

# Public Document Pack

## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

THURSDAY, 23RD OCTOBER, 2025

### SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No	Item
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| 6. | <b><u>21/00765/OP LAND OFF BARKWAY ROAD AND NORTH OF FLINT HALL, BARKWAY ROAD, ROYSTON, HERTFORDSHIRE</u></b> (Pages 3 - 6) |
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REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline Planning Application for Residential Development of up to 280 dwellings (including affordable housing) green infrastructure including public open space, landscape boundaries and SUDS with all matters reserved except for access which is to be taken from Barkway Road (as amended by additional documents received 16 September 2025).

Report Addendum

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<b>ITEM NO: 6</b>	<b><u>Location:</u></b>	<b>Land Off Barkway Road And North Of Flint Hall Barkway Road Royston Hertfordshire</b>
	<b><u>Applicant:</u></b>	<b>Woolsington One Ltd</b>
	<b><u>Proposal:</u></b>	<b>Outline Planning Application for Residential Development of up to 280 dwellings (including affordable housing) with all matters reserved except for access which is to be taken from Barkway Road, green infrastructure including public open space, landscape boundaries and SUDS</b>
	<b><u>Ref. No:</u></b>	<b>21/00765/OP</b>
	<b><u>Officer:</u></b>	<b>Peter Bull</b>

## **Report addendum**

### **Clarifications**

For the avoidance of doubt, at the previous committee meeting Members queried what additional modelling would be undertaken by the applicant. After their presentation at the previous PCC meeting in September, the applicant's planning consultant verbally confirmed that they would be willing to undertake further modelling with data that they already had.

### **Representations and press notices**

**Neighbours** – a total of 454 objections have been received including those received as part of the most recent re-consultation exercise. Where responses raised highway issues of a technical or detailed nature, these were shared with Herts CC Highways Unit for consideration.

Other general matters raised -

- Photographs illustrating existing road network at peak times have been provided.
- In applying the "tilted balance", congestion, pollution and highways safety harms are considered to outweigh the benefits.
- Affected pinch points and junctions along Barkway Road have not been modelled.
- The absence of compliant gradients, safe pedestrian routes and proximity to public transport undermines the sustainable development and inclusive mobility set out in both the national and local policy and guidance.
- The Transport Assessment is flawed and the cumulative impact risk to the wider network would likely be "severe" once modelled correctly.
- The County Council Highways authority cannot justify why the Highways objection lodged in July 2022 has been withdrawn.
- Unsustainable travel solutions for the site which remain outstanding and of critical importance.
- The applicant remains unable to demonstrate that they have undertaken the appropriate studies and provided satisfactory supporting evidence. Assertions on capacity cannot therefore be justified and appropriate mitigation measures put in place.
- The supporting information is either omitted, inadequate or flawed.
- Microsimulation Modelling needed to accurately illustrate the impact of occasional one way working resulting from lane width restrictions (i.e. rows of on-street parking or kerb

build outs) which are not accounted for in any way in the LinSig modelling provided in MTP's TN.

- Absence of junction modelling and absence of explanation as to why the A10 gyratory has been modelled with separate entry and exit zones for each arm at each individual junction.
- Road Safety Audit needed for the detailed design of the proposed signalised pedestrian crossing.
- Gradients mean that site unable to provide usable cycle route.
- Highways mitigation contributions incorrectly calculated.
- The cumulative effects of the development proposals on the local highway network would be severe contrary to the NPPF.

**Royston Town Council** - STRONG OBJECTION again to the proposal on the following grounds:

- The Town Council has responded on a number of occasions and members were of the view that all previously made comments are still valid.
- The traffic simulation referred to at the 4 September Planning Control Committee of North Herts Council does not address any of the issues raised in previous objections and is considered by Town Councillors as not fit for purpose.
- We would remind the Planning Authority that the application site is not allocated for development in either the current or the emerging Local Plan and lies within the countryside, beyond defined settlement boundaries. Also, this development would cause an unacceptable increase in traffic to the narrow and busy pinch-point on Barkway Road where permanently parked cars make the road into an already dangerous single carriageway.

**Conservators of Therfield Heath and Greens** – a further response from the Conservators has been received since the officer report was published. This restates previous requests for a contribution of £1000 per unit. The published report provides some information around this matter, and this is supplemented by additional explanation which is set out below.

### **Key Issues**

#### **Highway and access impacts (update)**

Following the Members site visit and in addition to the potential additional mitigation measures already set out in the officer report (paragraph 4.3.18), the inclusion of some 'H-bar' road markings and the removal of some existing bay markings in front of residential driveways, would create some additional pull in spaces on Barkway Road which also has the potential to improve traffic flows at peak times.

#### **Open Space (update)**

Paragraphs 4.3.24 – 4.3.26 set out the latest position on this matter. The Conservators disagree with the way officers are interpreting the Mitigation Strategy. The Conservators have been advised that this matter has been discussed at length with colleagues in the Strategic Planning team responsible for drafting the Mitigation Strategy including the Director of Place. Following these discussions, officers remain satisfied that the approach adopted is fair and proportionate in line with the aims of the Mitigation Strategy.

#### **Primary Care (update)**

There is no further update to report on this matter since the publication of the officer report. Members are asked to provide delegated powers to resolve the upper financial contribution in collaboration with the applicant and the NHS ICB.

### **Section 106 matters**

Sport England has confirmed that the rugby union contribution already set out in the published report should be amended to reflect the recommendations in the emerging Strategy which was not available when the previous consultation response was provided. The revised wording is set out below -

<b>Sport Pitch Facilities 3G Artificial Grass Pitches (NHC)</b>	£57,798 (capital cost to meet training demand for 3G artificial grass pitches) – new 3G artificial grass pitch at Royston Town FC or King James Academy <i>or other identified location within the Royston area.</i>	Local Plan Policy SP7 'Infrastructure requirements and developer contributions'  Planning Obligations SPD (2022)
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### **Recommendation**

#### **Conditions**

9. This is the site wide design code condition. The precise wording of this condition is to be amended to ensure that only details not set out in the masterplan are secured and should be provided as part of future Reserved Matters applications. Discussions between officers and the applicant's planning consultant are ongoing. The recommendation seeks delegated powers for officers to make amendments to the wording of conditions as necessary.

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