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Officer Response to Examiners Questions for Clarification

29 November 2024

NHC Response – Policy BN H1 Affordable Housing

In its representations, North Herts Council questioned where the figures used in this paragraph had come from. The figures in the Neighbourhood Plan only represent Barkway, rather than the combined Parishes.

The 2011 Census figures show 329 dwellings in Barkway and 52 in Nuthampstead, totalling 381 dwellings in the neighbourhood planning area at 2011.

The District Council can provide detailed monitoring information, if it would help the examiner.

NHC Response - Policy BN H5 Framework for BK3

Policy BN H5 was written to include criteria which would be used when considering a development proposal for the site allocated in the Local Plan. In the representations submitted in respect of this policy, the Council stated that a number of the criteria were “unimplementable” as some of the issues addressed had already been secured through the outline planning permission (18/01502/OP) and the S106 agreement. In particular:

Criterion (b)

The Council was concerned about criterion (b) which as written states that financial contributions should be secured for walking and bus access measures. The S106 agreement includes a contribution for sustainable transport which is to be used for the provision and improvement of bus stops; a bus service that runs between Buntingford and Royston via Barkway and public transport initiatives such as Demand Responsive Transport services to encourage less dependence on private cars.

In writing our representations, the Council considered that this criterion is “unimplementable” as the S106 has already been signed.

Criterion (d)

In our representations to the Neighbourhood Plan, we raised our concerns about the expectation that green roofs should be provided on dwellings on the eastern part of the site.

We do not believe that this criterion can be implemented as there is no evidence to justify this requirement or where that requirement applies to on the site.

Criterion (f)

We believe that this criterion has been superseded as a condition was attached to the outline planning consent which states:

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.

Reason: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

We have attached below links to the outline application for the site known as “Land Between Royston Road And, Cambridge Road, Barkway” or BK3, the Officer’s report to Planning Committee, decision notice and the S106 agreement for the examiner’s information:

[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.

[Outline Application – Officer report - Committee](#)

[Decision Notice](#)

[S106 agreement](#)

NHC Response – Policy BN4 NE4 Important Views

The [appeal decision](#) for Land north of Mill Croft, Royston Road, Barkway is attached (Appeal Ref: APP/X1925/W/18/3194048)

NHC Response – Schools and Education

North Herts Council work with Hertfordshire County Council as the local education authority and accepts the position set out in the representations made in response to the submission version of the neighbourhood plan.

In the S106 agreement for the outline application for the site know as BK3, no contribution was sought for First School Education as there was sufficient local capacity at the time.