

Barkway and Nuthampstead Neighbourhood Plan – answers to Examiners Further Note

Para 3 Policy NN H1 Affordable Housing

Summary of request for clarification.

Identify the source of the figures in para 4.1.1 of the NP:

1. The estimated percentage increase in size of Barkway
2. The number of completed dwellings since 2011
3. The number of unimplemented planning permissions
4. The percentage increase in dwellings (the census provides information on households rather than dwellings).

The relevant part of Paragraph 4.1.1 reads:

The adopted NHLP includes two site allocations for a total of 160 homes in Barkway. This will represent an increase of over 40% in the number of homes in the village since the 2021 census. The number of housing completions and planning permissions granted in Barkway since 2011 accounts for an additional 57 homes. The total allocated, completed and permitted homes since 2011 is therefore 217, more than doubling the size of the village.

1. The two housing site allocations (BK2 and BK3) totalled 160 homes. Barkway Parish Council retain a detailed distribution list of properties so that when they send communications, they know how many leaflets/letters etc. are required and where they should be delivered to. The Parish Council figure for 2021 is 380. The addition of 160 homes, from 380 to 540 homes represents a percentage increase of 42%.

2. & 3. Barkway Parish Council has worked with North Herts District Council to confirm the total number of housing completions and commitments in Barkway since 2011. The current agreed number is 224 homes (which includes the additional 4 homes on BK2 above the site allocation).

4. Using Barkway Parish Council's detailed distribution list of properties in 2011 of 303, the additional 224 homes represent a percentage increase of 74%.

The figures in paragraph 4.1.1 were not based on the census but on a detailed distribution list. However, the housing completions and commitments, as clarified above, do not represent a doubling of the size of the village, but a 74% increase in the number of homes in Barkway.

Policy BN H6 Infill Development

The policy would be clearer if it referred to within the settlement boundary as per the Local Plan. The use of the words core area or built core, only apply to Category B villages in the Local Plan.

Policy BN H5 Framework for BK3

Question to be answered by North Herts

Policy BN NE1 Local Green Spaces

Paragraph 106 c) is the third criteria given in the NPPF on which to judge whether a Local Green Space can be designated. It says "The Local Green Space designation should only be used where the green space is ... local in character and is not an extensive tract of land. An extensive tract of land was previously defined as over 10 hectares. However, that measure has now been deleted and large Local Green Spaces have been designated in Neighbourhood Plans (see [CPRE Local Green Spaces Report 2022](#)).

That aside, the Field to the west of Rushing Wells is only 3.4 hectares in size. It is located just outside the settlement boundary as defined on North Herts Local Plan Policies Map. There are several larger homes to the west, east and south west and a sewage works to the south east.

The field is well used by the local community. Restricted Byway 10 runs from Barkway High Street, along Gas Lane and into the field. Footpath 11 runs from the High Street and along the northern boundary of the field. The two paths meet on the northern boundary of the field.

In addition to the evidence provided giving the reasons why the field is being designated in the Neighbourhood Plan, a member of the community has added:

"This field and its associated wildlife/vegetation benefits from its location, lying between a gated drive along its western side belonging to a private house, a privately owned road along the northern side, and the River Quin, one of Britain's last chalk streams on the eastern side. Gas Lane, Restricted Byway, provides pedestrian access to this small, enclosed field along its public footpath beginning on the southern edge. The field lies adjacent to the village's sewage farm. A stand of oak trees is planted at regular intervals along the northern edge of the field. These factors contribute to the peaceful aspect of the landscape which is valued by walkers, runners and dog walkers alike in the community."

Policy BN NE4 Important Views

View 9 looks across Duke's Field. The Planning Application number for Land North of Mill Croft (known as Duke's Field) is 17/00700/1. The Appeal reference is APP/X1925/W/18/3194048. The planning application documents are not online but the appeal statements and decision are available by searching the planning application number on [North Herts website](#). Views are noted many times in the appeal decision. A summary in paragraph 45 of the appeal decision says, "The development would have a significant effect on views across the site and the contribution it makes to the surrounding area in terms of openness and the setting of Barkway."

Policy BN NE2 River Quinn Protection

Unfortunately, the Environment Agency now rarely respond to consultations on Neighbourhood Plans at Regulation 14 or Regulation 16. We have received no direct advice from the Environment Agency on this Neighbourhood Plan.

I attach the letter from the Environment Agency, which was probably the last time I received detailed comments on a Regulation 14 Neighbourhood Plan. In this case the

comments were in relation to [Sele Neighbourhood Area Plan 2018](#) Policy HSHE3 where the naturalised 10m buffer was for a chalk stream and its tributaries (Chalk Streams are Priority Habitat). I have used this same letter and its contents for [Watton-at-Stone Neighbourhood Plan 2023](#) Policy WAS 20 Green Corridors and the River Beane (a Chalk Stream) and [Walkern Neighbourhood Plan 2024](#) Policy WLK9 Green Corridors, also in relation to the River Beane Chalk Stream.

[Dacorum Local Plan Reg 19 Consultation](#) is currently underway and using the same wording as in the above Neighbourhood Plans and Barkway and Nuthampstead Neighbourhood Plan. Dacorum require a minimum buffer of 10m of complementary habitat to priority habitats (Policy NE2), including Chalk Streams, and this is repeated for each of the site allocation policies bordering rivers.

Policy BN HA2 Non Designated Heritage Assets

The owner of Ashgrove has made her feelings very clear to the Parish Council recently. We do not wish to retain Ashgrove as a Non-designated Heritage Asset in the Neighbourhood Plan and would prefer that you recommend removing it.

With regard to the Tally Ho public house, it was the local significance of the asset that we concentrated on. As per the description on page 95 of the Neighbourhood Plan, it dates back to 1872, so easily qualifies in terms of age. Barkway Parish Council consider the Tally Ho to be a landmark for the village and include it in the [Landmarks section of their website](#). Local history, of previous hunts and the prestigious Newsells Park Stud in Barkway mean the pub relates both to the areas past and its present. It is also the last remaining pub, in the village, so a rare survival in a village that previously had numerous hostelrys and inns. We conclude it is part of the heritage of the historic village of Barkway.

Schools and Education – paragraphs 1.9.5 and 4.6.1

There is a shortage of nursery places in Barkway. The increased capacity proposed is welcome. An amendment to the text to acknowledge this would be appropriate. We were not aware that 18 Nursery places were available and would be happy to amend both paragraphs specified to match the figures kindly provided by HCC.

creating a better place

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Our Ref: NE/2010/109214/PO-01/PO1

Sele Neighbourhood Area Plan: Pre Submission Draft.

Thank you for giving us the opportunity to provide our comments on the draft Sele Neighbourhood Plan. We have reviewed the policies summary document of the plan.

We do not have many comments to make, as many of the wider environmental issues concerning us will be covered within East Herts District Council's Local Plan 2018. However, we have the below points to make which may strengthen your plan in its protection of the local natural environment.

Flood Risk

Whilst no site allocations have been made in close proximity to River Beane designated Main River, The Sele Parish area includes areas of Flood Zone 2, 3a and 3b, associated with the floodplain of the River Beane and its tributaries. Flood Zone 2 is defined by Table 1 of the National Planning Practice Guidance, Flood Risk and Coastal Change (Section 25) as having a medium probability of flooding (1 in 1000 year), Flood Zone 3a as having a high probability of flooding (1 in 100 year), and Flood Zone 3b as having the highest probability of flooding (1 in 20 year).

Development should be kept out of these areas where possible. In particular, no development should take place within Flood Zone 3b. We would object in principle to any planning applications in the future that propose such development, unless for either water compatible or essential development. This is due to the role of Flood Zone 3b as the functional floodplain, with the purpose of safely storing floodwater during times of flooding.

For any new development in Flood Zones 2 and 3a, a Sequential Test should be undertaken in order for the development to be considered appropriate in this location. Should the site pass the Sequential Test, a Flood Risk Assessment (FRA) will need to be submitted with a planning application, in line with paragraph 103 of the NPPF. The FRA must demonstrate that the development is safe without increasing flood risk elsewhere, and where possible reduces flood risk overall.

Buffer Zone to the River Beane

The River Beane, which is classified as a main river, runs through the parish of Sele, along with its tributaries. We would recommend a policy specifying that any scheme adjacent to the Beane and its tributaries should be designed with a naturalised buffer zone of at least 10 metres from the top of the bank in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance. This requirement is in line with East Herts' District Plan Policy NE3 Species and Habitats.

Cont/d..



All buffer zones should be managed for the benefit of biodiversity, e.g. by the planting of locally appropriate, UK native species, and we would expect the buffer zone to be otherwise 'undisturbed' by development, and left free from buildings, hard landscaping, fencing, footpaths or other development. This buffer zone would also help to provide vital space for flood waters, provide improved habitat for local biodiversity, and would also help to provide attractive amenity space on the site.

With any development alongside watercourses, consideration should also be given to the requirements of the Water Framework Directive (WFD), which includes causing no overall deterioration in water quality or the ecological status of any waterbody. The plan could specifically refer to the WFD.

You should also be aware that any development within eight metres of a main river may also require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This permit is separate to and in addition to any planning permission granted, and any development taking place within this proximity of the watercourse without a permit could be breaking the law.

Local Wildlife Sites

We strongly support Policies HSHE3 and HSHE4 which states that the River Beane Wetlands and green corridors will be protected from any harmful impacts of development.

Should you have any queries regarding this response, please contact me.

Yours sincerely

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