

Item 8 – 25/03149/RM – Land Between Royston Road and Cambridge Road, Barkway - Updates

Clarity on the Draft North Herts Design Code:

Reference has been made throughout the main body of the officer report to policies contained within the Draft North Herts Design Code. The report does not clarify the weighting to be given to the design code. Given that the design code has not yet been adopted, the weight given by officers in consideration of this application is limited.

Summary of consultee comments received following 19/03/26 reconsultation:

The reconsultation was to notify interested parties of the receipt of amended plans and documents that had been corrected to include Bridleway 018 to the northeast of the site. Amendments had also been made to the landscape management plan and planting plans.

All comments received are available to view in full on the NHC website.

- Environment Agency:
 - No comments.
- Barkway Parish Council:
 - Concerns relating to the balance of visitor parking throughout the site.
 - Difficult to distinguish the planting scheme along the southern boundary of the site.
 - No 'Overall Site Perspective' plan of the site viewed from the south.
 - Want to see continuation of hedging along bridleway and ensure that no changes are made to the gated entrance onto Cambridge Road.
- Environmental Health:
 - No further comments.
- HCC Highways:
 - No objection.
- Natural England:
 - No objection –The mitigation suggested by Natural England was considered at the outline planning stage within the officer report and it not relevant to this reserved matters application.
- NHC Housing Officer:
 - Repeat of original consultation response raising concerns around the provision of the two bungalows and that one bungalow should be changed to a 3-bed M4(3) bungalow. These comments have been addressed within the officer report.
- Lead Local Flood Authority:
 - Addressed within the officer report. Objection to the discharge of Condition 21, which no longer forms part of the consideration of this application.
- HCC Public Rights of Way:
 - No additional comments.
- NHC Ecologist:
 - No objection subject to Ecological Enhancements condition.
- Sports England:

- No comments.
- Anglian Water:
 - No comments.
- Historic England:
 - No comments.

Recommended Additional Condition:

In order to comply with the implementation of the Future Homes Standard of March 2028, some, but not all plots, within the development will need to meet this standard, which includes the installation of PV panels. It is not know which plots would require solar panels and therefore the following condition is therefore recommended.

‘Prior to their installation, details of any solar photovoltaic (PV) panels to be installed as part of the development hereby approved, including their siting, design and appearance, shall be submitted to and approved in writing by the Local Planning Authority. The PV panels shall thereafter be installed in accordance with the approved details.

Reason: To ensure that any solar photovoltaic panels are appropriately designed and integrated into the development, in the interests of high-quality design, in accordance with Policy D1 of the North Hertfordshire Local Plan and Section 12 of the National Planning Policy Framework.

Amendment to Existing Conditions:

Condition 6 - Ecological Enhancements

The applicant has requested that pre-commencement conditions be avoided where possible. Therefore, Condition 6 has been amended to be ‘prior to above slab level’

Original wording:

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat boxes in buildings/structures and hedgehog highways has been submitted to and approved in writing by the local planning authority. Swift bricks should be used where building heights allow.

To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031) and the National Planning Policy Framework.

Amended wording:

Prior to any above slab level development approved by this application, an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat boxes in buildings/structures and hedgehog highways must be submitted to and approved in writing by the local planning authority. Swift bricks should be used where building heights allow.

To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031) and the National Planning Policy Framework.