, Nuthampstead Road junction with London Road, London Road through High Street to Cambridge Road, and Buckland Road junction with London Road.
- 4.9.10 These traffic issues also have a negative impact on the local economy which includes hosting of tourists who are attracted to a supposedly peaceful village

only to find that noise and vibration from traffic through Barkway spoils that tranquility.

- 4.9.11 To mitigate against the above traffic issues in such a way as to support community health and wellbeing, a number of solutions will be implemented. These include decreasing vehicular speeding at key junctions within the 30-mph limit, seeking opportunities to provide off-road public parking provision, creating No Waiting zones outside schools and limiting the number of heavy vehicles going through the villages. Projects to create more footpaths will be supported, particularly in and around housing site BK3. See Action Plan in **Appendix N** for proposed actions to improve footpaths.

Policy BN T2 Mitigating Traffic Impact

Development proposals which will improve pedestrian safety, reduce existing congestion and improve traffic flows throughout Barkway and Nuthampstead will be supported.

Rights of Way

- 4.9.12 There is a good network of public rights of way through the parishes, enabling residents and visitors to access the countryside and avoid walking along the narrow, dangerous roads.



Figure 16: Public Footpath From Barkway To Nuthampstead

- 4.9.13 There is no safe walking or cycling route from Nuthampstead to the school in Barkway, so children are dependent on their parents, or guardians, to drive them to school.

Policy BN T3 Public Rights of Way

In order to maintain Barkway and Nuthampstead's close links to the countryside and to ensure permeability between residential areas and services and facilities, development proposals should utilise opportunities to link into the wider footpath and bridleway network where applicable.

Policy BN T4 Safe and Accessible Walking and Cycling Routes

Major developments should be designed to help create and maintain an appropriate and proportionate package of safe and attractive walking and cycling routes that link schools, services and facilities such as shops.

Proposals for new schools should promote safe and suitable access including widening existing footpaths and ensuring footpaths are well lit.

Proposals which incorporate travel plans or include measures to improve the safety of local roads leading to local schools will be supported.

Parking

- 4.9.14 It is important to include sufficient off-street parking in all new developments because there is a very limited public transport system and residents in this area are more dependent on private cars than in other parts of the District (see section 1.8 BASIC STATISTICS). Car ownership in Barkway has shifted between the 2011 and the 2021 census, with slightly more households with no car, ownership of 2 cars decreasing by 6% while households with 3 or more cars have increased by 5%.
- 4.9.15 The comparison between Barkway and North Hertfordshire is shown in the table below. The percentages for no car and 1 car total 21% higher for North Hertfordshire and the percentages for 2 cars and 3+ cars are 21% higher for Barkway.

No. of cars/% car ownership Barkway and North Hertfordshire 2021	% Barkway	% North Hertfordshire	% Difference
No car	7	15	-8
1 car	30	43	-13
2 cars	40	31	+9
3+ cars	23	11	+12

- 4.9.16 The roads in the area are also generally very narrow, providing limited availability for on-street parking. These special circumstances justify a slightly higher standard of car parking spaces per dwelling than set out in the NHLP. A minimum of two off-street parking spaces per new dwelling will be required, unless a lower standard can be justified.
- 4.9.17 Particular issues are parking on pavements creates a hazard for pedestrians; parking outside the school is hazardous; insufficient off-road parking is available for residents; residents parking on roads instead of their own drives or garages; cars parked too close to junctions.

Policy BN T5 Vehicle Parking in Residential Development

New residential development should seek to increase off-street parking in Barkway and Nuthampstead particularly in Barkway High Street, Cambridge Road, Royston Road, Church Lane, Chapel Close, Windmill Close and Periwinkle Close.

Due to the limited public transport facilities in Barkway and Nuthampstead, household car ownership is higher than the county average and off-street parking for new development therefore needs to be at least two spaces per dwelling unless there is a clear justification for a lower standard.

5 IMPLEMENTATION

5.1 DELIVERY

- 5.1.1 The Plan will be delivered and implemented by a variety of stakeholders over a 7-year period to March 2031, providing a direction for change through its vision and objectives.
- 5.1.2 The statutory planning process will direct and control private development in the context of the wider NHLP, the National Planning Policy Framework and this Plan. The policies in this Plan will guide development in Barkway and Nuthampstead parishes and protect those assets and environments most appreciated by the community.
- 5.1.3 Most of the policies contained in the Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing sustainable development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.
- 5.1.4 Whilst NHC, as the local planning authority, will be responsible for development management and enforcement, the Parish Council will also use this Plan to frame its representations on submitted planning applications. The Parish Council will expect to work with developers and NHC in providing advice and guidance to ensure the policy details are understood, incorporated into development proposals and ultimately delivered to the required standard.
- 5.1.5 The policies may be amended at intervals to remain in line with future revisions of the Local Plan. Flexibility will also be needed as new challenges and opportunities arise over the plan period. Any such review or update will be carried out in accordance with the process and procedures in place at that time.

5.2 MONITORING

- 5.2.1 Progress towards meeting the minimum housing requirement will be monitored by NHC as part of its Annual Monitoring Report and the Parish Council will work with it to ensure sufficient sites are coming forward.
- 5.2.2 A member of Barkway Parish Council and the Nuthampstead Parish Meeting team will be nominated to be responsible for reporting progress against the Plan at Parish Council meetings on an 'as needed' basis, but not less than annually.

5.3 PRIORITIES

- 5.3.1 It is anticipated (although there is no guarantee) that the Parish Council will continue to receive payments from NHC based on the level of completed building activity. Currently this is quantified and delivered through s106 agreements. Through preparation of this Plan and other initiatives such as the Parish Plan 2010 and the Traffic Working Party, a number of priorities have been identified and adopted by the Parish Council to improve the lives of people living and working in the parish. These are listed in - **Appendix N** Action Plan.
- 5.3.2 Barkway Parish Council and the Nuthampstead Parish Meeting team will request these priorities be reflected in s106 agreements, where necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The Parish Council and Parish Meeting will also direct funding received from any

future Community Infrastructure Levy (CIL) and other funding streams towards projects which fall within these priorities as and when opportunities arise.

5.3.3 These are the priorities identified:

- Traffic calming measures, particularly on the B1368 and in the hamlets (see **Appendix N** – Action Plan);
- Provision of off-road parking (see **Appendix N** – Action Plan);
- Improvement and maintenance of public rights of way e.g. footpaths and bridleways throughout the parishes (see **Appendix N** – Action Plan);
- Introduction of no-parking areas in sections of the village where road visibility is poor or where parking detracts from the beauty of the surroundings;
- Provision of support for residents who are elderly or disabled by improving local facilities and increasing the number of local events;
- Setting up extra age-group appropriate activities;
- Investment in assets owned by the Parish Council such as the recreation area.

5.3.4 Fulfilment of these priorities is dependent on s106 agreements or an equivalent revenue stream e.g. a CIL.

Policy BN I1 Spending Priorities

Spending priorities have been identified by the community, through the preparation of the Neighbourhood Plan, to improve the lives of people living and working in the Parish. More details of the projects, their relative priorities, and any maintenance requirements are set out above and in **Appendix N** and on the Neighbourhood Plan page of the [Parish Council website](#).

The priorities should be reflected in section 106 agreements, where necessary to make the development acceptable in planning terms; directly related to the development and fairly and reasonably related in scale and kind to the development. Additionally, the Parish Council and Parish Meeting will support proposals to fund priority schemes identified in Appendix O from New Homes Bonus, Community Infrastructure Levy, or other funding streams.

6 APPENDICES

Appendix A - Policy Process Map

Table showing how key objectives of the plan are linked the planning policies.

	Key Objective	Policies that achieve the Key Objectives
1	To ensure that new development, including infill development, within or adjacent to and outside site allocations, is well designed and sympathetic to its surroundings in terms of style, layout and design, and benefits the community.	Policy BN H1 Affordable Housing Policy BN H2 Design and Layout Policy BN H3 Sustainable Construction Policy BN H4 Framework for BK3 Policy BN H5 Infill Development Policy BN H6 Backland Development Policy BN E1 Preserving and Developing Local Employment Opportunities
2	To preserve the character, appearance and settings of all designated and non-designated heritage assets in Barkway and Nuthampstead, including those within and outside the boundaries of the conservation area.	Policy BN H2 Design and Layout Policy BN H3 Sustainable Construction Policy BN H4 Framework for BK3 Policy BN H5 Infill Development Policy BN H6 Backland Development Policy BN NE4 Important Views Policy BN HA1 Policy BN HA2 Non-Designated Heritage Assets Policy BN HA3 Barkway Conservation Area
3	To promote biodiversity by protecting green spaces within the parish and support ecosystem services by ensuring new builds are as eco-friendly as possible.	Policy BN NE1 Local Green Space Policy BN NE2 River Quin Protection Policy BN NE3 Conserve and Enhance Biodiversity Policy BN H3 Sustainable Construction Policy BN L4 Protected Recreational Open Space
4	To increase opportunities to foster a sense the community through the development, preservation and maintenance of community facilities.	Policy BN L1 Valued Community Assets Policy BN L2 Existing Pubs Policy BN L3 Development of the Community Hub Policy BN L4 Protected Recreational Open Space Policy BN I1 Spending Priorities
5	To promote access to nature through preserving and creating footpaths, cycle routes and bridleways leading to the countryside, and their settings.	Policy BN NE1 Local Green Space Policy BN NE3 Conserve and Enhance Biodiversity Policy BN T4 Safe and Accessible Walking and Cycling Routes Policy BN I1 Spending Priorities

6	To have a sustainable local economy through the preservation and creation of local employment opportunities.	Policy BN E1 Preserving and Developing Local Employment Opportunities Policy BN E2 Internet Infrastructure Policy BN L3 Development of the Community Hub
7	To improve road safety throughout the Parish especially at several potentially dangerous road junctions, and to develop safer routes between settlements.	Policy BN T1 Sustainable Transport Provision Policy BN T2 Mitigating Traffic Impact Policy BN T3 Public Rights of Way Policy BN T4 Safe and Accessible Walking and Cycling Routes Policy BN T5 Vehicle Parking in Residential Development
8	To support local educational institutions.	Policy BN T4 Safe and Accessible Walking and Cycling Routes
9	To promote health, wellbeing and sustainability in the villages and their communities.	Policy BN L1 Valued Community Assets Policy BN L2 Existing Pubs Policy BN L3 Development of the Community Hub Policy BN L4 Protected Recreational Open Space
10	To preserve the important views within and around the parish.	Policy BN NE4 Important Views Policy BN NE5 Chestnut Avenue Protection

Appendix B - Local Green Spaces Evidence

The following photographs demonstrate the variety of LGS being designated.

L1: Forest school site



Figure 17: Photograph of Local Green Space L1

L2: Field to the west of Rushing Wells



Figure 18: Photograph of Local Green Space L2

L3: Manyon's Field including Withy Grove



Figure 19: Photograph of Local Green Space L3

L4: Carriage Wash and adjoining grass verge



Figure 20: Photograph of Local Green Space L4

L5: Barkway village pond



Figure 21: Photograph of Local Green Space L5

L6 Land encompassing Three Roods Lane



Figure 22: Photograph of Local Green Space L6

L7 Wheatsheaf Meadow Garden



Figure 23: Photograph of Local Green Space L7 (courtesy of [Village Sign People](#))

L8 Land behind Windmill Close



Figure 24: Photograph of Local Green Space L8

L9: Grove at Caylers Farm, Nuthampstead



Figure 25: Photograph of Local Green Space L9

Detailed Maps of Local Green Space Designations

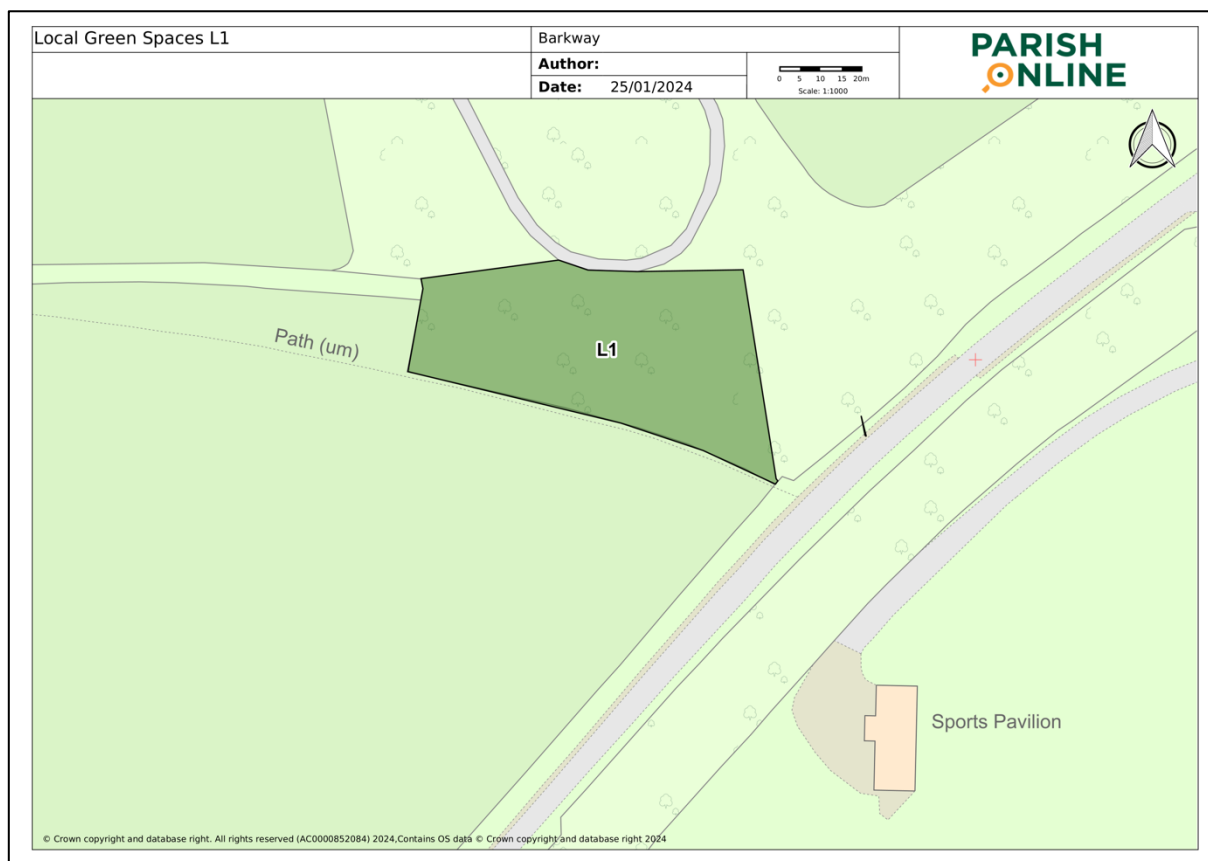
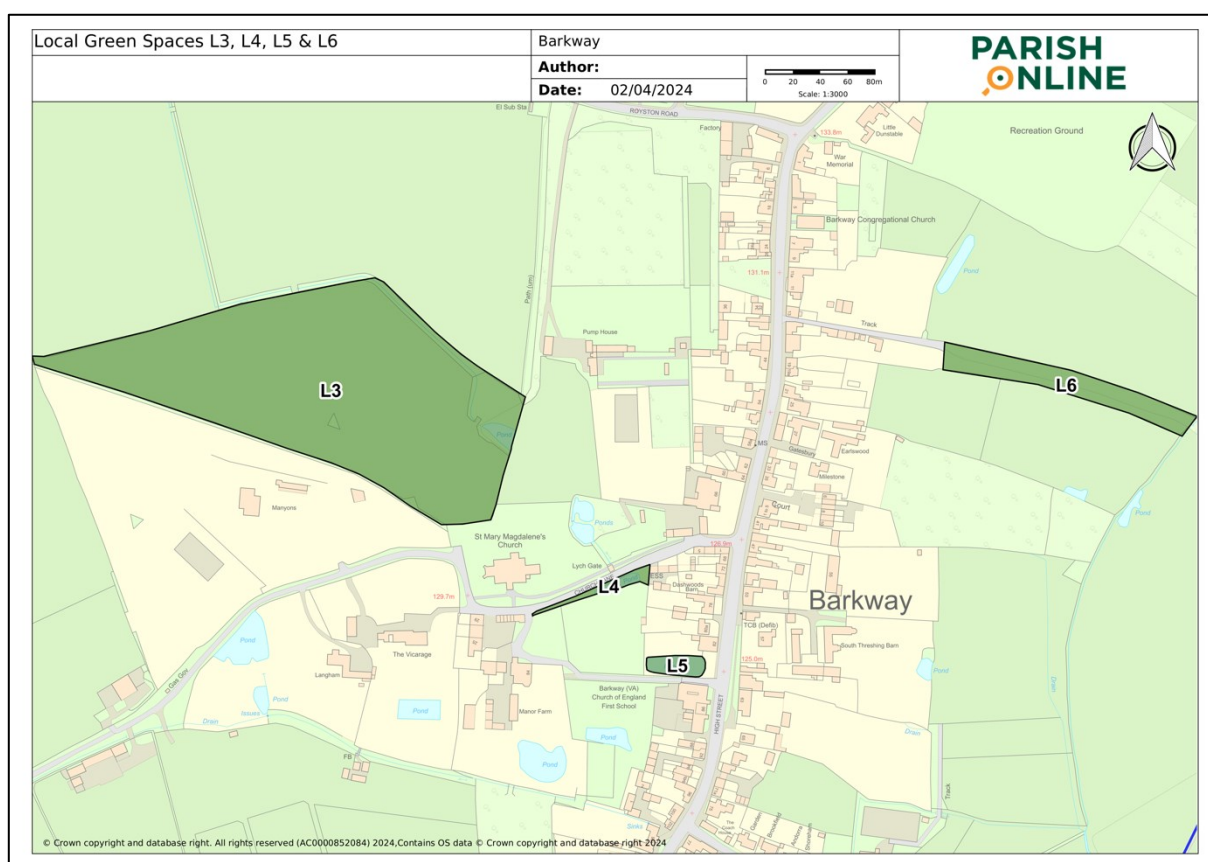
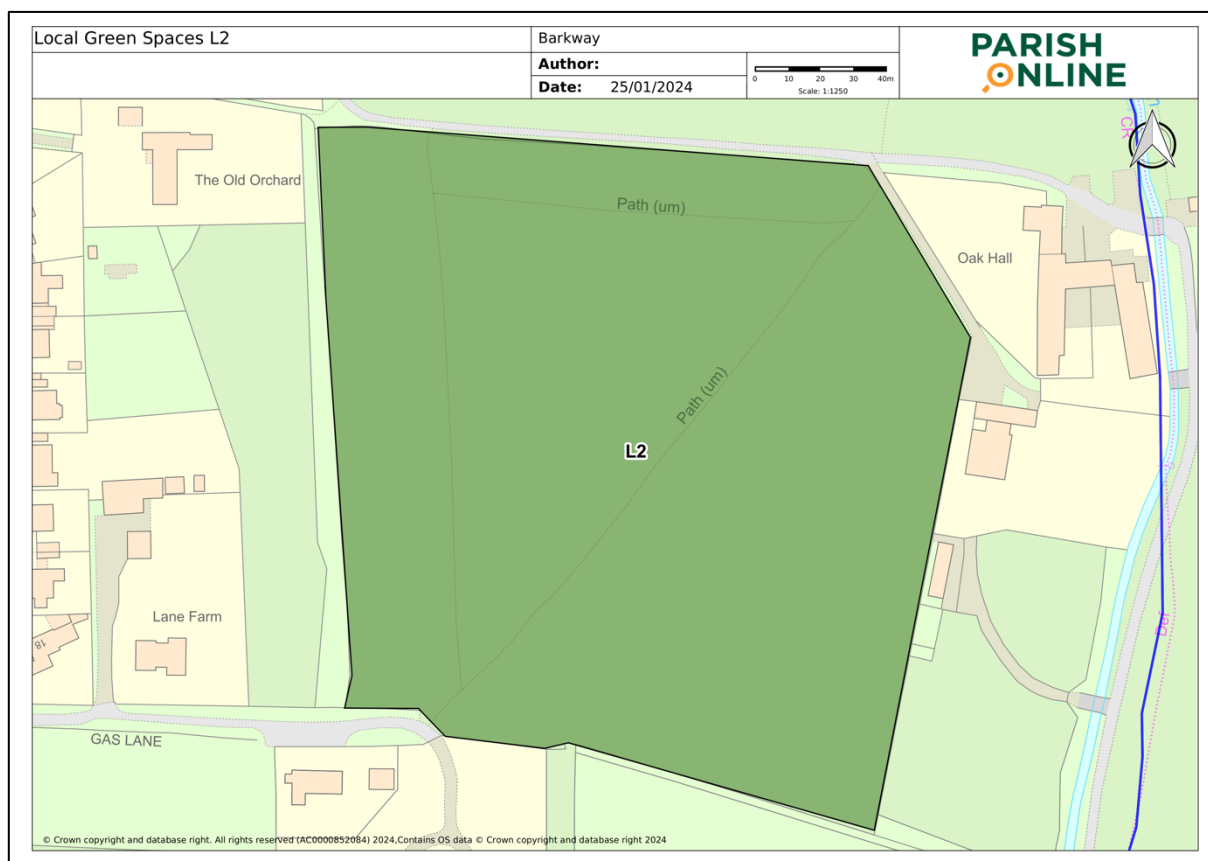


Figure 26: Detailed Map of Local Green Space L1



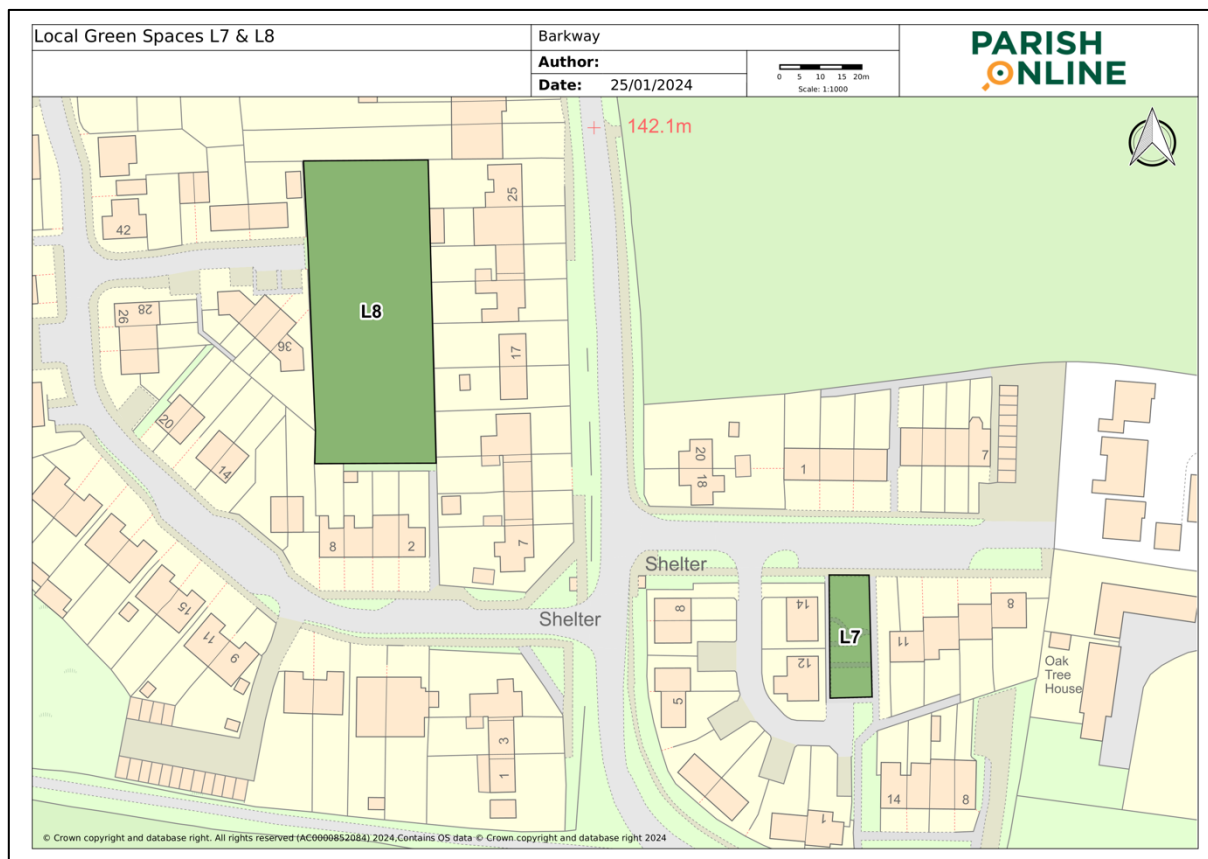


Figure 29: Detailed Map of Local Green Spaces L7 & L8

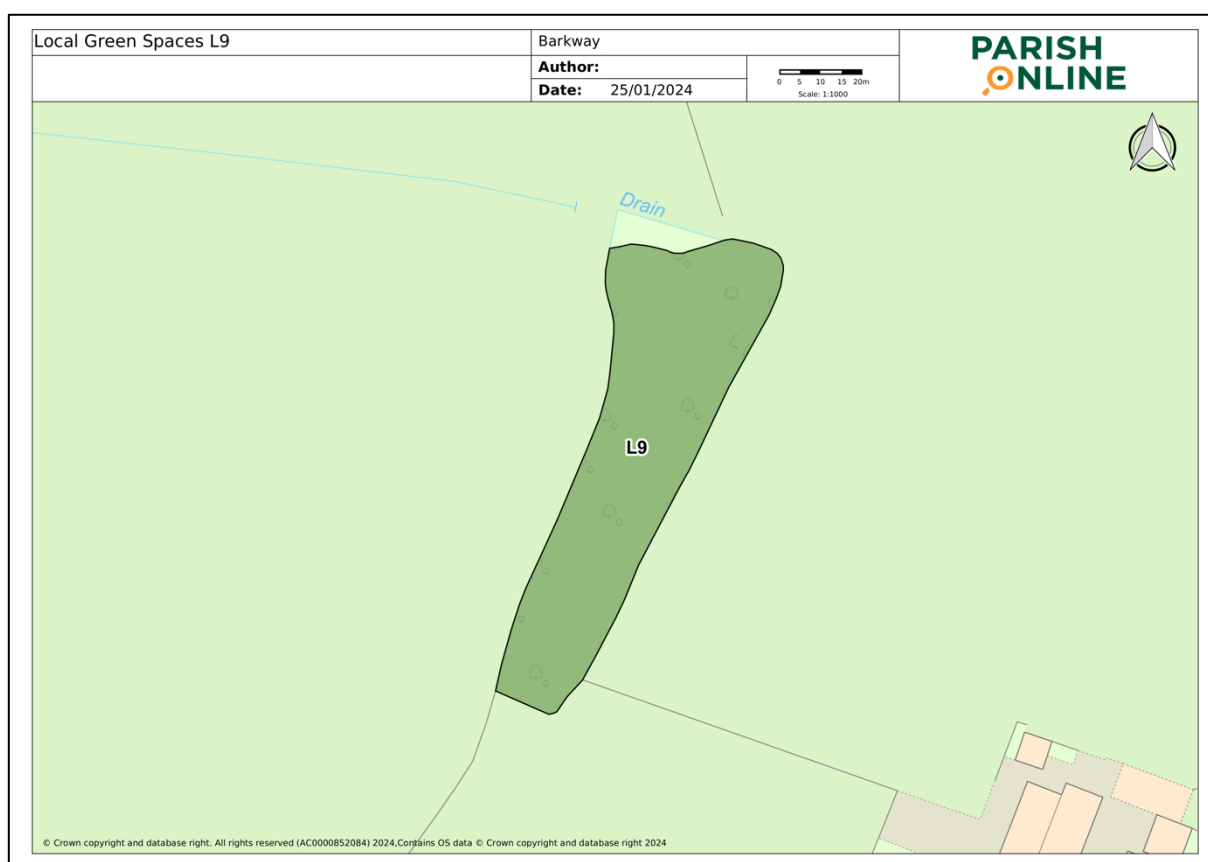


Figure 30: Detailed Map of Local Green Space L9

Local Green Spaces Descriptions

The following descriptions provide a sense of the purpose of each local green space and what makes it special to the community, hence qualifying its designation.

L1 Barkway School Forest Classroom, Cambridge Road, Barkway

Grid Reference: TL387363. Site size: 0.31ha

The forest classroom is a fenced green area of broadleaf woodland, with clearings made to accommodate natural seating formed from felled logs. Located on the northern edge of Barkway village, it adjoins Newsells Stud. It lies adjacent to a site with planning permission for 140 new homes.

The area provides a special amenity for children to learn about and appreciate nature. It was loaned to Barkway School, by the owners of Newsells Stud (to whom the land belongs) to be used as an outdoor classroom, enabling the children to study the flora and fauna of the area. A larger number of children now benefit from what the site has to offer since the federation of Barley and Barkway schools. It is a quiet spot.

L2 Field to the west of Rushing Wells, adjacent to Gas Lane, Barkway

Grid Reference: TL38635. Site size: 3.43ha

The field is broadly rectangular in shape and has reverted to unmanaged meadow, criss-crossed by a single public footpath and several tracks. It lies at the southern end of the village and is a popular and accessible route for dog walkers and hikers alike.

In the field's current condition wildlife has flourished including badgers, foxes, muntjac deer, a variety of insect life including many species of butterfly and moth, huge numbers of field voles and the birds which predate them: barn owls from at least two separate nesting sites which trawl the fields at dusk looking for prey, and in the daytime kestrels, kites and buzzards. The volume of species on the site makes it of particular interest.

L3 Manyon's Field including Withy Grove

Grid Reference: TL381357. Site size: 3.1ha

A large area, broadly triangular in shape, Manyon's Field is a well-maintained meadow, mown to enable walkers to access the two footpaths that run through it. It lies just off Church Lane, with its south-eastern corner bordering the churchyard of historic St Mary Magdalene Church and with a view of both. Withy Grove lies in the northern corner of the field and comprises a stream and willow grove fed from the source of the River Quin (an important chalk stream) in Rokey Wood to the west of the site.

Once a year, the field becomes part of the infrastructure for Barkway's celebrated Street Market, offering parking for the thousands of visitors to the event. This and the care taken of the field by the owners of the land mean it is a major community asset.

L4 Carriage Wash and adjoining grass verge

Grid reference: TL383355 Site size: 0.05ha

The Carriage Wash and the adjoining grass verge which borders Church Lane, offers an excellent view of the church, and of the Grade II listed Manor Farm House, across Manor Farm paddock (See Figure 11 and Figure 20).

The Carriage Wash is of great historical interest, dating from c1600. It is believed to have begun as a carriage wash catering to the needs of the thriving coaching trade which ran through Barkway from London to points further north. It continued as a carriage and wagon wash, servicing local agricultural vehicles well into the twentieth century. The site lies in the heart of the village and is now home to a thriving population

of ducks and aquatic life, including hundreds of toads in the breeding season and great crested newts.

L5 Barkway village pond

Grid reference: TL382366. Site size: 0.06ha

Barkway village pond is situated in the centre of the village on the High Street in front of a grassed area with seats and a village sign which depicts the village's coaching heritage. The pond is next to the village school and the area provides a meeting point for those parents waiting for their children at the end of the school day, as well as offering a beautiful tranquil area in which to rest. The pond is well maintained and is set amongst overhanging trees with native species of water marginal plants along its perimeter.

A wooden jetty extends from the grass along one side of the pond and enables the children to go pond dipping and observe the wildlife in safety. The pond is home to several different species of fish and amphibians which are easily visible from the jetty along with nesting waterfowl. To the rear of the pond, there are views of the Tudor manor house and the church framed by the trees. The pond is mentioned in the deed of 1630, when it was given to the village along with surrounding buildings, and since when it has provided a water source for travelling animals.

L6 Land encompassing Three Roods Lane

Grid reference: TL386357. Site size: 0.33ha

Three Roods Lane runs from Barkway High Street to open fields some 150 metres further along, widening out at the end to reveal a vista of Earl's Wood. The track is a well-maintained public footpath, (ROW) but the land on the margins of the footpath has remained untouched and unchanged. These areas are a textbook of English hedgerow plants, flowering and fruiting according to the season and attracting the full range of native bird and animal life. A magnificent veteran oak tree spreads its branches halfway along the path – and marks a change in the profile of the landscape as wide, shallow ditches which flood in winter appear on each side, turning the path into a causeway. The lane forms a part of a unique landscape of streams, ponds, culverts and ditches, many hidden, which characterise the parish of Barkway.

Nowadays the path acts as a link between the centre of the busy High Street and the fields and footpaths which cross the Cokenach Estate, attracting hikers, runners and dog walkers. It is also of historical significance. The names Three Roods Lane and its alternative, Lower Stow Pightle, are of Anglo Saxon origin, the former being a measurement of acreage and the latter a small enclosure once part of a larger field. Three roods equate to $\frac{3}{4}$ of an acre, which is almost exactly the size of the modern lane and its margins. It is likely that the lane formed the route for labourers to reach their work in the fields beyond in previous centuries.

L7 Wheatsheaf Meadow Garden

Grid reference TL383360. Site size: 0.03ha

The garden is situated in the heart of the housing community at the northern end of Barkway, bordering the Royston Road. Built on the site of Wheatsheaf Meadow House which had provided accommodation for the elderly, the garden was created as a 'village garden' to promote interaction between the youngest and oldest members of the community. Designed by children from the village school, the garden is divided into three sections with connecting pathways, planting and seating.

Although small, the site is a tranquil space, with a sense of seclusion which has fulfilled its purpose of providing for all ages within the community.

L8 Land behind Windmill Close

Grid Reference TL382366. Site size: 0.22ha

This green space, originally arable land and very much larger, has since the 1980's been populated with new housing around its perimeter. By 1991 the land was enclosed by housing and left fallow. A proposal by the council to sell the land for development was contested and a case was successfully made by residents to safeguard a portion of the land to provide a green lung in an urban setting. It is registered as an open space. Rectangular in shape, the majority of the area is grassed, with some mature trees in the middle and contained rewilded areas on the margins. It is well maintained, with picnic seating and other equipment.

Historically, the area has been used as a safe enclosed space in which children from Royston Road and Windmill Close can play and continues to be so, where parents need not worry about them crossing the busy road to reach the recreation ground. Barbecues, various jubilee celebrations and other social events are held here for everyone, and the area also provides a quiet spot in which all ages can relax. It reinforces the strong sense of community felt in this part of Barkway as many residents have close family ties across many generations with Barkway and surrounding areas.

L9 Grove at Caylers Farm, Nuthampstead

Grid reference: TL408348. Site size: 0.33ha

This small grove lies 200 metres from Bell Lane in Nuthampstead to the west of Caylers Farm buildings. It is a beautiful copse of mature native woodland trees, bisected by a public footpath leading from Caylers Farm to the Hertfordshire Way. It is a feature of the countryside separating upper and lower Nuthampstead.

It is a haven for local wildlife including magnificent birds of prey, notably buzzards and red kites. It is close to the starting point of a popular walk, especially favoured by dog walkers, from Nuthampstead village, linking Nuthampstead with both the Cokenach Estate and the bluebell woods at Morrice Green. The grove can be readily admired from the heart of the village and its ever-changing foliage marks the passage of the seasons for the whole community.

Local Green Spaces Assessment

The following tables evidence the assessment of the Local Green Spaces designated in this Plan.

Site description	No	Potential development site	Other designation	Common or Village Green	Garden	Planning Application
Barkway School Forest Classroom	L1	No	Part priority habitat	No	No	No
Field to the west of Rushing Wells	L2	No	Restricted Byway 010	No	No	No
Manyon's Field Incl. Withy Grove	L3	No	Footpaths 003 & 004 & adj to LWS	No	No	No
Carriage Wash and adjoining grass verge	L4	No	Grade II listed building	No	No	No
Village Pond	L5	No	No	No	No	No
Land encompassing Three Roods Lane	L6	No	Footpath 014, adjacent to LWS	No	No	No
Wheatsheaf Meadow Garden	L7	No	No	No	No	No
Windmill Close	L8	No	Recreational Open Space	No	No	No
Grove at Caylers Farm	L9	No	No	No	No	No

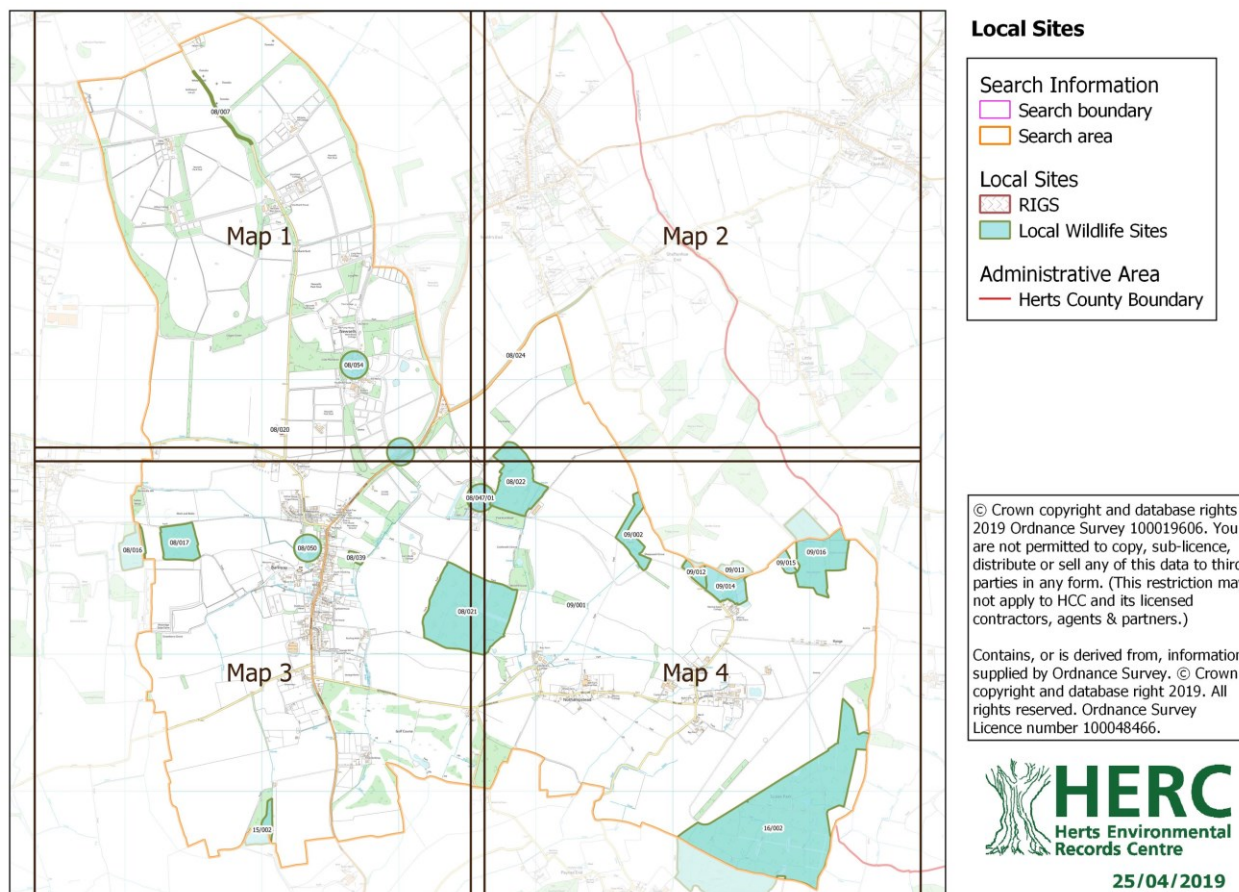
Site description	No	Size (ha)	Local in Character	Extensive Tract of Land	Very Special to the Community	Close to the Community it Serves
Barkway School Forest Classroom	L1	0.31	Yes	No	Yes	Yes
Field to the west of Rushing Wells	L2	3.43	Yes	No	Yes	Yes
Manyon's Field Incl. Withy Grove	L3	3.1	Yes	No	Yes	Yes

Site description	No	Size (ha)	Local in Character	Extensive Tract of Land	Very Special to the Community	Close to the Community it Serves
Carriage Wash and adjoining grass verge	L4	0.05	Yes	No	Yes	Yes
Village Pond	L5	0.06	Yes	No	Yes	Yes
Land encompassing Three Roods Lane	L6	0.33	Yes	No	Yes	Yes
Wheatsheaf Meadow Garden	L7	0.03	Yes	No	Yes	Yes
Windmill Close	L8	0.22	Yes	No	Yes	Yes
Grove at Caylers Farm	L9	0.33	Yes	No	Yes	Yes

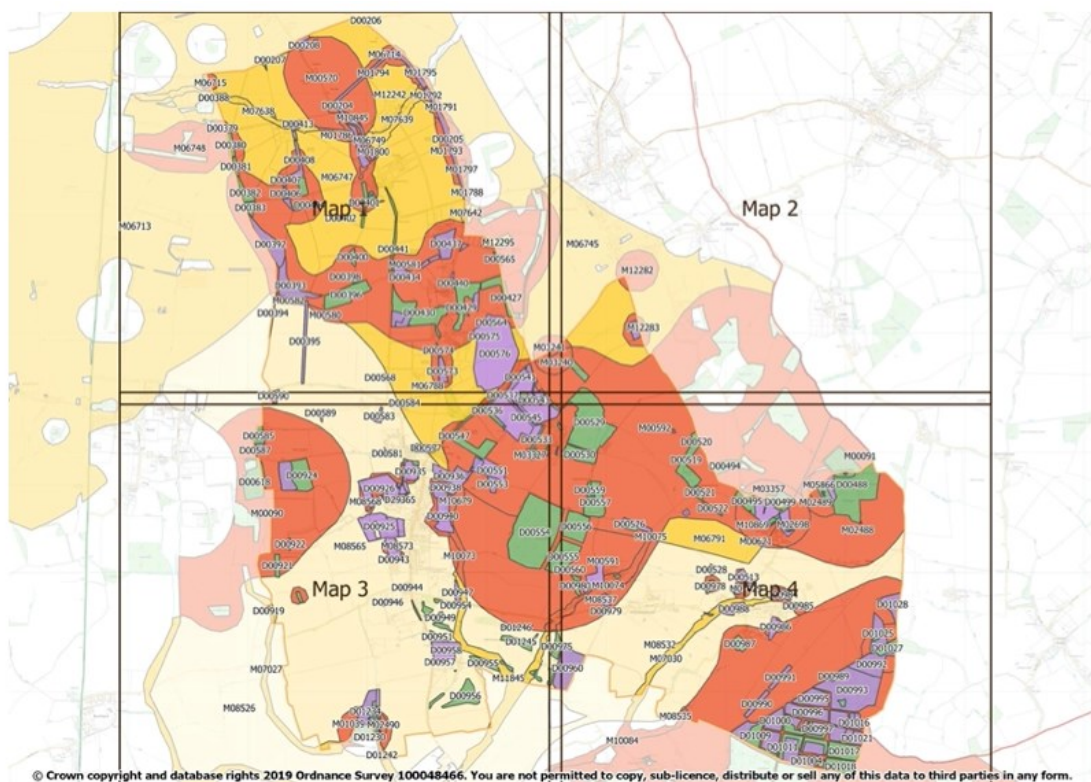
Site description	No	Attractiveness of Site	Historical Significance	Recreation Use	Tranquility	Wildlife
Barkway School Forest Classroom	L1	Forested area	No	Amenity for children to learn about nature	A quiet spot	All species indigenous to locality
Field to the west of Rushing Wells	L2	Unmanaged meadow	No	A footpath runs diagonally across	No	Haven for wildlife inc. owls & badgers
Manyon's Field Incl. Withy Grove	L3	Provides a vista of the historic church	Provides a vista of the historic church	Contains two public footpaths. Used for village events	A quiet spot	Not known
Carriage Wash and adjoining grass verge	L4	Provides a vista of Manor Farm and Church	Carriage Wash c1600 Grade 2 listed	Watching the ducks	A quiet spot	Habitat for toads and great crested newts
Village Pond	L5	Framed by trees and with a vista of the	Given to the village by deed in	A jetty allows access for	On main road	Fish, amphibians and

Site description	No	Attractiveness of Site	Historical Significance	Recreation Use	Tranquility	Wildlife
		church. Meeting point with seat.	1630 for watering animals	pond dipping		ducks breed here
Land encompassing Three Roods Lane	L6	Natural woodland	Lane's names are of Saxon Origin	Footpath provides access to fields for walkers	A quiet spot	Adjacent to Local Wildlife Site
Wheatsheaf Meadow Garden	L7	Designed as a community garden by Barkway School children	No	Used by young and old for recreation	No	Not known
Windmill Close	L8	Enclosed green space in which children can play safely	No	Used by all generations for recreation	A calm space	Not known
Grove at Caylers Farm	L9	Copse of mature native woodland linking other local beauty spots	No	Part of a popular walk	A quiet spot	A haven for wildlife including buzzards and kites

Appendix C – Local Sites of Environmental Interest



Appendix D - Hertfordshire Ecological Network Mapping



Overview

25/04/2019

Green areas on the map contain habitats listed within S41 of the NERC Act and should be avoided by development. Adjacent or surrounding development should provide for the enhancement of these habitats through ongoing positive conservation management. A data table that is available on request identifies the habitat type that must be maintained.

Purple areas on the map contain habitats not currently qualifying under S41 of the NERC Act but with high potential to do so. Whilst not receiving the same level of statutory and policy-based protection as the green areas, they should nonetheless be avoided by development. This is because they are important components of ecological networks, and it is much quicker, less risky and more cost-effective to restore these habitats than to create new ones elsewhere.

Orange (red)/yellow/cream areas on the map contain no mapped existing habitats of any significance. Therefore, in the context of the ecological networks dataset, these areas are suitable for appropriate development. These areas also form the potential for new habitat corridors to be created to improve ecological network integrity.

Appendix E – Important Views Evidence

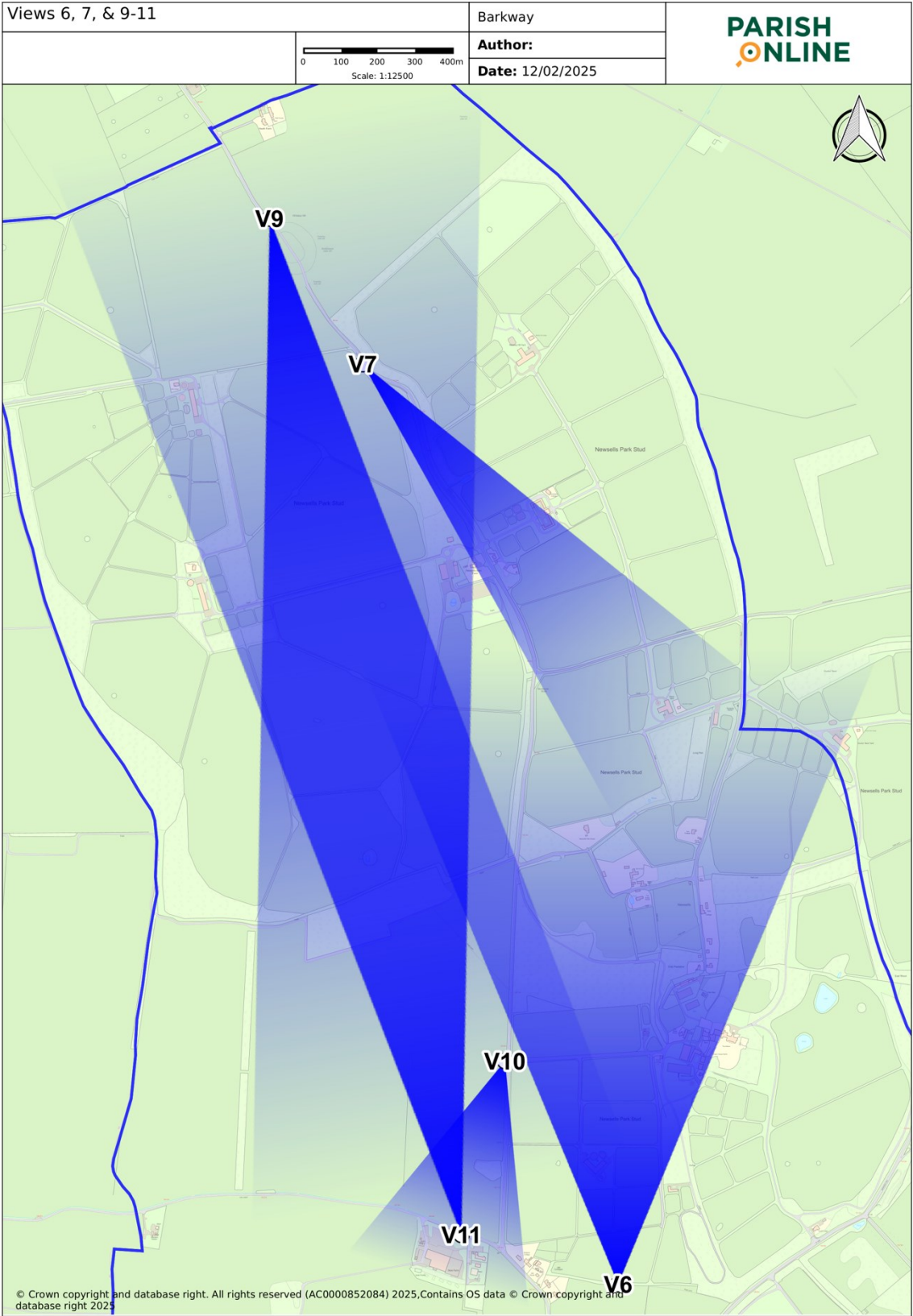


Figure 31: Map of Important Views 6, 7, & 9-11

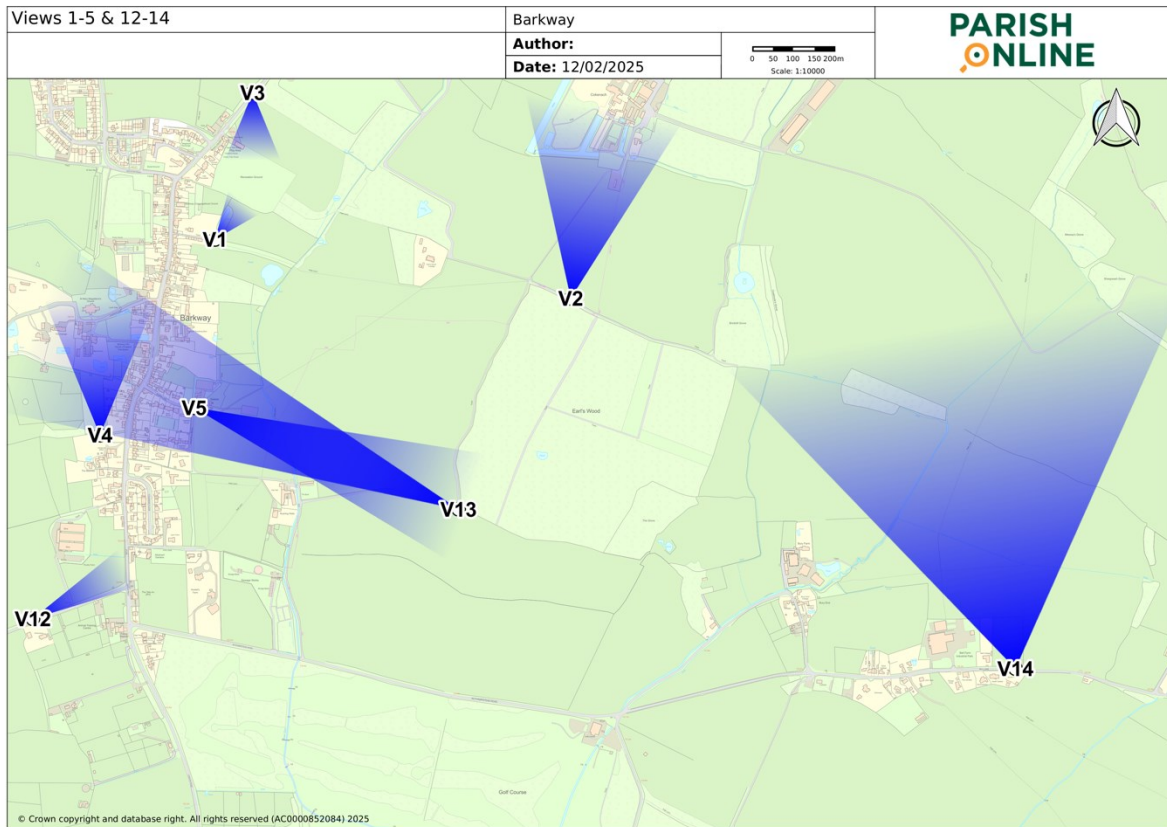


Figure 32: Map of Important Views 1-5 & 12-14

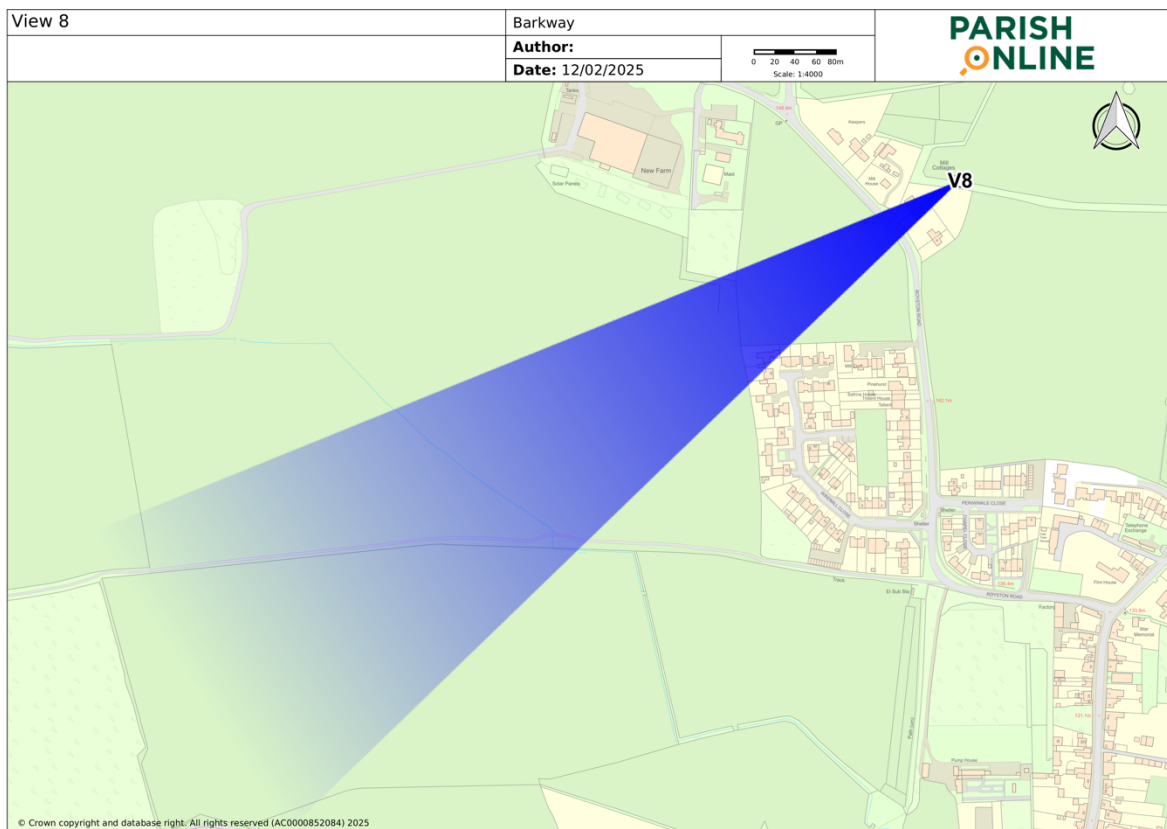


Figure 33: Map of Important View 8

V1: View from Three Roods Lane across the paddock behind The Red House



V2: View north from Earl's Wood to Cokenach



V3: View south to Recreation Ground



V4: View of Manor Farm southern field



V5: View over field towards the River Quin and Earl's Wood



V6: View from Bridleway 18 towards Newsells



V7: View of Newsells Stud from Whitely Hill



V8: View across Duke's Field towards Rokey Wood



V9: View of Barkway Mast



V10: View of Chiltern Escarpment and Chalk Pit



V11: View north towards Cambridgeshire from Reed Joint



V12: View from Buckland Road east towards High Street, Barkway



V13: View from Earl's Wood towards the River Quin



V14: View from Bell Lane towards Cokenach



Descriptions of Views

Descriptions of the views should be read in conjunction with the Summary Assessment below.

V1: View from Three Roods Lane across the paddock behind The Red House

This small meadow faces north towards the recreation ground and is bordered by the River Quin, distant views of mature hedgerows, and two ancient footpaths. It is used for the grazing of ponies and horses. To the west of the field lies one of the most significant houses historically in the village, the Red House. There is evidence of Neolithic settlement in adjoining fields.

The gate and fence in the foreground provide a visual gap in this otherwise enclosed field. The public footpath running along the southern side of the field is used by dog walkers, runners and hikers alike and this was once a major access route from the village to the Cokenach Estate where many of the villagers worked in the fields. The footpath used to be wide enough for the local baker's van to drive up and it opens onto the High Street next to The Coach House adjoining The Red House.

V2: View north from Earl's Wood to Cokenach

The view is north to the house and grounds of the Cokenach Estate from the edge of Earl's Wood. The meadow in the foreground provides a setting for the house and is used to graze sheep.

An ancient droveway, now a public footpath, from which this picture was taken, runs along beside the woodland. Cokenach is a sixteenth century country estate (listed Grade II* house) in the grounds of which lie the remains of an early 18th century formal garden set within 111 acres of parkland. The owners of this heritage asset are committed to protecting endangered areas and the wildlife which inhabits them.

Earl's Wood itself is an ancient wood of oak, ash and maple with carpets of wildflowers (bluebells, primroses, cowslips and wood anemones, for example) in the spring.

V3: View south to Recreation Ground

Taken from the B1368 heading south towards the village. Following your passage through a natural colonnade of chestnut trees, your journey into the village from the north opens up to a view of this natural wildlife meadow, which forms a link between the Cokenach Cricket Club and Barkway Recreation Ground, the buildings and football posts of which can just be seen to the left of the photograph. The movement from the relative shade of the chestnut trees to the open vistas afforded by the meadow provides a visual expanse before narrowing once more on entry to the High Street.

V4: View of Manor Farm southern field

Taken from the public footpath, looking north towards Manor Farm and grounds and St Mary Magdalene Church. The footpath runs along the southern edge of the field, connecting the High Street with Reed and Buckland villages.

Framed by the trees and hedgerows planted by generations of owners of Manor Farm, the tower of Grade 1 listed St Mary Magdalene Church can just be glimpsed in the background rising from between the foliage. Grade 2 listed Manor Farm is set to the left of the church, and between them, these two buildings lie at the heart of the village and form a significant part of its historic character.

V5: View over field towards the River Quin and Earl's Wood

A view from the junction of Burrs Lane and the road to Rushing Wells. This field lies to the east of the High Street and provides a visual expanse looking across towards Earl's Wood on the left and in the far distance the village of Nuthampstead.

This beautiful rewilded field provides a feeling of openness, and uninterrupted vistas across miles of arable and wooded landscape. At its eastern margin lies the River Quin, a chalk stream of national importance. Lying at the junction of two public footpaths, one of which is part of the Hertfordshire Way, and with an additional track running across it, this is an important field for dog walkers and hikers as well as being particularly rich in wildlife, most notably some of the less common birds of prey such as owls and kestrels and several lesser known species of butterfly.

V6: View from Bridleway 18 towards Newsells

Bridleway 18 lies at the top of the chalk escarpment known as the Chiltern Extension or East Anglian Heights at the northern end of Barkway.

Known for its vast skies, this view is the highest point in the village and commands unparalleled, distant views across Newsells Stud to Cambridge and Ely (on a clear day). It is typical of the uninterrupted views lying along the 'Joint', the road joining Barkway and Reed.

The visual expansiveness of this vista contrasts with the predominantly enclosed meadows and arable fields on the outskirts of the remaining three sides of the village, and the area offers an exhilarating place in which to ride or walk.

V7: View of Newsells Stud from Whitely Hill

The road northwest towards Royston from Barkway winds through land owned by Newsells Stud, an important breeder of thoroughbred horses and Barkway's biggest employer. The owners undertook a major landscaping project, planting over 70,000 trees in order to enhance the privacy of its property. This has resulted in a spectacular view in all seasons and particularly stunning autumn displays such as the one pictured.

Looking south from Whitely Hill in Autumn provides a view you do not get in any other place: a riot of colour as the trees on either side of the road mimic the seasonal vista of the Fall in New England. At the top of the hill, the remains of a Saxon settlement exist, which the road bisects, and it is easy to see why this vantage point would be chosen as a place to make camp as it provides a visual connection between the highlands of the escarpment and the lowlands of the fens.

V8: View across Duke's Field towards Rokey Wood

This field lies to the north of the village, beyond the developments of new housing near the Royston Road, and looks out over Rokey Wood in the distance, an ancient woodland of national significance. The field has been maintained as a wildflower meadow and in summer provides a frontage to the woodland beyond.

Rokey Wood is archaeologically important, as a Roman Hoard was found there in 1743 which now resides in the British Museum. It links Barkway to the A10 some miles further west which, as the Roman road Ermine Street, ran all the way to York. As well as its historic significance, Rokey Wood provides spectacular displays of bluebells and hosts abundant wildlife.

V9: View of Barkway Mast

Barkway radio mast stands at the junction of the Royston Road and the Reed Joint on the edge of the Chiltern Escarpment. It is visible for many miles away to the north and east and is an iconic, local much-loved landmark.

The mast defines Barkway's history and sets it apart from other North Hertfordshire villages, having been part of the US Airforce communications network from 1942. Sold to the RAF in 2011, it stands as a memory of the strategic importance of this area to the war effort. Popular local belief is that it was also a relay station for the hotline between Moscow and Washington.

V10: View of Chiltern Escarpment and Chalk Pit

This view looks out east along the Chiltern Escarpment just north of Barkway, along which runs the ancient Icknield Way, with entry to a historically important chalk pit in the dip where the photo is bisected by cornfield and meadow.

The small pit has been designated a regionally important geological site by the Hertfordshire RIGS Group and is currently the subject of a special scientific investigation (SSSI) owing to sightings of at least seven red and amber listed birds in recent years.

V11: View north towards Cambridgeshire from Reed Joint

This view looks northwards from Reed Joint to Cambridgeshire and the fens. The verge is low, providing a frontage to what is the 180 degree vista looking out from the Chiltern Escarpment. The high point of the landscape, this photograph clearly shows how the land slopes down from here and is only punctuated by stands of trees and mature hedges. The photograph depicts a bleak place to stand in winter, but this is more than compensated for by the dramatic vista, unchanged since Celtic times.

V12: View from Buckland Road east towards High Street, Barkway

This view is the approach to the southern end of Barkway on the Buckland Road. It emerges on to the B1368 opposite The Tally Ho pub.

Behind the long stand of mature trees, a fallow field lies alongside a chicken farm. Both areas are host to herds of deer which choose to shelter there at night. A small road runs alongside the trees and leads to arable fields with tracks frequented by hikers, riders and dog walkers. A whole network of walks, to Reed and Buckland, originate from this point. The presence of the chicken farm does not detract from the rural feel of this approach to the village and the tunnel effect of the trees at the end of the road is a welcome contrast to the exposed Buckland Road, so characteristic of the western extremities of the village.

V13: View from Earl's Wood west towards the River Quin

This view to the village is taken from the western corner of Earl's Wood and shows a meandering track leading down to the banks of the River Quin. It is notable for the way in which it shows the village nestling in amongst the trees on the other side of the river. The tower of St Mary Magdalene Church rises above the trees and some of the older houses on the High Street can be glimpsed through the green. It gives the sense of a contained settlement and permanence, which is appropriate, as evidence of neolithic occupation has been found in the field to the right of the picture.

V14: View from Bell Lane towards Cokenach

This is a panoramic view of farmland taken from Bell Lane in Nuthampstead looking north to the Cokenach Estate.

The view illustrates the visual expanse of the agricultural land in this area of North Hertfordshire and the variety of its uses, from the paddock in the foreground, to intensively farmed arable fields framed by mature trees and hedging, and meadow land bisected by the Hertfordshire Way, the principal footpath of the county. A glance behind you will reveal a 16th century thatched and boarded cottage, typical of the village in which it stands.

Summary Assessment of Important Views

Important View	Type	Justification & Importance
V1 – View northeast from Three Roods Lane	Mid-distance rural view	Paddock vulnerable to backland development, potentially extending up to the recreation ground to the north and the field to the south of Three Roods Lane (which has been subject to a previous, unsuccessful planning application).
V2 – View north from Earl's Wood to Cokenach	Mid-distance view focused on central buildings	Any development in the meadow would obscure the view of this Grade II* listed building and designated Historic Park and Garden from the footpath. and could negatively impact on the significance of the heritage assets.
V3 – View south to recreation ground	Mid-distance rural view	This view is critical to the setting and character of the village. It lies adjacent to Cokenach Historic Park and could impact on its setting.
V4 – View of Manor Farm southern field	Mid-distance view	Your eye is drawn to the church tower, just left of centre. In the Conservation Area Character Statement, the 'land around Manor Farm' and the 'open views around Manor Farm' were noted as worthy of conservation.
V5 – View over field towards the river & Earl's Wood	Long-distance rural view	View provides visual connections from the village (High Street) to the open countryside, ancient woodland and the River Quin.
V6 – View from Bridleway 18 towards Newsells	Very long-distance rural view	View is typical of the uninterrupted views north all the way along the "Joint", the road joining Barkway and Reed, taken from the highest point in the village, known for its vast skies without light pollution.
V7 – View of Newsells Stud from Whitely Hill	Long distance rural view	Future development at the stud farm should respect the special character of this view, which should remain dominated by the tree canopy.
V8 – View across Duke's Field towards Rokey Wood	Mid to long-distance rural view	A previous planning application for 15 houses on Duke's Field site was refused, and dismissed on appeal, on the grounds of unsustainability and damage to the view.
V9 – View of Barkway Mast	Long-distance iconic view	The mast is close to the ancient chalk pit and unites ancient and modern history and Barkway's part in both.

Important View	Type	Justification & Importance
V10 – View of Chiltern Escarpment & Chalk Pit	Mid-distance rural view	Importantly links historic paths and economic activity whilst the foreground has returned to nature. It holds is a glimpse into the past.
V11 – View north towards Cambridgeshire from Reed Joint	Very long-distance rural view	The uninterrupted visual expanse looking northwards is dramatic and unequalled in Barkway.
V12 – View from Buckland Road east towards High Street, Barkway	Mid-distance view	Characteristic of the western edge of the village, an unseen chicken farm lies beyond the trees. The urbanisation of this view would be an unwelcome intrusion.
V13 – View from Earl’s Wood west towards Barkway	Mid-distance historic view	It gives a sense of a settlement contained in the trees, and of permanence, as though nothing has changed for generations. A legacy important to the community.
V14 – View north from Bell Lane to Cokenach	Mid to long-distance rural view	There is a risk that planning applications for the residential re-use of agricultural buildings, (including those pictured) or for development in a rural area beyond the green belt could compromise the essential character of this panoramic view.

Descriptions of Character Photos and Key Views from Barkway Conservation Area Character Statement 2019

The following descriptions are of the Character Photos and Key Views noted in the [Barkway Conservation Area Character Statement 2019](#) on pages B1 to B12, the Key Views being identified by suffix KV, and all are identified on the map below.

B1

Looking east from the southern end of the High Street. 93/95 and 97 High Street were, in the late 15th century a Wealden house, possibly the oldest dwelling in the village. Next door, the little green house is an example of an end-on house which were often built to fill in spare spaces between larger buildings. The larger house to the left is Berg Cottage, owned by the National Trust.

B2

The flint wall, built in 1830, unsurprisingly, forms the boundary of Flint House at the northern end of the village looking west along the Royston Road. Flint is one of a great variety of building materials used throughout the centuries for houses along the High Street.

B3

Church Lane looking west towards St Mary Magdalene Church. The Carriage Wash on the left is an emblem of Barkway's coaching and agricultural history. Used to wash the wheels of carriages passing along this significant coaching route originally, it became a wagon wash and a place to refill traction engines as agriculture developed.

B4 (KV1)

This view from the junction of the High Street and Royston Road looking south demonstrates the wide variety of building styles and materials employed to build houses, from flint to red brick to plaster and render. The Red House (large house by tree on the left) has its own typical 'viewing point' for a big house on the opposite side of the road - a space designed to offer vistas uninterrupted by other dwellings to the most prosperous houses.

B5 (KV2)

The sweep of the road looking south gives a sense of space in this part of the village. The origins and uses of the buildings can sometimes be detected by the size of windows and frontages. Many dwellings were once shops, for example in this picture the white building in the foreground and number 26 which was a Victorian shop next to the Half Moon Ale House (Now Half Moon Cottage) The row of cottages in the background were once places to service the coaching trade, for example tanneries and saddleries and, along with the cottages at the entrance to Church Lane are all of Tudor origin.

B6 (KV3)

This lane leads out to the western margin of the conservation area. The Carriage Wash lies in the background on the left while the footpath leads to the churchyard. The landscape quickly changes from a busy High Street to the quiet, rural aspect of Church Lane. The north/south orientation of the village predominates, but the combination of church, manor house and vicarage on Church Lane to the west is considered to be by historians a classic village grouping.

B7 (KV4)

The tower of St Mary Magdalene, shown here from the western section of Church Lane is a landmark, visible from many parts of the village and beyond – and a focal point for village gatherings both temporal and spiritual. The restoration work taking place and shown in the photograph follows on from extensive repairs undertaken in 1861.

B8 (KV5)

This long stretch of road looks north towards the end of the village. Built in the late 16th century, The Old Forge on the right, is a good example of a timber framed house with jettying. The first house on the left was the old post office before it became a family home. A concentration of smaller cottages to left and right once housed the trades which serviced the village such as the slaughterhouse.

B9 (KV6)

The drive leading west to Manor Farm from the High Street in the centre of the village is bordered on one side by the village school and on the other, behind the hedge, the village pond. The school sits on the site of the old village market place and was built in 1838. Legend has it that a tunnel runs from the 1630's Town House on the opposite side of the road from the school along the driveway to Manor Farm. Sadly, this rumour has never been proved!

B10 (KV7)

This view, adjacent to numbers 88,90 and 92, looking south highlights how the houses front directly onto the street, giving a sense of enclosure. The concentration of houses along the road with fields behind was designed to make the village feel 'town-like.' New housing on the left, built on the site of the old brewery blends sympathetically with Cross Keys opposite, its name a legacy of its former use. Many houses in the village were once hostelries, from the very grand to the morally dubious, all serving the coaching trade! There were 7 very large coaching inns in the centre of the village clustered around Church Lane, almost all of which live on in the names of the houses they have become. One, The Angel, stabled 100 horses available to draw the carriages.

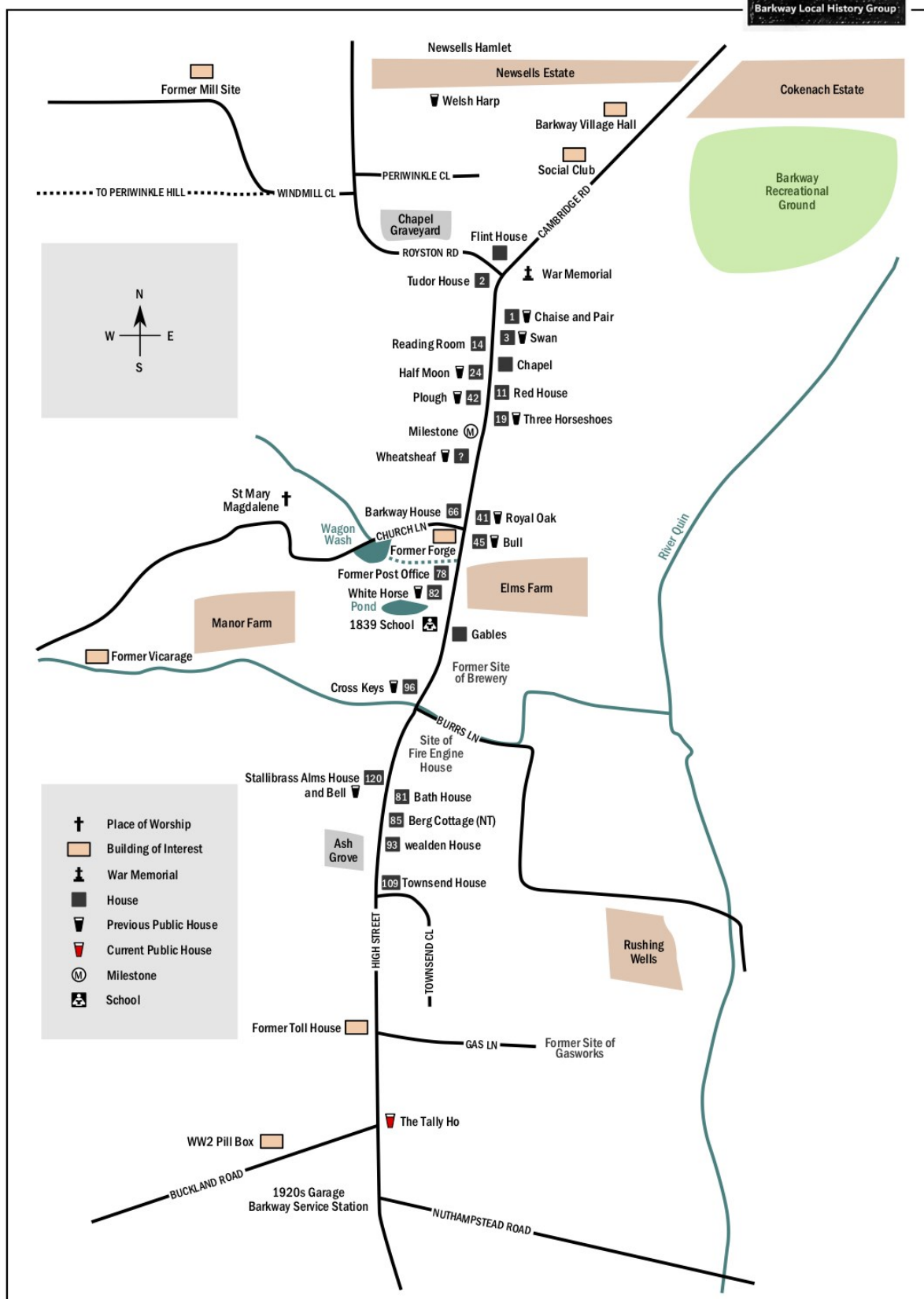
B11 (KV8)

This view looks north along the High Street from the entrance to Ashgrove. From the southern approach to the village to this point in the distance the road is straight and is bounded by the oldest building, the Wealden house in the middle-distance side by side with the newest brick and timber houses set back from the pavement.

B12 (KV9)

The southern entrance to the Conservation Area, shown in this photograph, begins with Barkway Cottage (hidden behind the hedge on the right) and a predominantly pastoral aspect, before giving way to Clockhouse Cottage on the left and next to Turnpike Cottage (just outside the photograph, obscured by the hedging), the first indication of the village's coaching heritage when time was flexible and clocks needed to be re-set to Barkway time as carriages travelled north. Clockhouse Cottage is set slightly at an angle to the road to make seeing oncoming coaches from the south easier.

Barkway Village



Appendix G – Non Designated Heritage Assets Evidence

This appendix provides evidence of the local importance of the buildings, structures and the landscape that are included in the Plan as non-designated heritage assets.

The Chalk Pit, Royston Road, Barkway

Grid Ref: TL38166

The Chalk Pit is a Regionally Important Geological / Geomorphological Site (RIGS) - RIGS are analogous to non-statutory biological sites of regional or local importance.

The Chalk Pit also has local historical significance. The pit was originally excavated to provide chalk for improving local farmland. Chalk extraction ceased in Victorian times and for a while it was used as a village rubbish dump. This explains the many Victorian glass bottles still found on the site.

The Historic Environment Record Number for the Chalk Pit is 31530. It is described as Post Medieval. In 1878 it had a track into the pit, a small rectangular building on the south side, and next to this a circular structure marked on OS maps as 'Limekiln'. These structures are no longer there.

The Chalk Pit is now a small (0.3) nature reserve of chalk scrub, managed by North Herts Council.



Figure 34: Information Board at the Chalk Pit



Figure 35: View into the Chalk Pit with Information Board

World War II anti-tank pillar, High Street, Barkway

Grid Reference: TL384355

[Anti-tank defences](#) were a key component of the anti-invasion defences constructed during the Second World War (World War Two), with anti-tank obstacles and road blocks springing up across the UK between 1940 and 1942 to halt and hinder the advance of enemy armoured vehicles. Many still survive though their function and landscape context remain under-recorded. Most were built of reinforced concrete in many shapes and sizes.

This pillar would be described as an anti-tank obstacle and there may well have been others that did not survive along what was a major route in the 1940's. It remains in good condition. It is not recorded in the HER.



Figure 36: Anti-tank Pillar, High Street

Flint House and Chestnut Cottages, Cambridge Road, Barkway

Grid Reference: TL385360

This fine group of Flint buildings are Noted in the [Barkway Conservation Area Character Statement 2019](#) as a non-designated buildings considered to make a positive contribution to the character of the Conservation Area. Both are flint with brick quoins. Until recently Flint House was known as the Chestnuts, built around 1830 by a Doctor Balding. The two cottages slightly predate the house.



Figure 37: Flint House



Figure 38: Chestnut Cottages



Figure 39: Chestnut Cottages (detail of end wall)

The Chaise and Pair, 1 High Street

Grid Reference: TL384359

It was listed as a Grade 3 building (a non-statutory designation that was abolished in 1970). It is of 18th century origin with later additions. It went through several iterations in naming, as other pubs did. The Chaise and Pair naming is very unusual. In the 1800s it had been known as the Post Chaise, and previous to that the Swan. Barkway Local History Group have a copy of a trade advert, held in the British Museum, from around 1800 which was issued to promote the owners hiring out post chaises. These were an alternative, private means of travel for the better off to avoid the uncomfortable regular stage coaches.



Figure 40: The Chaise and Pair (today)



Figure 41: The Chaise and Pair (left) from on 1904 Postcard

The Coach House, High Street

Grid Reference: TL382366

The Coach House was originally part of the adjacent property, The Retreat, 75 High Street, a Grade II listed building. The Coach House is shown on OS Maps surveyed in the late 1870's and is most likely contemporary with 75 High Street, dating it c1800.

It is mentioned in the [Historic Environment Record for The Retreat](#) HHER 30612, as follows: "shown on the 1878 OS map with its garden filling the plot on the corner of Burrs Lane, with an outbuilding on the street corner (which survives, named The Coach House)".

Now a separate dwelling The Coach House has a new roof and entrance door, but retains its scale and presents a characterful corner to Burrs Lane. It is red brick with black weatherboarding on the three sides of the upper floor.



Figure 42: The Coach House, adj 75 High Street

The Tally Ho Public House, London Road, Barkway

Grid Reference: TL383349

The Tally Ho lies on the southern edge of Barkway village. It was an unnamed beer house in 1872 and was given the name Tally Ho in c1893. The earliest mention of The Tally Ho is in Piggots Directory 1893.

During the coaching era, spanning a period of around 200 years, until the middle of the 19th century, many hostelries and inns catered for passing travellers. But, although population numbers have remained fairly constant, The Tally Ho is the last remaining pub. The pub's name is a reminder that the Puckeridge Hunt, amongst others, was prominent in the area and that a significant aspect of the parish's past and present has revolved around horses (with reference to Newsells Park Stud).



Stallibrass Almshouses, 118-122 High Street, Barkway

Grid Reference: TL384354

John Stallibrass was a rich local landowner in Barkway. His 3 great-granddaughters had the 3 almshouses built in his memory in 1909. They were provided for 3 local widows or spinsters of Barkway and still retain the requirement to provide shelter for single women. These decorative almshouses have had small additions built to provide basic facilities but remain virtually intact with their gabled entrances and decorative ridge tiles.



Figure 43L Stallibrass Almshouses

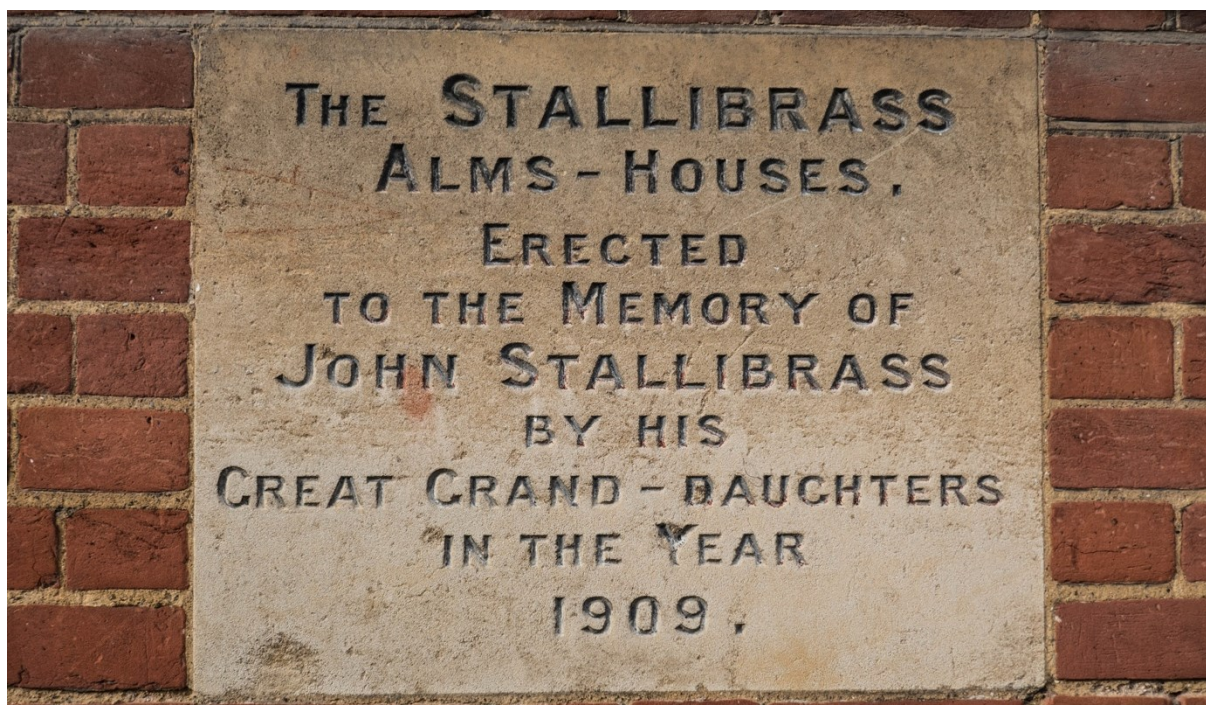


Figure 44: Plaque Dedication for the Almshouses

Newsells Historic Park & Garden

Grid Reference:

Newsells Park is a historic landscape of note. It is summarised in the [Hertfordshire Historic Environment Record HHER1831](#), and categorised as LANDSCAPE PARK (Post Medieval - 1501 AD to 1900 AD). Described from a map dated 1766, the park included a perimeter belt, complete with sinuous walk, winding drives, specimen trees, informal clumps within the park and shrubberies threaded with sinuous paths lying each side of a broad vista on the north front of the house.

The park still includes an ornamental garden and paddock. The gardens were the work of Richard Woods, a contemporary of Capability Brown, who began working at Newsells in 1763. The lozenge-shaped kitchen garden is surrounded by red brick walls. The garden is recognised by Hertfordshire Gardens Trust as worthy of preservation.

The following paragraph is extracted from an article '[Newsells Estate in Barkway Part I](#)' on Newsells by Barkway Local History Group:

"The 125-acre park at Newsells was reminiscent of a 'Ferme Ornee'. The mature trees surrounding the park are part of the original shelter belt that contained a circuit walk. An obelisk was erected close to the southern boundary providing a terminating vista. (Listed Grade 2, constructed of cement rendered brick with ashlar plinth and cornice to pedestal, and about 15 metres in height. Possibly rebuilt around 1900) The pleasure grounds included lawns, ha-ha, shrubberies, an evergreen walk, rose ground, sundial, grotto, a tent, a Little House and Ice House, as well as a walled kitchen garden, orchard, and several pools."

The photograph below was included in a leaflet published in 2015 illustrating a walk around Newsells and Cokenach historic parks.



Figure 45: Newsells Park Garden

The map below shows the extent of the land included in the non-designated heritage asset classification in this Neighbourhood Plan.

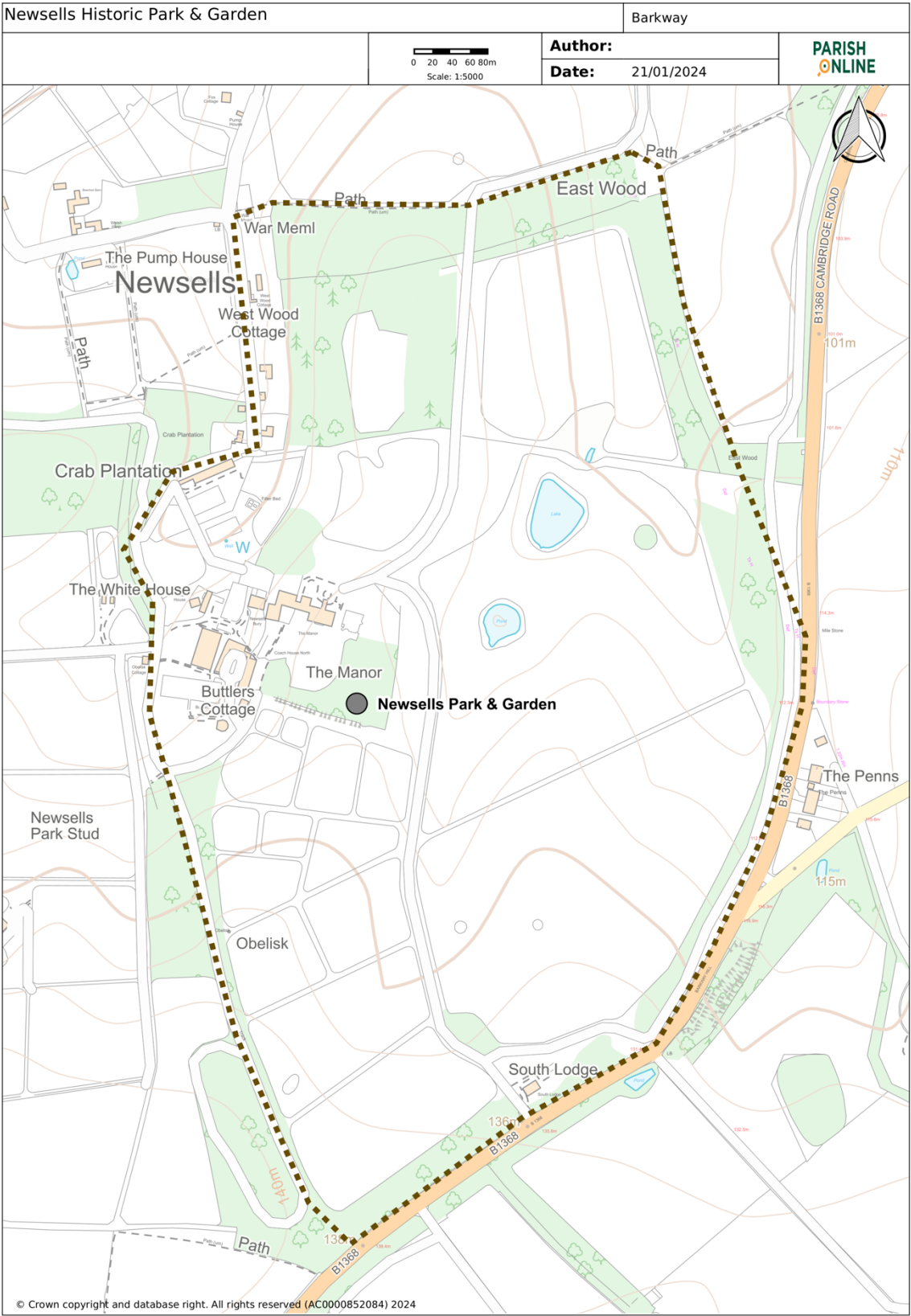


Figure 46: Detailed Map of Newsells Historic Park & Garden

Appendix H - Barkway Archaeological Finds

The following items have been found in Barkway parish and are illustrated in the picture below.



1. Exquisitely made silver bangle with gold inserts. It has no hallmark and was discovered about 9 inches below the ground. Possibly Roman.
2. Metal dragon with evidence of enamelling. Found near and at the same depth below ground as item 1. Possibly Roman or Welsh bearing in mind that the Welsh adopted the dragon symbol from the Romans.
3. One silver coin plus three silver half coins – early English medieval.
4. Five very corroded Roman coins – sometimes referred to as “grots”.
5. 1877 Victorian penny piece.
6. 1860 Victorian florin piece.
7. 1957 Elizabeth 2nd half-crown.
8. George 1st silver coin.
9. George 2nd 1733 coin.
10. George 3rd bronze coin.
11. Silver *denarius serratur* of the Roman republic. On the obverse is a three-horse chariot or *triga*. Coins of the Roman republic are often found in England and Wales as they were still in circulation until the reign of Emperor Hadrian in the 2nd century AD.
12. Elizabeth 1st silver shilling.
13. Old brass coat button with an image of a greyhound (possibly connected with Barkway House).

Pictures of Barkway Hoard:



Appendix I - Glossary of Terms

Affordable Housing

Housing for sale or rent made available, based on the evidence of need, to people whose needs are not met by the market, including social housing.

Bird listing – red and amber

The rarity of various bird species is indicated by a colour scheme used by the Royal Society for the Protection of Birds (RSPB). Red-listed birds are those considered to be under the greatest threat while those of moderate concern are amber.

Local Green Space

A national designation of land made through local and neighbourhood plans which allows communities to identify and protect green areas of particular importance to them.

Groundwater Source Protection Zone

The zone within which there may be risk of contamination of public drinking water supply.

SuDS/Sustainable Urban Drainage System

An alternative system to conventional pipes designed to manage surface water which mimics natural systems by, for example, managing rainfall close to where it falls.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

S106 Contributions (and other funding mechanisms)

Section 106 (s106) of the Town and Country Planning Act 1990 are legally-binding agreements or planning obligations made between local planning authorities and developers. These are linked to the granting of planning permissions with the aim of ensuring that matters that are necessary to make a development acceptable in planning terms are addressed and/or delivered. Other funding mechanisms may include a Community Infrastructure Levy (CIL) which North Herts Council may introduce in the future.

Appendix J - Abbreviations

CIL	Community Infrastructure Levy
CDA	Community Development Action
CMS	Countryside Management Service
HCC	Hertfordshire County Council
HERC	Hertfordshire Environmental Records Centre
HGV	Heavy Goods Vehicle
HPG	Historic Park or Garden
NERC	Natural Environment Research Council
NHC	North Herts Council
NHLP	North Hertfordshire Local Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework 2023
(P)ROW	(Public) Right of Way
SuDS	Sustainable Urban Drainage System
RSPB	Royal Society for the Protection of Birds
USAAF	USA Air Force

Appendix K – References and Supporting Documents

[Assets of Community Value \(England\) Regulations](#)

Barkway and Nuthampstead Basic Conditions Statement

Barkway and Nuthampstead Consultation Statement

[Barkway Conservation Area Character Statement](#)

Barkway Parish Plan June 2010

[Braughing Parish Neighbourhood Plan 2017-2033](#)

Building for Life 12 (third edition) 2015

[Compulsory Purchase Act \(2004\)](#)

Domesday Book

[EC Habitats Directive](#)

Heritage Definitions: [Designated Heritage Asset](#) and [Non-designated Heritage Asset](#)

Herts and Middlesex Wildlife Trust Maps and Data (provided by Herts Environmental Records Office)

[Historic England Local Heritage Listing](#) - Historic England Advice Note 7 (Second Edition)

[The National Heritage List for England](#) - Historic England

Housing Needs Report Barkway and Nuthampstead CDA Herts 2019

[Localism Act 2011](#)

[National Planning Policy Framework 2023](#)

[North Herts Council Greenspace Action Plan 2022-2027](#)

[North Hertfordshire Local Plan 2011-2031](#)

Nomis Official Labour Market Statistics

[Planning Practice Guidance](#)

[Town and Country Planning Act \(1990\)](#)

Appendix L – Barkway and Nuthampstead Design Codes and Guidance

The Barkway and Nuthampstead Design Codes and Guidance, February 2024, was produced by AECOM for the Barkway & Nuthampstead Neighbourhood Plan. It forms an integral part of the Neighbourhood Plan but due to its size is saved as a separate document.

A copy of the Barkway and Nuthampstead Design Codes and Guidance can be found on the Neighbourhood Plan page of [Barkway Parish Council website](#).

Appendix M – The Neighbourhood Plan Team

A group of parish residents volunteered to form a Steering Group to develop this Plan, under the auspices of the Parish Council. They researched a wide range of topics; they ran consultation events, public meetings and workshops; they liaised with local authorities and other local and national bodies. The result was a vast amount of information, which has been compiled and structured to write this Plan.

The members of the Neighbourhood Plan Steering Group are:

Bill Dennis (chair)
Catharine Toms
Elena Sapsford
Jackie Connolly
Julia Magill
Louise Fletcher
Mike Chapman
Peter Baker
Sue Sanders

The Steering Group has been professionally advised and supported by:

Govresources Ltd.

Additional members of the Steering Group in its early days, and others who have helped with the plan are:

Bob Davidson
Giuseppe Frapporti
Graham Swann
Kristian Melson
Phil Birchell
Sonia Falaschi-Ray

Photographs have been provided by Bill Dennis, Catharine Toms, Elena Sapsford, Julia Magill, Julia Church and Sue Sanders.

A special thanks to Louise Fletcher for proof reading the document.

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Appendix N – Action Plan

Id	Aim	Action	Resp.	Timescale
1.1	Develop a community hub	Contact local health providers to arrange health facilities at the hub	PC	6mth-2yr
1.2	Develop a community hub	Arrange library collection/return facilities at the hub	PC	6mth-1yr
1.3	Develop a community hub	Liaise with local charities to provide services	PC	6mth-2yr
1.4	Develop a community hub	Create intergenerational garden	PC	1-2yr
1.5	Develop a community hub	Establish Skype facilities to enable remote access to health advice	PC	1-2yr
2.1	Obtain dementia friendly status for the villages	Arrange dementia training classes	PC	6mth-2yr
2.2	Obtain dementia friendly status for the villages	Contact local societies to arrange training for members of each	PC	1-2yr
2.3	Obtain dementia friendly status for the villages	Arrange specific events for those with dementia and their carers	PC	1-2yr
2.4	Obtain dementia friendly status for the villages	Investigate facilities improvements to help those with dementia	PC	1-2yr
3.1	River maintenance	Investigate ways of improving & maintaining the River Quin, possibly getting involved with Friends of the Rivers Rib and Quin	PC	1-3yr
4.1	Introduce traffic calming measures	Set up new high-visibility traffic speed warnings at the entrances to Barkway	PC	1-2yr
4.2	Introduce traffic calming measures	Set up new high-visibility traffic speed warnings at the entrances to Nuthampstead	PC	1-2yr
5.1	Improve parking	Identify off-street parking for congested areas of the High Street	PC	2-3yr
5.2	Improve parking	Incorporate off-street parking for at least two cars/house in all new builds	PC	1-15yr
6.1	Review & enhance public transport provision	Investigate introduction of earlier/later buses and improvements to weekend bus service	PC	1-3yr
6.2	Review & enhance public transport provision	Investigate the use of shared transport suitable for the elderly such as a village minibus	PC	1-3yr

Id	Aim	Action	Resp.	Timescale
7.1	Improve communications network	Introduce superfast broadband to most of the parish	PC	1-2yr
8.1	Improve footpaths & cycle-tracks	Investigate footpath routes to the local schools as a priority to see how they can be made safer	PC	6mth-2yr
8.2	Improve footpaths & cycle-tracks	Investigate improvements to other footpaths including ongoing maintenance	PC	6mth-15yr
9.1	Ensure that new builds abide by housing policies	Review all new builds – both at the planning stage and during construction to ensure adherence to policies	PC	0-15yr