



Anne McDonald
NHDC - Planning

9th December 2020

Dear Anne

Outline Application: 18/01502/OP

Outline application with all matters reserved other than strategic point of access onto Royston Road and Cambridge Road for the erection of up to 140 dwellings and a new shop (A1 use) with associated public open space, landscaping and drainage. Land Between Royston Road And, Cambridge Road, Barkway, Hertfordshire,

Thank you for providing the further opportunity to comment on this planning application.

Barkway Parish Council has consistently objected to the application and the allocation of the site in the emerging North Herts Local Plan (BK3). However, the Parish Council took the opportunity to request S106 contributions towards a Community Hub for the village, and particularly the sport/recreation/play part of the hub.

The Barkway and Nuthampstead Neighbourhood Plan is well advanced. It has progressed past the Regulation 14 Consultation stage and is being prepared for Regulation 15 Submission. Paragraph 1.24 of the Neighbourhood Plan says, "Despite having no village football team of our own, the football pitches on the recreational area are in high demand from neighbouring villages." Furthermore, paragraph 3.5.1 of the Neighbourhood Plan says, "The Plan supports the community aspiration to expand the range of social activities and to introduce new sporting opportunities." It is anticipated that these facilities will be achieved through the development of a Community Hub (Policy BN L3), based around the existing facilities in the village hall, pavilion, social club and recreation ground, which all lie at the northern end of the village on the B1368.

The allocation of site BK3 for housing in the North Herts Local Plan is now highly likely to be withdrawn, in accordance with Examination Document ED210 from the District Council to the Planning Inspector. This letter acknowledges that the sustainability credentials of the site based on the village's current lack of general facilities and the specific lack of school provision, with no clear indication that there is a reasonable prospect of the lack of school provision being addressed. The District Council confirms that the removal of BK3 from the

proposed housing supply figures, would have a minimal impact on the emerging Plan. We wholeheartedly support the line now being taken by the District Council.

Housing supply in the village has continued to increase in a manner proportionate to the village, with a further site allocation BK2 which will contribute significantly towards the provision of 18 affordable homes needed in the short to medium term as identified by CDA Herts 2019 Barkway & Nuthampstead Housing Needs Survey. There have been 43 new homes built in Barkway over the last 10 years, with the likely grant of permission for a further 24 homes on site allocation BK2 and three other single homes, showing how the village has and will continue to grow appropriately.

Further work by local archaeologists has indicated that the site BK3 is more important than the appraisals submitted with the planning application suggest, despite the site being outside any of Barkway's Areas of Archaeological Significance. The Local History Group have been very active in further investigating the motte and bailey site on Periwinkle Hill, using drone flights and LiDAR technology.

In addition to the above, the Parish Council makes the following points:

- The impact of Covid 19 over the last year has reduced the buoyancy of the local housing market and residents have sought to improve their own properties rather than look for new homes
- The impact of Covid 19 on the Internationally important stud (Newsells Stud) has put stress on the largest employer in the village and exacerbated the impact the development of BK3 (which borders the stud to the south), would have on the stud
- Despite repeated requests for proof that the provision of a village store within the development would be viable or that it would not impact on the popular village store and post office in Barley, there is no evidence that this work has been carried out
- The Barkway and Nuthampstead Neighbourhood Plan includes policies for limited infilling, appropriate to the size of the village and criteria for the redevelopment of existing built sites – it does not propose the large extension of the village boundary into the Rural Area Beyond the Green Belt to accommodate BK3

The site of this planning application was only included in the site proposals for the emerging North Herts Local Plan as a consequence of it being offered by the landowner. This does not make it a good site for housing development.

A detailed request for S106 funding to be allocated to this project was submitted previously. Should a planning application for residential development, on the site of this planning application, gain planning permission or be allowed on appeal, then our previous request for S106 funding remains relevant.

Finally, we reaffirm the request of Barkway Parish Council that the planning application be refused.

Yours sincerely,

Catharine Toms
Clerk to Barkway Parish Council

Appendix A
Barkway Parish Council Meeting – Tuesday 8th December 2020

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