



Site BK3 – Reserved Matters Application

A Reserved Matters Application has been submitted to North Herts District Council 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. Case Ref: 24/01883/RM

The BK3 site is now owned by Redrow Homes Ltd. The principle of the development of 140 homes on BK3 was established through the allocation of the site in the North Hertfordshire Local Plan in November 2022 and the planning permission granted on 25 July 2023. As a village we need to accept that the homes will be built, but we can influence the design, visual impact, biodiversity and sustainability of the development. The Reserved Matters application includes drawings and documents which seek permission for the detail of the development and must comply with the conditions attached to the decision notice.

The consultation on the proposed details of the development is open until 6th October 2024.

This is our last opportunity to ask for amendments to the submitted plans, to retain features of the site that we value, to influence the design to make it better fit in the village, and to minimise the impact of the development on the environment.

Barkway Parish Council has identified many short comings in the proposed details and will be writing an objection requesting changes be made to the plans. The Parish Council encourages you to submit their own comments to North Herts Council, if you would like changes to be made.

Only planning issues will be considered by the planners. The bullet points overleaf, which will be included in Parish Council's response to the consultation, might help you to submit your response.

Comments can be submitted on-line via the North Herts Council website:

<https://pa2.north-herts.gov.uk/online-applications/>

or by email to: planning.control@north-herts.gov.uk

The Case ref: 24/01883/RM must be quoted on all responses.

Barkway Parish Council's own response to the Reserved Matters application '*Barkway Parish Council response to BK3 Reserved Matters application*' will be available for you to consult, on the website: Barkwayparishcouncil.gov.uk in the next few days.

**Clerk to the Council, The Reading Room, 12 High Street, Barkway, Royston, Hertfordshire, SG8 8EE.
Tel: 01763 849671 Email: clerk@barkwayparishcouncil.gov.uk**

Points that you can use in response to the BK3 Reserved Matters consultation 24/01883/RM:

- The vital issue of failing sewerage infrastructure and the awful record of Thames Water discharging excessive amounts of untreated sewage (figures for January to March 2024 show 881 hours of untreated sewage discharges with 13 alleged illegal discharge days at Barkway Treatment Plant) into the River Quin remains unresolved. This is contrary to Condition 9. of the planning decision notice and must be resolved before permission is granted. (Also contrary to NPPF para 180 e: “*Planning ... decisions should contribute to and enhance the natural and local environment by ... e) “preventing new and existing development from contributing to, ... unacceptable levels of ... water ... pollution.)*)
- The Arboriculture and Ecology reports submitted with the outline application showed the inadequacies of the development to improve biodiversity. New calculations have not been made based on the submitted detailed planting plans. These should be submitted for scrutiny as development in such a rural location has plenty of potential to maximise Biodiversity Net Gain (BNG).
- The impact on archaeology on the site is unknown. An on-site investigation across the whole a site is necessary to ensure that the potential that has been recognised and documented, in previous submissions from the Parish Council, is fully explored. No Archaeological Scheme of Investigation has been submitted with the application contrary to Condition 10 of the planning decision notice.
- The treatment of Bridleway 17 would turn a rural bridleway into an urban greenway with regular spaced street trees, a tarmac surface, and wide-open verges of amenity grass, all bordering the paved frontages of new homes. With the lower end of the bridleway running through a childrens park, the existing right of way and could become unusable for horses and riders, and no-longer a green corridor for wildlife. This needs a complete redesign.
- The buffer between the northern edge of the built development and the southern boundary of Newsells Stud should be planted to create a visible barrier and sound barrier between the development and the stud to reduce disturbance for the horses, and external site boundaries should be reinforced with substantial hedgerows and tree planting to respect the setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate (Local Plan Policy BK3).
- Energy efficiency of homes proposed is poor, with affordable homes being the poorest level of energy efficiency. There is no on-site rooftop solar generation. The UK government is currently consulting on proposals for regulations that could make solar panels mandatory for new builds in 2025. The developer should offer solar panels to make the development more sustainable in this rural location.
- Boundary treatments within the development rely on close boarded fences with some mini manicured edges to front gardens. Traditional property boundaries in the village include brick or flint walls, hedges and other planting. Flint panel walls (not flint walls) appear only along the spine in eight short lengths.
- The housing layout and design of homes has paid scant regard to the Barkway and Nuthampstead Design Code. The plans show a pepper potting of features from the older properties in the High Street, rather than replicating good examples of modern infill developments. The result is a development that would fit in better with Letchworth Garden City than Barkway village.
- The spine road through the site links Royston Road with Cambridge Road, against the wishes of the Parish Council. This could become a rat-run without proper speed restriction measures. These measures need to be innovative and submitted as part of the design but without requiring lighting.
- Barkway is a Dark Sky village. External lighting should be kept to a minimum to avoid light pollution.
- The site construction compound should not be in the south east corner of the site as the potential for traffic chaos with lorries waiting to enter the compound would be unmanageable on Cambridge Road. This must be addressed in the Construction Management Plan.

Clerk to the Council, The Reading Room, 12 High Street, Barkway, Royston, Hertfordshire, SG8 8EE.

Tel: 01763 849671 Email: clerk@barkwayparishcouncil.gov.uk