

# **BK3 is back – your last chance to make your voice count!**

## **Deadline 24 June 2021 at 11.59pm. Act now!**

If you do not want at least 140 new homes on site BK3 in Barkway, this is the time to speak out. Act now to let North Hertfordshire District Council (NHDC) know that you do not agree with their Local Plan and how this will affect your life in our beautiful village before it is changed for ever.

### **What has happened?**

- North Hertfordshire District Council have been producing a 'Local Plan' for 2011-2031 that says where houses can be built. In 2018, this plan said that Barkway was a 'village for growth'. It said the site BK3 (140 homes) on Royston Road would be part of this plan.
- In 2017, an independent Inspector was asked to review the plan for soundness. This was done through a series of Hearings, at which Barkway Parish Council made representations to strongly object to the inclusion of site BK3.
- In late 2020, a Planning Officer at NHDC wrote to the Inspector to request that BK3 was taken out of the plan and that Barkway was no longer to be shown as a 'village for growth'.
- Additional hearing sessions were held in February this year. When the Schedule of Further Main Modifications was published, BK3 was still in the plan.
- We do not know why this was done. The reason for the Inspector's decision not to accept NHDC's request to exclude BK3 from the local plan has not been published for you to read.
- This is the last chance to make a change to the plan as we don't know if there will be more hearings before the Inspector issues his report and the plan is submitted for adoption by Full Council at NHDC and becomes 'made' or finalised. **If this Plan gets adopted then site BK3 WILL BE DEVELOPED.**

### **How do I learn more?**

- If you want to read about the local plan in more detail, go to: [www.north-herts.gov.uk/home/planning/planning-policy/local-plan](http://www.north-herts.gov.uk/home/planning/planning-policy/local-plan)
- You can read the Parish Council's planned response at [www.barkway-village.org.uk](http://www.barkway-village.org.uk). If you would like a printed version, contact the Parish Clerk.

### **What can I do?**

Before the deadline of **11.59pm on 24 June 2021** you need to send an email or a letter to:

- Email: [local.plans@north-herts.gov.uk](mailto:local.plans@north-herts.gov.uk)
- Postal address: Strategic Planning and Projects Group, North Hertfordshire District Council, PO Box 10613, Nottingham, NG6 6DW

Emails are best. Letters must have arrived, not be sent, by the cut off time. If you are writing a letter, you need to allow at least one week for it to arrive.

### **What do I need to say?**

Your email or letter needs to be clear about why you object. You will need to use the right words to make your view count. You can only comment on what are called 'Further Modifications'. The Parish Council has been working with a planning consultant to work out the best way to do this. If you write about anything else, your emails or letters **will not count**.

### **Where can I find what to write?**

You can find examples of the text to use on the back of this leaflet. You can also go to our website [www.barkway-village.org.uk](http://www.barkway-village.org.uk) to copy and paste the example text into your email or letter.

### **Is there anyone else I can write to?**

The more people know about how you feel, the better. We suggest you copy your email/letter to the people elected at all levels of government. They represent your interests. Make them do their jobs and listen to how you feel about this development and how this plan will change your life in our village for ever.

- District Councillor: Gerald Morris – [gerald.morris@north-herts.gov.uk](mailto:gerald.morris@north-herts.gov.uk)
- County Councillor: Fiona Hill - [fiona.hill@hertfordshire.gov.uk](mailto:fiona.hill@hertfordshire.gov.uk)
- MP: Sir Oliver Heald: - [oliver.heald.mp@parliament.uk](mailto:oliver.heald.mp@parliament.uk)
- Secretary of State for Housing, Communities and Local Government - [robert.jenrick.mp@parliament.uk](mailto:robert.jenrick.mp@parliament.uk)

## Example comments

We encourage you to support our objections by sending comments of your own. The following four paragraphs are examples of comments you may wish to make and where available, the Further Modification (FM) reference you should quote.

### 1. Transparency of the Process – the most important issue

- **There has been no public correspondence between the Inspector and NHDC on the Draft Schedule of Further Modifications, only NHDC’s assertion that the Inspector has agreed the Schedule of Further Modifications.**
- **The reasons for the Inspector’s decision not to accept NHDC’s request to exclude BK3 from the Local Plan has not been published.**
- **We have not had a fair or proportionate opportunity to put our case against the inclusion of Site BK3. We support NHDC’s request to remove site BK3 from their Local Plan**

### 2. Enlarging BK3 to Include Hertfordshire Country Council’s (HCC) School Site

Examination Document **ED175**. This document says that including the school site in the housing allocation site BK3 is pragmatic. HCC have not requested this amendment. This decision may be practical for NHDC but if BK3 includes HCCs land, then there is a risk that more homes than the 140 allocated will be built on this site. The land is not required by HCC for a school. The HCC school site should not be part of housing site BK3.

### 3. Figures for Housing Allocations, Completions, and Permissions

**MM010/FM039** says the number of homes expected to be delivered in Barkway village in the Local Plan period is 208. There is no evidence given for this figure. The figure is critical because Barkway is identified as suitable to support higher levels of housing than Category A villages on the basis that the number of homes expected to be delivered is ‘more than 200’. The figures need to be justified.

**MM217/FM113** is a table showing new homes for the parish. The table is wrong. Red type shows the figures given in the modification. Blue shows a simple correction. However, the detail of how the figures were arrived at is not available so the figures need to be justified.

Total allocated sites	173 <b>160</b> homes
Completions and permissions	<del>34</del> <b>57</b> homes
Total allocated, completed and permitted	204 <del>230</del> <b>217</b> homes

### 4. S106 Contributions to Provide School Transport

The contribution from construction of new homes in Barkway is mentioned three times in the Schedule of Further Proposed Main Modifications. School transport is already provided, and BPC have been consulted on how S106 money should be spent for the benefit of the parish. If this modification was to remain in the Local Plan for a bus service between Barkway and Barley schools, Barley would be benefiting from development in Barkway.

**MM215/FM111** (in relation to Policy BK2): “Contribution towards travel by sustainable modes of transport between Barley and Barkway schools”. We suggest this is deleted.

**MM216/FM112** (in relation to Policy BK3): “Contribution towards travel by sustainable modes of transport between Barley and Barkway schools.” We suggest this is deleted.

**MM219/FM114** (in relation to Paragraph 13.39): “Contributions to support sustainable travel between the two sites should be secured from new developments.” There are no developments proposed in Barley, only in Barkway and we suggest this is deleted.

If you want any more information before sending your email or letter, please contact the Parish Clerk at [parishclerk@barkway-village.co.uk](mailto:parishclerk@barkway-village.co.uk)

**Thank you for your support!**