

Appendix B : Barkway and Nuthampstead Neighbourhood Plan – Schedule of proposed modifications to the neighbourhood plan policies and supporting text

Where the Examiner has recommended modifications to policies, they are shown in **bold text**. Where the Examiner has suggested specific changes to the supporting text, these are shown in *blue bold italics*. Any proposed deletions, are shown with a strikethrough: ~~strikethrough~~

The proposed modifications to the text and the policies are shown in the order that they appear in the Neighbourhood Plan, rather than the Examiner's report.

Unless there is a specific comment made against the Examiners' recommendations, the District Council is in agreement with the Examiners' proposed modifications to the Barkway and Nuthampstead Neighbourhood Plan.

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Whole Plan	The phrase 'permitted' is recommended to be modified to 'supported' in all cases. The term 'must' in policy must be used exceptionally as it does not provide the flexibility required by national policy.	Barkway PC have confirmed that this proposed modification has been made throughout the neighbourhood plan.
Para 1.2.2	<p>Amend paragraph 1.2.2 as follows:</p> <p>Delete:</p> <p>Barkway Parish Council as the relevant body, applied for the designation of the area. The joint Neighbourhood Plan Area was designated by NHC Cabinet on 5 August 2014</p> <p>Replace with:</p> <p><i>Barkway Parish Council, with the support of Nuthampstead Parish Meeting, submitted the application for the Neighbourhood Plan area. The Neighbourhood Plan area was designated by NHDC on 5th August 2014. Barkway Parish Council is the relevant body for the Neighbourhood Plan. Nuthampstead Parish Meeting has endorsed Barkway Parish Council's role as Qualifying Body in the Neighbourhood Plan process.</i></p>	Barkway PC have confirmed that this proposed modification has been made.

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Para 1.9.5	<p>Amend paragraph 1.9.5 as follows:</p> <p>Barley and Barkway VA Church of England First Schools Federation provides our children with a good primary education. The Published Admission Number (PAN) of Barley Church of England First School is 15 and the PAN of Barkway Church of England First School is 12, so in total the two schools currently offer 27 places. The nursery, Reception and Year 1 pupils are taught at the Barkway School site and Year 2, Year 3 and Year 4 pupils are taught at the Barley School site. The two schools are now combining PAN, so there are technically the places for 27 1st preferences. however, the school is having to turn away children at nursery and reception ages because there are only 15 places per year for each of these age groups. Major redevelopment of the Barkway school buildings is required to provide 25 places for nursery and reception and to bring the teaching and learning environment up to modern standards.</p>	Barkway PC have confirmed that this proposed modification has been made.
Section 2.3 Objectives 2, 3 and 10	<p>Amend the objectives as follows:</p> <p>Objective 2 - To preserve or enhance the character, appearance, and settings of all designated and non-designated heritage assets.</p> <p>Objective 3: To promote biodiversity by protecting valued green spaces within the parish and to support ecosystem services by new builds proposals that are as ecofriendly as possible</p> <p>Objective 10: To preserve ensure the important views within and around the parish continue to be enjoyed.</p>	Barkway PC have confirmed that this proposed modification has been made.
Section 3	Delete the second sentence:	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Neighbourhood Plan Policies Map	<p>It is not possible to clearly see the detail within Barkway village on an A4 page. An A1 PDF version of the Policies Map can be viewed on the Neighbourhood Plan page of Barkway Parish Council website.</p> <p>Replace with:</p> <p><i>The details of the policy designations are shown in Figure 4: Barkway Neighbourhood Plan Policies Map and Figure 5: Policies Map Detail of Barkway village. Further details of the Local Green Spaces, Non-designated Heritage Assets and Important Views can be found in the relevant policies and Appendices.</i></p>	<p>NHC made comments about the clarity of the Policies Maps and welcomes the proposed modifications.</p> <p>Officers and BPC have discussed the most appropriate way to address the Examiner's proposed modification to ensure that the Policies Map is clear.</p> <p>The overall Policies Map has been removed from the Neighbourhood Plan and will be published separately on the website. The village extract has been retained but at a larger scale so that it can be seen clearly and a separate key added to facilitate the larger scale. Figure 4 is now the key for the map.</p>
	<p>Figure 4 and Figure 5 must be revised to ensure that the relevant policy areas are accurately and unambiguously defined. The maps must be readable and produced at a scale to ensure that all labels and policy areas can be clearly identified.</p>	
Para 4.1.1	<p>Amend the first part of paragraph 4.1.1 as follows:</p> <p>The Neighbourhood Plan does not contain housing site allocations, and is not required to in the Local Plan. <i>The Housing Development Strategy for Barkway and Nuthampstead is established by Local Plan Policy SP2: Settlement Hierarchy and Spatial Distribution. The strategy states that at least 13,000 new homes are to be provided across the district between 2011 to 2031. Approximately 13% of the total number of homes required is to be delivered in 5 villages which includes Barkway.</i> The adopted NHLP includes two site allocations (<i>policies BK2 and BK3</i>) for a total of <i>approximately</i> 160 homes in Barkway. This will represent an increase of over 40% in the number of homes in <u>Barkway</u> the village since the 2021 census). The number of housing completions and planning permission granted in Barkway since 2011 accounts</p>	<p>NHC welcomes the modification to ensure that the current situation in Barkway and Nuthampstead is acknowledged.</p>

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	<p>for an additional 57 homes. Based upon NHDC monitoring data, the total allocated, completed and homes with planning permission in Barkway since 2011 is 224 therefore 217, representing a 74% increase in the number of homes in Barkway.</p> <p>Delete the last sentence of the paragraph 4.1.1. For the purposes of NPPF, paragraph 14 b) the housing needs of Barkway village have therefore been met for the life of the Neighbourhood Plan. Replace with: Nuthampstead is defined as a category C settlement in Local Plan policy SP2, where limited affordable housing and facilities for local community needs will be allowed.</p>	
Para 4.1.8	<p>Amend paragraph 4.1.8 as follows:</p> <p>Concerns were raised in the survey about the lack of infrastructure and the suitability of local roads to support significant new development. Community-led housing and self-build schemes will be supported where such development provides the need for affordable homes.</p>	
Policy BN H1 Affordable Housing	<p>Amend Policy BN H1 to read:</p> <p>Affordable homes should include a mix of ownerships sizes and tenures and support include the provision for sheltered, adapted adaptable and bungalow units, and a range of sizes but supporting the locally identified housing need identified in the an up to date Housing Needs Survey or and Strategic Housing Market Assessment. Community-led housing and self-build schemes could be an option to provide for the need for affordable homes.</p>	
Para 4.1.12	<p>Make a minor amendment to paragraph 4.1.12 to amend the reference from BN H2 to BN H3.</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
<p>Policy BN H2</p> <p>Design and Layout</p>	<p>Amend policy BN H2 to read:</p> <p>A proposal for residential development, including a redevelopment, will be permitted supported provided that it demonstrates that it is guided by the principles set out in the Barkway and Nuthampstead Design Codes and Guidance 2024 all of and the following design criteria are met:</p> <ul style="list-style-type: none"> a) It is in keeping with existing local architectural styles (other than unsympathetic 20th century infill so as to contribute to local distinctiveness; b) It respects and enhances local character with a sufficient variety of styles and heights. Preferred styles in the conservation area include timber framing, pargetted walls, thatch, flint and red brick (for more detail see Barkway and Nuthampstead Design Codes and Guidance 2024). Building heights will be no more than three-and-a-half storeys. Good modern design will be acceptable in some cases; c) Development is in proportion to surrounding buildings, especially in terms of The principal elevations should preserving reflect traditional fenestration details such as ratios of doors and windows to the total frontage area; d) Preferred styles in the Conservation Area include timber framing, pargetted walls, thatch, flint, and red brick. Brickwork, including replacement brickwork should blend in with surrounding walling in both colour and texture; e) It does not lead to the loss of have a significant adverse impact upon the amenity for of neighbouring users through the loss of privacy, loss of light or visual intrusion; f) Where appropriate to the scale, location or type of development, the Local Planning Authority agrees a Construction Scheme that safeguards the amenities of nearby residents will be protected during the construction phase; g) It respects the natural contours of a site while, Where possible appropriate to the scale, location, and type of development, sensitively <u>incorporates</u> natural features such as trees, hedges, and ponds within the site; h) Solid boundaries such as fences should be avoided in front gardens to maintain the open feel of the village; 	

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	<p>i) It creates safe, accessible, and well-connected environments pedestrian and cycle routes that meet the needs of users;</p> <p>j) All public areas resulting from new development should be designed proposals must be visible and overlooked in accordance with good practice set out in Secured by Design in order to create an environment that feels safe.</p>	
After Policy BN H3	Move the paragraphs 4.1.15 to 4.1.17 to be included after Policy BN H2.	In our representations, NHC stated that the Design Code should be given more emphasis. This proposed modification helps to address this.
Policy BN H3	<p>Amend the policy as follows:</p> <p>Policy BN H3 Sustainable Construction:</p> <p>A proposal for residential development, including a redevelopment, will be permitted supported where provided all of the following criteria for sustainable construction are met:</p> <p>a) Housing should be designed with flexible, adaptable spaces, including for people with mobility problems;</p> <p>b) Social housing should include homes fitted with smart technology to support people with disabilities, including dementia, in support of the aspiration of Barkway and Nuthampstead to be dementia friendly villages;</p> <p>c) The incorporation of best practice fire suppressant technologies to prevent damage and injury from fire will be encouraged;</p> <p>da) The incorporation of micro-energy schemes (including ground source heat pumps, heat exchange systems, solar panels, and emerging green technology), in new homes. New homes to be designed and constructed to achieve a minimum level of energy performance set at Level 6 of the Code for Sustainable Homes, where this is viable;</p>	<p>We made several representations in respect of this policy and the Examiner has proposed modifications to those parts of the Policy that we were particularly concerned with, criteria b and d.</p> <p>The Examiner has not explicitly made proposed modifications in respect of the re-numbering of the criteria, but this will be done in order that the Policy makes sense and it does not affect the wording of the Policy.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>e) Secure cycle storage will be included for all homes to encourage sustainable travel;</p> <p>f) The inclusion of facilities to enable water conservation, including consideration of grey water harvesting;</p> <p>g) Proposals for residential development will provide adequate storage for bins and recycling;</p> <p>dh) All Where required to address surface water flood risk, new hard standings will be constructed of locally appropriate permeable materials such as stone or brick paving, hoggins and gravel;</p> <p>ei) Development will include Sustainable Drainage Systems (SuDs) incorporating storage for natural run-off and run-off from new development. Multi-use above ground SuDs will be encouraged. Funding management and maintenance plans should be secured at the earliest stage;</p> <p>j) Construction work must be carried out in accordance with relevant standards and best practice to ensure protection of the groundwater Source Protection Zone.</p>	
Policy BN H4 Design Codes	Delete this policy and include the supporting text (paragraphs 4.1.15 to 4.1.17) after Policy BN H2.	
Para 4.1.19	<p>Amend paragraph 4.1.19 as follows:</p> <p>BK3 is identified in the NHLP for the development of up to 140 dwellings. Outline planning consent (18/01502/OP) was conditionally granted on 25 July 2023. Local residents continue to be strongly opposed to this development, which is excessive for the size of the village, in which there is a lack of key infrastructure such as good public transport and shops. Barkway Parish Council have objected to the allocation of so many new homes. The Parish Council will now concentrate its efforts on influencing the detail of the development to achieve a characterful and environmentally sensitive design, which reduces the harmful impacts on the village. <i>The principal of the development has</i></p>	

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	<i>been established. The Neighbourhood Plan can influence the reserved matters applications related to the current outline permission.</i>	
Para 4.1.20	<p>Amend final sentence of paragraph 4.1.20 as follows:</p> <p>Site BK3 is located on the Barkway Plateau (Area 230 of the North Herts Landscape Character Assessment) and on the Chiltern Ridge, is valuable Grade II agricultural land, is close to the Newsells Stud which is surrounded by a non-designated garden, and adjacent to Cokenach Grade II Historic Park and Garden. The site and its surroundings are so sensitive that layout, height and massing of development must be carefully planned. Particular attention should be paid to the design and appearance of homes at the edges of the site where they border surrounding green fields and Cokenach Park. The retention and enhancement of the trees and hedges around the boundaries of the site is also essential. <i>The local community considers that</i> the retention and enhancement of the trees and hedges around the boundaries of the site is also essential.</p>	
Para 4.1.21	<p>Amend second sentence in paragraph 4.1.21 as follows:</p> <p>The popular bridleway, which is in daily use, runs north-south through the site and must remain open and accessible at all times during the development. <i>The community considers that</i> a sufficient buffer is needed either side of the bridleway to ensure that the route is kept free <i>and available to bridleway users during the construction period. The outline planning permission includes the requirement for a Construction Management Plan. It is considered important that this plan</i> of intimidation or danger from construction machinery during the build period. In its current state, fencing the bridleway to define <i>that</i> the a space that would be safe for walkers, cyclists, horses, or their riders, due to parts of the route being too narrow.</p>	
Para 4.1.27	Amend paragraph as follows:	

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	<p>Elsewhere in the Neighbourhood Plan, the lack of public transport available in the village and the need to review and improve public transport provision is well documented. <i>The principle of the development at BK3 has been granted. Policies in this Neighbourhood Plan seek to support sustainable transport and improvements to public rights of way.</i> In order to ensure that the development of BK3 is sustainable, this lack of provision, with no alternative to use of the private car, must be addressed before new homes are occupied. It will not be sufficient to rely on increasing active travel modes, for example, for a developer to provide cycle storage for each home when the roads around Barkway are dangerous for cyclists. The lack of public transport must be addressed.</p>	
<p>Policy BN H5 Framework for BK3</p>	<p>Amend Policy BN H5: Framework for BK3, as follows:</p> <p>Land identified in NHLP 2011-2031 as BK3 (shown on the Policies Map) is planned for the provision of 140 dwellings. Any scheme will have regard to the principles set in Barkway and Nuthampstead Design Codes and Guidance 2024, and take into account the policies in this Neighbourhood Plan relating to design and layout in addition to all Development will be supported where it addresses the following criteria:</p> <ul style="list-style-type: none"> a) The design, height and massing of development must should respect views across the site from Cambridge Road and maintain views across surrounding landscapes; b) Financial contributions will be secured to improve walking and bus access between Barkway and Nuthampstead and surrounding villages, notably Barley and the town of Royston where essential services are located, for community use and not just for travel between Barley and Barkway schools. The details will be agreed in consultation with Barkway Parish Council; c) eb) Land at the south-west of the site, is secured as a reserve site for primary education, should remain fallow or in agricultural use until such time as it is required for a school, but be clearly and should be delineated separated from the housing site by the planting and maintenance of a native hedgerow; 	<p>We raised a number of representations in respect of this policy and provided the Examiner with additional information during the examination. We welcome the proposed modifications as the policy now addresses those issues which have yet to be determined as part of a planning application for the site.</p> <p>The Examiner has not explicitly made proposed modifications in respect of the re-numbering of the criteria, but this will be done in order that the Policy makes sense and it does not affect the wording of the Policy.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>d) dc) To reduce impact on the countryside, provision of 'green roofs' on dwellings on the eastern part of the site will be encouraged expected as where it demonstrates sensitivity to the transition between the new village edge and the surrounding open fields;</p> <p>e) ed) Any public open space must should feature natural pockets of wildlife habitat, trees, hedges, and benches;</p> <p>f) fe) Unless otherwise agreed with the Local Planning Authority and Local Highways Authority a scheme should be submitted which provides for remedial work along Bridleway 17, to widen the route where the useable width is less than 4 metres, must be carried out to ensure the safety of walkers, cyclists, horses and their riders. Appropriate planting along Bridleway 17 will be required to should ensure the endurance of the wildlife corridor during construction and occupation of the new homes.</p> <p>g) g) No development shall be commenced until either the sewage works upgrade 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.</p>	
Para 4.1.30	<p>Amend the paragraph as follows:</p> <p>Infill development within the built-up area of the villages and extensions to existing buildings should be sensitively designed to reflect the character of the existing and adjacent buildings, and their surroundings. It is also important to preserve the amenities of existing residents. <i>Where appropriate, bringing forward brownfield sites will be supported in advance of Green field site.</i></p>	
Policy BN H6	Amend the policy as follows:	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Infill Development	<p>Small-scale and infill development will be supported provided that it is located within the built-up areas settlement boundary of the Barkway village, as shown on the Policies Map, is preferably on brownfield sites rather than greenfield sites and where it meets all the following criteria:</p> <ul style="list-style-type: none"> a) It retains views, open spaces and large gardens that contribute to the enjoyment of residents of the village and are important to the character and appearance of the Barkway conservation area; b) It does not increase have a significant adverse impact on traffic movements and exacerbate on street parking problems on Barkway High Street; <p>It is designed to reflect the local vernacular style, village layout, and character in accordance with Policy BNH1.</p>	
Policy BN H7	Delete policy BN H7 and all references to this policy elsewhere in the Plan.	
Policy BN NE1 Local Green Space	<p>The title of the policy and headings should refer to spaces rather than space.</p> <p>Modify the policy as follows:</p> <p>Policy BN NE1 Local Green Spaces The areas listed below, described in the text above and identified on the Policies Map, are designated as Local Green Spaces. Development on these sites will not be acceptable unless consistent with national policy for Green Belts.</p> <ul style="list-style-type: none"> L1 – Forest school site L2 – Field to the west of Rushing Wells L3 – Manyon’s field, including Withy Grove L4 – Carriage Wash and adjoining grass verge L5 – Barkway village pond L6 – Land encompassing Three Roods Lane L7 – Wheatsheaf Meadow Garden 	BPC have amended the title of the Policy and the relevant appendix.

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>L8 – Windmill Close L9 – Grove at Caylers Farm, Nuthampstead</p> <p>New development will only be allowed within designated Local Green Spaces where very special circumstances can be demonstrated, in accordance with the National Planning Policy</p>	
Para 4.2.7	<p>Amend final sentence of paragraph 4.2.7 as follows:</p> <p>The Herts and Middlesex Wildlife Trust has recommended the identification of all chalk rivers because of their rarity. In addition, both the River Lea Catchment Partnership and the Friends of the Rib and Quin action group will take an active interest in the protection of this river (see Appendix O– Action Plan for proposed actions to protect the river). More specifically, the Environment Agency has recommended the protection of the River Quin and provided guidance on a 10 metre boundary around the river; this was included in feedback to the Braughing Parish Neighbourhood Plan which features the same river. We have extended this protection to the tributaries of the River Quin, of which there are two significant tributaries around Nuthampstead, as any adverse impact on a tributary is likely to have a direct effect, downstream, on the River Quin. Support will be given to have extended extend this protection to the tributaries of the River Quin, of which there are two significant tributaries around Nuthampstead, as any adverse impact on a tributary is likely to have a direct effect, downstream, on the River Quin</p>	
Para 4.2.8	<p>Amend paragraph 4.2.8 as follows:</p> <p>Despite NHLP requiring only an 8 metre buffer for an average river, the River Quin is both a rare chalk stream and at considerable risk of damage from other sources, including pollution. In this circumstance, the Neighbourhood Plan is requiring The Parish Council and Parish Meeting will work with any development proposal which impacts the buffer zones around the River Quin and its tributaries to secure a level of protection slightly higher than that in the NHLP. This is a detail which remains in general</p>	

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	conformity with the strategic policies contained in the Local Plan, to ensure development in the Neighbourhood Plan area is sustainable.	
Policy BN NE2 River Quin Protection	Amend Policy BN NE2 as follows: The River Quin, which originates in Barkway, is a protected chalk river, and no development will be permitted within Any development scheme adjacent to the River Quin should be designed with a naturalised buffer zone of at least 10 metres from the top of the bank of the river, or its tributaries, in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.	
Policy BN NE3	Amend Policy BN NE3 as follows: Development will be supported where it: a) Has a positive impact on designated local wildlife habitats or corridors listed above; ba) Aims to Protects and enhances designated local wildlife habitats and corridors wherever possible in accordance with national policy; eb) Seeks to retain and restore existing hedgerows and protect mature trees (in particular trees framing the war memorial in Nuthampstead and the avenue of trees in Bell Lane leading towards The Woodman) and encourages the planting of new hedgerows and woods, on condition that where they do not adversely impact on important views; d) Results in no net loss of biodiversity; ec) Keeps Minimises outside lighting to a minimum to avoid disturbance to nocturnal species and preserves dark skies the view of the night sky.	The Examiner has not explicitly made proposed modifications in respect of the re-numbering of the criteria, but this will be done in order that the Policy makes sense and it does not affect the wording of the Policy. BPC have amended the Neighbourhood Plan accordingly.

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>The wildlife site at Barkway Chalk Pit will be protected and managed in accordance with North Herts Council Greenspace Action Plan 2018-2023 and its Appendix 2023-2028.</p> <p>Schemes that would decrease the biodiversity value of sites which contain habitats listed in Section 41 of the NERC Act should be avoided unless the benefits of development clearly outweigh any impacts, and a mitigation hierarchy is applied. See Appendix D.</p>	
Policy BN NE4 Important Views	Amend policy to delete View 5	<p>The Examiner has not explicitly made proposed modifications in respect of the re-numbering of the criteria, but this will be done in order that the Policy makes sense and it does not affect the wording of the Policy.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>
	Amend first word of first paragraph to Fourteen , to read: Fifteen Fourteen important views are identified on the Policies Map and are listed below:	
	<p>Amend the final paragraph to read:</p> <p>Any new development within these important views must should ensure that key features of these views can continue to be enjoyed. Any major Where appropriate to the scale, location and type of development, proposals should must include an assessment of the visual impact of that development on these important views. Proposals where a harmful impact is identified will only be permitted supported where appropriate mitigation measures can be delivered.</p>	
Policy BN NE5 Chestnut Avenue Protection	<p>Amend the policy to read:</p> <p>The avenue of chestnut trees on Cambridge Road on the approach to Barkway from the north are an important part of the setting of Barkway and a significant feature of the area. Any development must not have a negative should not have a harmful impact on this group of trees.</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Policy BN HA1 Designated Heritage Assets	<p>Amend the policy as follows:</p> <p>Policy BN HA1 Designated Heritage Assets Cokenach</p> <p>Development proposals which have an impact on designated heritage assets, including all listed buildings and the Grade II listed Historic Park and Garden of Cokenach, will take account of the historic fabric, the significance of the asset and the contribution of its setting to that significance. A statement setting out any adverse impacts on the asset and its setting, along with any proposed mitigation measures will be required. Proposals must preserve, or where possible enhance, the asset and its setting.</p> <p>Development proposals to restore, enhance and facilitate good conservation management through a Conservation Landscape Management Plan for Cokenach will be encouraged.</p>	
Para 4.3.27	Include text in paragraph 4.3.27 to make reference to the new policy map	
Policy BN HA2 Non-Designated Heritage Assets	<p>Amend the policy as follows:</p> <p>The following non-designated heritage assets have been identified as having local historic importance:</p> <ul style="list-style-type: none"> • The Chalk Pit, Royston Road • World War II anti-tank pillar, High Street • Flint House and Chestnut Cottages, Cambridge Road • The Chaise and Pair, 1 High Street • The Coach House, High Street • Stallibrass Almshouses • Ashgrove • The Tally Ho Public House • Newsells Historic Park & Garden 	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>Development proposals which affect these non-designated heritage assets, or are within their setting, should avoid or minimise any harm to their significance. include a proportionate description of their significance and the impact of the proposals on it must be provided by applicants, to enable a balanced judgement to be made, having regard to the scale of any harm or loss and the significance of the asset.</p> <p>Development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk based assessment informed by an analysis of the Hertfordshire Historic Environment Record and, where necessary, a field evaluation.</p>	
	<p>Add a policy map extracted from Appendix G of non-designated heritage assets.</p> <p>Include text in policy to make reference to the new policy map and in paragraph 4.3.27</p>	
	<p>Delete Ashgrove as one of the assets and remove all references including photographs from the Neighbourhood Plan including with reference to Ashgrove in respect of the description of View 11 in Appendix E.</p>	<p>The Examiner has proposed the modification to delete Ashgrove from the list of non-designated heritage assets at the request of a local resident. The Parish Council confirmed with the Examiner that it was in agreement with the local resident.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>
Policy BN L1 Valued Community Assets	<p>Amend the first sentence in the policy as follows:</p> <p>Permission Proposals for a change of use of these facilities must should be supported by evidence that the facilities were no longer used with no likelihood that re-use was possible or desirable, or that their active use was to be replaced elsewhere and would still benefit village residents, assessed in accordance with North Hertfordshire Local Plan Policies ETC7 and HC1.</p>	<p>Note : this amendment refers to the 1st full paragraph in the policy, rather than the 1st sentence.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Policy BN L2 Existing Pubs	<p>Amend the first two paragraphs of Policy BN L2 to read:</p> <p>The conversion of existing pubs (The Tally Ho in Barkway and The Woodman Inn in Nuthampstead) to any other uses will be supported strongly opposed unless, following viability assessment and public consultation, where it is in accordance with Local Plan policy ETC7 and it can be clearly demonstrated that they are the use is no longer not financially viable and no longer required by the community.</p> <p>Proof of viability must be robust and could include CAMAR's CAMRA's <u>Public House Viability Test*</u> or be supported by a District Valuer Services* report.</p>	*the underlining in the last paragraph are hyperlinks to those websites in the electronic version of the Neighbourhood Plan
Policy BN L3	<p>Amend policy BN L3 as follows:</p> <p>Proposals that would contribute positively to the development of the community hub to serve the villages of Barkway and Nuthampstead will be encouraged. The first option to be considered would be including extensions/improvements to existing facilities. Such proposals must should demonstrate how they will accommodate visitors of all ages and abilities, including those with dementia.</p>	
Para 4.4.14	<p>Delete first two sentences at paragraph 4.4.14</p> <p>Barkway Stud utilises a number of paddocks throughout the village, but the central stables lie at the bottom of Burrs Lane. A successful working stud farm breeding ponies for children, it also provides space for livery and has a ménage in which horses can be schooled. Cokenach cricket ground lies in beautiful surroundings on the edge of the Cokenach Estate. Having moved from its previous ground, the club now has a new pavilion which can be hired for events. The teams (of all ages) play a full calendar of fixtures in the season and there is a thriving coaching programme for youngsters. Many former members now play at District and County level and the club's ECB coaches work with local schools to encourage participation in the sport.</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Para 4.4.16	<p>Delete paragraph 4.4.16:</p> <p>The communal area behind Windmill Close is a pocket of open land in a residential area which has now been given by NHC on a long term lease to the Parish Council. It has been used by generations as a safe place in which children can play and also as an area for all ages to hold community barbecues and other social gatherings. The area is accessed through gates in the back gardens of the residents, via a footpath leading from Windmill Close, and is easily accessible from the BK2 housing development.</p>	
Policy BN L4 Protected Recreational Open Space	Amend Policy BN L4 to delete the reference to R2 Windmill Close	<p>The Examiner has not explicitly made proposed modifications in respect of the re-numbering of the criteria, but this will be done in order that the Policy makes sense and it does not affect the wording of the Policy.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>
	Amend the policy maps as appropriate	
	<p>Amend the word 'permitted' to 'supported' in the final sentence:</p> <p>Proposals for development on this land will only be permitted supported where it retains or enhances the provision, quality and accessibility of the open space in accordance with Policy NE5 in NHLP.</p>	
Policy BN E1 Preserving and Developing Local Employment Opportunities	<p>Amend first paragraph as follows:</p> <p>Development proposals that would support the retention of existing businesses and the development of new local employment opportunities within the settlement of Barkway will be encouraged, including artisan businesses, provided that the proposal is appropriate to the location in terms of size, scale, function, catchment area and / or historic and architectural character as identified in Local Plan policy ETC2they do not conflict with other policies in this plan. In Nuthampstead, rural business will be supported in accordance with policies on rural areas beyond the Green Belt including Local Plan policy CGB1.</p>	<p>In our representations, we suggested that some additional details were needed in the policy. The Examiner's proposed modifications address the suggestions that were made.</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>Amend the second paragraph as follows:</p> <p>Support will be given to employment proposals Expansion of existing industrial operations should be accompanied by an appropriately detailed that include an emissions reduction plan and the adoption of a ‘adopt best practice approach for emissions control and waste management. This must refer to any risk to further pollution of the River Quin.</p> <p>Amend the first sentence of the third section of the policy as follows:</p> <p>Proposals for the diversification of agricultural and land-based rural businesses will be supported provided:</p> <p>(a) The development is ancillary to the agricultural business or</p> <p>(b) The development supports the viability of the existing farm business</p> <p>(c) The development does not include domestic housing for sale.</p>	
Policy BN E2 Internet Infrastructure	<p>Delete ‘throughout the parish’ in the policy, to read:</p> <p>Provision of facilities to support the delivery of efficient and effective landline, fibre optic broadband to premises (FTTP) and mobile coverage throughout the parish will be encouraged, provided they are sensitively designed and located in accord with other policies in this Plan.</p>	
Para 4.6.1	<p>Amend Paragraph 4.6.1 as follows:</p> <p>There are currently surplus places at most age levels at local schools. The exception is for nursery and reception in the Barley and Barkway VA Church of England First Schools Federation for which only 15 places are available for each year’s intake, leading to children having to be turned away. Building works currently proposed at the Barkway School have planning permission and will make the current buildings</p>	<p>The Examiner’s proposed modifications reflect the most up to date position with regards to the school in Barkway provided by Hertfordshire County Council.</p> <p>The Examiner has made an error in the last sentence. The sentence should say ‘school</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p><i>more fit for purpose as the classrooms are small. These works are funded by the Diocese/school and through S106 contributions.</i> A major redevelopment of the Barkway premises is required to increase capacity to at least 25 for nursery and reception and to update the teaching and learning environment of the school. Pressure on the places for these younger age groups would increase if BK3 were to proceed. <i>Currently, there are 15 places available and therefore the schools are not at full capacity. Hertfordshire County Council consider there is sufficient capacity to mitigate demand from planned new housing growth.</i></p>	<p>is' not 'schools are' as the paragraph now only mentions Barkway School.</p> <p>This final sentence of the paragraph should read:</p> <p><i>Currently, there are 15 places available and therefore the school is not at full capacity. Hertfordshire County Council consider there is sufficient capacity to mitigate demand from planned new housing growth.</i></p>
<p>Policy BN T1</p> <p>Sustainable Transport Provision</p>	<p>Amend the policy as follows:</p> <p>Major development proposals, must are encouraged to positively contribute towards improvements in the quality of local transport services appropriate to its scale, type, and location, in order to ensure that residents have access to sustainable modes of transport.</p> <p>Financial contributions will be sought for Improvements could include:</p> <ul style="list-style-type: none"> • Provision of communal electric car charging points in Barkway village • Provision of a shared community autonomous vehicles transport • Contributions towards a village minibus 	
<p>Policy BN T3</p> <p>Public Rights of Way</p>	<p>Replace policy with the following:</p> <p>Development proposals that would lead to the loss or disruption of Public Rights of Way will not be permitted. Proposals to support the use of these Public Rights of Way by integrating them into larger network will be encouraged.</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	<p>In order to maintain Barkway and Nuthampstead's close links to the countryside and to ensure permeability between residential areas and services and facilities, development proposals should utilise opportunities to link into the wider footpath and bridleway network where applicable.</p>	
<p>Policy BN T4</p> <p>Safe and Accessible Walking and Cycling Routes</p>	<p>Amend policy as follows:</p> <p>Major developments should feature an be designed to help create and maintain an appropriate and proportionate package of safe and attractive walking and cycling routes that link schools, services, and facilities such as shops.</p> <p>The location and access arrangements of Proposals for new schools should promote safe and suitable access pedestrian safety by including widening existing footpaths and ensuring that they footpaths are well lit, and by reducing vehicular congestion.</p> <p>Proposals which incorporate travel plans that or include measures to improve the safety of local roads leading to local schools will be supported.</p>	
<p>Policy BN T5</p> <p>Vehicle Parking in Residential Development</p>	<p>Amend the first part of the policy as follows:</p> <p>New residential development must should seek to minimise on increase off street parking in Barkway and Nuthampstead particularly in Barkway High Street, Cambridge Road, Royston Road, Church Lane, Chapel Close, Windmill Close and Periwinkle Close.</p>	
<p>Para 5.3.2</p>	<p>Amend the paragraph as follows:</p> <p>Barkway Parish Council and the Nuthampstead Parish Meeting team will request these priorities be reflected in s106 agreements, where appropriate <i>necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The Parish Council and Parish Meeting</i> will also direct funding</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
	received from any future Community Infrastructure Levy (CIL) and other funding streams towards projects which fall within these priorities as and when opportunities arise.	
Policy BN I1 Spending Priorities	Amend the second paragraph of Policy BN I1: The Parish Council will request that these priorities are should be reflected in section 106 agreements, where appropriate necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Additionally, the Parish Council and Parish Meeting and will direct funding support proposals to fund priority schemes identified in Appendix O from any New Homes Bonus, Community Infrastructure Levy, or other funding streams, towards projects which fall within these priorities.	

Other proposed modifications to the Appendices for the neighbourhood plan

Appendix Reference	Examiners Proposed Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Appendix B	References renumbered if any changes to the Local Green Spaces	
Appendix G	Amend any references to non-designated heritage assets	BPC have amended the Neighbourhood Plan accordingly.
Appendix I	Delete from the Neighbourhood Plan	BPC have amended the Neighbourhood Plan accordingly.

Appendix Reference	Additional Modifications	Comments from North Herts Council, Barkway Parish Council or Nuthampstead Parish Meeting
Appendix E	Remove reference to V5 in Appendix E and anywhere else, and re-number views	<p>The Examiner has not explicitly made proposed modifications in respect of Appendix E to delete references to View 5 in Policy BN NE4 (as outlined on Page 14). This will be done in order that the details in the Appendix match the proposed modifications in the Policy.</p> <p>BPC have amended the Neighbourhood Plan accordingly.</p>