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Our ref: CL/1877/RM01

PP ref: PP-13343791

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Dear Ben,

Re: Application for the approval of reserved matters comprising: details of the siting, design and external appearance of the development, and the landscaping of the site in respect of the approved outline planning permission ref: 18/01502/OP for the development of 140 dwellings and a new shop on the land between Royston Road and Cambridge Road, Barkway.

Redrow Homes South Midlands is delighted to submit the enclosed planning application for the approval of reserved matters pursuant to planning application 18/01502/OP.

The application seeks permission for reserved matters in respect of the siting, design and external appearance of the development, and the landscaping of the site.

Access is already secured through the approved two new junction arrangements onto Royston Road and Cambridge Road.

The description of development is as follows:

“Application for the approval of reserved matters comprising: details of the siting, design and external appearance of the development, and the landscaping of the site in respect of the approved outline planning permission ref: 18/01502/OP for the development of 140 dwellings and a new shop on the land between Royston Road and Cambridge Road, Barkway

Please refer to the drawing schedule for full list information submitted with the reserved matters application.

The application has been submitted via the planning portal and assigned the reference number: PP-13343791

Section 1: Compliance with the approved plans on the outline planning permission

Illustrative Masterplan

This is specifically annotated as an ‘illustrative’ plan and therefore shows one way in which the proposals could come forward in line with the general principles established through the parameter plans. It should be highlighted that there are aspects of this plan that are impractical / undesirable to take forward into the final layout design, for example some plots with very short back gardens, insufficient maneuvering space for vehicles into parking spaces etc. For this reason, strict adherence to the details shown should be cautioned against.

Notwithstanding the concerns regarding specific elements of this plan, the proposed layout does demonstrate accordance with the broad principles, including adherence to the vast majority of the numbered points 1 to 17 shown on the plan:

1. New village street connecting Royston Road & Cambridge Road. Homes arranged to create a strong frontage and enclosure to the street
2. Central green spine following existing Bridleway Barkway 017
3. Proposed equestrian crossing set within village square
4. Existing hedges retained to maintain alignment and integrity of Bridleway Barkway 018
5. Planted green buffer of minimum 15m to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate
6. Extensive tree planting, maintenance of the existing hedgerows / re-provision where necessary
7. Pedestrian and cycle connections to existing bus stops
8. 0.1ha area retained for commercial use in the south eastern corner of the site (detail excluded from reserved matters application)
9. Proposed informal pedestrian crossing on Cambridge Road to recreation ground and play area
10. New / improved, widened footway along Cambridge Road
11. Wooded landscape fronting Cambridge Road and containing drainage attenuation
12. Lower density grander properties set within woodland character area in the north-eastern part of the site
13. Local area of play incorporating natural play equipment (but now to be moved to the village square area, see justification under Section 2 below)
14. Swale corridor incorporating street trees along the Village Street
15. Pedestrian connection to possible future school
16. Historic (lost) field boundary reflected in plot alignments – this is the only point not adhered to in the proposed layout, see justification under Section 2 below
17. New footpaths through green spaces provide edge to edge connectivity in combination with permeable street network

Land Use Plan

This plan illustrates the site boundary alongside the ‘indicative’ areas to be provided on the site. Our proposed layout demonstrates appropriate compliance with this plan, as shown in the table below:

Land Use	Indicative size on Land Use Plan	Proposed size on layout
Residential	5.29ha	5.29ha
Commercial <i>Incorporating shop/commercial use of approx 190sqm</i>	0.1ha	0.1ha
Public Open Space <i>Incorporating play and drainage features</i>	1.96ha	1.96ha

Access & Movement Plan

This plan illustrates the ‘Parameters’ which are shown as being the Village Street (primary route) through the site between the new junctions onto Royston and Cambridge Roads, as well as the equestrian crossing point. The new access junctions onto Royston and Cambridge

Roads were approved (not reserved) under the outline planning permission and are considered fixed on that basis.

The plan also shows an 'indicative secondary street network' including residential streets spurring off the primary route, proposed footpath routes around the site, new or widened footways (subject to existing trees) and the location of an off-site proposed uncontrolled pedestrian crossing.

The submitted layout demonstrates compliance with the location of the two new access points into the site, and with the broad alignment of the Village Street between the two (see further justification under Section 2 below). It is also compliant with the location of the equestrian crossing. The residential street network varies a little from the routing shown on the parameter plan, but the reference to 'indicative' in respect of this element is considered to provide that flexibility. The proposed footpath network also represents a broad level of compliance with the indicative network shown on the parameter plan, with all desire lines catered for. Details of the off-site pedestrian crossing are secured by approved plan 163462-007-A (see below under highway plans) and Condition 12 on the outline permission.

Location Plan

The proposed layout ensures that only those parts of the site that are owned by Redrow Homes (or fall within highway land) and are covered by the outline planning permission are proposed for development.

Tree Constraints Plans (x6)

The layout takes account of the tree constraint plans and seeks to retain existing trees and hedgerows as far as possible within the scheme, save where small areas are needed to be removed in order to accommodate roads and footway accesses.

It should be noted that the proposed removal of trees and sections of hedgerow are not indicated on these plans, even though the outline planning permission envisages removal in a limited number of cases in order to accommodate access in to, out of and through the site. They therefore cannot be regarded as plans to be complied with as such, but rather plans providing useful information to be aware of when formulating the reserved matters proposals.

Urban Design Parameter Plan

This plan illustrates a set of 'Fixed Parameters' including the location of the existing bus stops, play area and new shop, alongside the 'Indicative Parameters' which includes the village green, urban block structure, views, location of key buildings / vista stoppers, footpaths and bridleways, semi-continuous built frontage along the Village Street and frontage overlooking the green corridors.

The proposed layout demonstrates compliance with the fixed parameters of the locations of the existing bus stops and new shop, and also the indicative parameters of the village green, views, key buildings, footpaths & bridleways, semi-continuous frontage along the Village Street and frontage overlooking the green corridors. There is some variance between the parameter plan and the proposed layout in respect of the location of the play area and the specific details of the block arrangement (albeit there is compliance with a perimeter block structure), which are explained further in Section 2 below.

Landscape Parameter Plan

This plan shows 'Fixed Parameters' being the existing trees and hedgerows, 'Indicative Parameters' being the attenuation basins, indicative tree planting, indicative hedgerows, wildflower grassland and footpaths and finally a set of 'Indicative character areas' being the bridleway corridor, Newsells Edge, Village Square, Royston Road Frontage, Cokenach Woodlands and Urban blocks containing vegetated gardens.

The proposed layout complies with the extent of hedgerows and trees to be retained and also shows proposed tree planting in the broad areas indicated on the parameter plan. The proposed attenuation basins are shown in different locations than the indicative areas on the parameter plan and this is explained further under Section 2 below. The indicative character areas are adhered to in terms of their size and the nature of planting shown.

Site Access & Off-site Highway Improvement Plans (x6)

The site access proposals have been replicated on the proposed layout plan as fixed elements from the outline planning permission. The off-site aspects will be taken forward under Section 278 approvals and do not fall within the scope of the reserved matters application. The proposals do however take these off-site footpath improvements into account in order to inform an appropriate strategy for active travel connections within the site.

Masterplan Summary Report

The Masterplan document provides a contextual analysis of the site and brings together the set of parameter plans to form the framework for the design and layout of the development.

The analysis of the existing character of the village has indicated that there are opportunities for the development to reflect aspects of the vernacular architecture and urban morphology of the High Street within the Conservation Area, and to reflect the positive aspects of the Northern Barkway area adjacent to the site, including the presence of larger detached properties, use of local materials, building heights and provision of front and back gardens.

The proposals pick up on these opportunities including the use of red brick as the predominant facing material and more limited use of weatherboarding and render to provide interest in the streetscene and articulate key buildings. The morphology of the conservation area is reflected in the semi-continuous frontage along the Village Street while the northern areas of the site include larger detached properties with front and/or rear gardens. The proposed building heights are a modest 1 to 2 storeys, reflective of the rural nature of the village and the sensitive setting of the site.

The document outlines the constraints and opportunities for the development of the site at Page 12. The opportunities largely reflect the annotated points on the Illustrative Masterplan and as explained above, the proposed layout adheres to the vast majority of those design elements.

The character areas shown on the Landscape Parameter Plan are explained in more detail on Page 18 of the document, and the proposed layout complies with all of the spatial elements that have been prescribed. The landscape scheme is designed to ensure the specific planting

proposals are also in compliance with the parameter plan, although a variety of planting species is proposed to ensure resilience.

Further detail on the access and movement strategy is set out at Page 20 of the document, including proposed carriageway widths for primary and secondary streets within the scheme (while also noting that *'Street design parameters are to be agreed at Reserved Matters and will be based on Manual for Streets. Indicative details are as follows'*). The Village Street is proposed at 5-6.5m in width and *'bound by swales and street trees on the one side and on-street parking on the other'*, while the Residential Streets are indicated as 4.8-5.5m bound by footways either side. The proposed layout shows the Village Street at 5.5m width and is designed to accommodate on-street parking along the northern side, with a green verge containing tree pit drains and street trees along the southern side.

With respect to parking, the document indicates that it is *'to be provided in accordance with the North Hertfordshire District Council standards / HCC Vehicle Parking Standards with details to be agreed through the Reserved Matters process'*. It refers to the Illustrative Masterplan having assumed a range of parking solutions *'including: on plot parking to the side and rear of homes, on-street parking, and, to deliver a continuous street frontage or swales, rear parking in small, planted, secure parking courts or rear gardens'*. The proposed layout seeks to achieve a balance between safety and convenience alongside minimising the visual impact of parking on the public realm. The parking solutions for properties along the Village Street are either to the side or rear of dwellings in small parking courts or driveways, while away from the Village Street and the more public areas of the site there is some limited use of parking to the front of dwellings, with appropriate landscaping proposed to soften the visual impact.

Section 2: Areas of Divergence from approved plans on the outline planning permission

Location of Play Area

The play area is shown on the Urban Design Parameter Plan as being within the green corridor along the northern boundary of the site, but a revised location has been agreed with the Urban Design Officer through the pre-application process. The play area is now proposed to be located in the Village Square area at the southern end of the central green corridor. The play area is shown as a *'fixed parameter'* in the key to this plan, whereas other elements are shown as *'indicative parameters'*. It is considered that this divergence would be permissible if the wording of Condition 3 could be amended to *'broadly in accordance with'* rather than *'wholly in accordance with'*.

Drainage Strategy

As a result of further ground investigations, it has become apparent that the location and size of the attenuation basins and the associated drainage strategy will need to be changed, and compliance with the basins shown on the Landscape Parameter Plan will not be possible. The key to this plan indicates that the attenuation basins fall under the *'indicative parameters'* rather than the *'fixed parameters'*, suggesting that there is some room for adjusting these elements.

Justification for the divergence from the Landscape Parameter Plan is set out in the accompanying Barkway Drainage Technical Note.

Village Street alignment

There is a need for some flexibility in the precise alignment of the main Village Street, as adherence to the exact route shown on the Access & Movement Parameter Plan would be unduly restrictive on the plotting and layout of dwellings. The proposed route of the Village Street is still a direct route between the two fixed site access points, but with some minor changes to the alignment to allow for efficient plotting of perimeter blocks. The key to this plan indicates the Village Street (primary route) is a 'Parameter', while the secondary street network has been labelled 'indicative'. It is considered that this divergence would be permissible if the wording of Condition 3 could be amended to '*broadly in accordance with*' rather than '*wholly in accordance with*'.

Plot boundaries aligned to lost field boundary

This requirement is considered to be too restrictive on the layout of the north eastern part of the site and does not serve any real benefit either in amenity or biodiversity terms (since plot boundaries will be marked by fences and walls rather than hedgerows for practical reasons). It would also not be readily perceivable in practice, either by residents or visitors to the scheme.

Section 3: Summary

The following table summarises the aspects of the scheme that are considered to be wholly in accordance, broadly in accordance or not in accordance with the approved plans under the outline planning permission.

Wholly in accordance	Broadly in accordance	Not in accordance
<ul style="list-style-type: none">• Site accesses onto Royston Road and Cambridge Road• Location of Village Square• Semi-continuous frontage onto Village Street• Location of equestrian crossing• Central bridleway path set within a 12m green corridor• Minimum 15m buffer along northern (Newsells) boundary• Retention of existing trees and hedgerows (as shown on Landscape Parameter Plan)• Location & size of land for new shop• Lower density grander properties in the NE area of the site• Pedestrian connection to reserved school site• Extent of public open space provision• Active frontage along green corridors• Proposed materials palette• Carriageway widths	<ul style="list-style-type: none">• Alignment of Village Street• Location of attenuation basins• New tree planting species & locations• Network of footpaths around the site, accommodating key desire lines• Parking strategy• Perimeter block structure• Provision of key buildings at prominent locations• Landscape character areas• Building heights	<ul style="list-style-type: none">• Location of play area• Plot boundaries aligned to lost field boundary

The list above demonstrates that in the majority of cases, the proposal is wholly aligned with the plans approved under the outline planning permission. There are a smaller number of elements that are in broad accordance and only two aspects that are not in accordance, both of which are justified within Section 2.

Section 4: Biodiversity Net Gain & Ecology

At outline planning stage an on-site Biodiversity baseline was calculated using the 3.0 Metric to be 23.46 Habitat Units with 4.45 Hedgerow Units. On-site post-intervention including habitat retention, creation and enhancement calculates habitats units to be 23.71 (0.25 units change increase), and hedgerow units 7.03 (2.58 units change increase). Resulting in 1.05% habitat units increase and 57.95% hedgerow units increase on site.

Whilst a revised BNG assessment is not submitted as part of the proposed reserved matters application, the scheme accords with the post intervention measures including habitat retention, creation and enhancement set out at outline planning stage to meet the positive net gain.

Redrow is committed to incorporating an integrated swift/bird nesting brick for every new home built on the development, with hedgehog highways to be design into all practicable boundary fences, in line with the Future Homes Hub's new 'Homes for Nature' initiative.

Section 5: Sustainability

Energy Strategy

The proposed dwellings will be constructed following a fabric first approach to comply with the requirements of Part L1A Building Regulations, incorporating high standards of thermal insulation, airtightness, and thermal bridging together with efficient heating and lighting systems. No gas will be installed across the development. Electric Air Source Heat Pumps and underfloor heating will be installed in all private dwellings. Electric panel heaters and Hot Water Heat Pumps will be installed in affordable dwellings. SAP calculations using SAP10 software will be provided to the NHBC to demonstrate compliance with Part L1A Building Regulations prior to commencement of the development.

Materials and waste

The development will prioritise the use of materials and construction techniques that have smaller ecological and carbon footprints, help to sustain, or create good air quality, and improve resilience to a changing climate where appropriate. With regards to construction waste, prior to commencement of works on site, Redrow Homes will require the principal contractor, sub-contractors, design team and suppliers to minimise the amount of waste produced during construction and adopt principles to reduce waste.

Through future supply chain involvement, consideration will be given to the responsible sourcing of main construction materials. For example, suppliers will preferentially hold an Environmental Management System (EMS), and where possible accredited to ISO 140001. In addition, all timber in the scheme will be FSC and procured in accordance with the UK Government's 'Timber Procurement Policy'.

Water consumption

Proposed homes will employ highly efficient water fittings. All dwellings will not exceed the 110 litres/person/day water consumption target. Pa The 'Development Mix' defined in the

S106 provides an indicative mix that has been assumed in order to arrive at the financial contribution figures. As permitted in the S106 the proposed housing mix varies slightly from the 'Development Mix', offering a broad range of housing types and sizes. See below. Part G water calculations demonstrating that dwellings will not exceed the target will be provided to NHBC prior to commencement of the development.

Managing Air Quality

During construction, the principally risk to air quality will arise from plant vehicle emissions and the generation of dust. The impacts are predicted to have a short duration. The scheme will adopt mitigation measures following IAQM construction dust guidance to reduce the risks. The measures include ensuring management of the site including recording air quality complaints and incidents of dust causing emissions, continued monitoring of dust generation on site, use of construction equipment in conjunction with suitable dust suppression techniques and ensuring adequate water supply and cleaning equipment is made available.

Overheating

The development has followed the best practice 'Cooling Hierarchy' when considering overheating mitigation measures. Part O overheating calculations will be carried out and provided to the NHBC to demonstrate compliance with Part O Building Regulations prior to commencement of the development.

Section 6: Housing Mix

- 140 x dwellings
- 84 x market dwellings (60%) & 56 x affordable dwellings (40%)
- 36 x affordable rented dwellings (65%) & 20 x shared ownership (35%)
- All dwellings are NDSS compliant
- 71 x M4(2) compliant dwellings & 8 x M4(3) compliant affordable dwellings
- A mixture of 1 to 5 bedroom homes, including maisonettes, bungalows, terraced properties, semi and detached house types

Unit Type		Beds	Quantity
Private Units			
Fairford (Bungalow)	M4(2)	2	4
Letchworth		2	4
Stratford (Q)		3	13
Oxford Lifestyle		3	1
Harrogate		3	6
Leamington (Q)		3	15
Shaftesbury		3	3
Canterbury (Q)		3	3
Hampstead	M4(2)	4	4
Richmond	M4(2)	4	7
Blenheim	M4(2)	5	7
Sandringham	M4(2)	5	5
Highgrove		5	12
			84

The 'Development Mix' defined in the S106 provides an indicative mix that has been assumed in order to arrive at the financial contribution figures. As permitted in the S106 the proposed housing mix varies slightly from the 'Development Mix', offering a broad range of housing types and sizes appropriate for the location.

There is also an 'indicative' mix set out for the affordable housing. The proposal broadly aligns with the 'indicative' mix.

Affordable Rented			
Tavy	M4(2)	2 Bed	13
Dart	M4(2)	3 Bed	9
Tweed	M4(2)	4 Bed	2
Bungalow	M4(3)	2 Bed	4
GF Spey	M4(3)	1 Bed	4
FF Spey		1 Bed	4
			36

Shared Ownership			
Tavy	M4(2)	2 Bed	7
Dart	M4(2)	3 Bed	11
Tweed	M4(2)	4 Bed	2
			20

In summary, the application is considered to comply with the outline planning permission, reflects the provisions of national and local planning policy and addresses the feedback received from North Herts Council through the detailed pre-application process.

Yours sincerely,



Michael Glass
Design Manager