

**Examination of the North Hertfordshire Local Plan (2011-2031)**  
**Examination hearing sessions**  
**Statement of North Hertfordshire District Council**

**Matter 11 – The housing allocations and the settlement boundaries: the Category A villages – Barkway BK1, BK2 & BK3**

***11.5 Are all of the proposed housing allocations deliverable? In particular, are they:***

***a) confirmed by all of the landowners involved as being available for the use proposed?***

1. Yes, the landowners of all three sites confirm they support the allocations and their deliverability for housing. (ED3, (appendix1 p.14)) An outline planning permission application for 12 dwellings was granted in June 2017 for site BK1. [16/02237/1].

***b) supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?***

2. No site specific objections to the allocations have been received from the highways authority.
3. Each site has highway frontage for vehicular access and links into the pedestrian footpath network. PRoW Barkway 018 is a Bridleway running along the northern boundary of site BK3 which is crossed by Barkway 017, a Bridleway running north-south through the site. Both PRoWs link into Cambridge Road and 017 also links into Royston Road.

***c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?***

4. Yes. All the sites have been considered through the SHLAA and are considered suitable locations for development having regard to potential constraints (HOU9, site refs BK1, BK2 and BK3 (19 & 22). See Appendix 3, p.24 and Appendix 4, p.32).
5. The Infrastructure Delivery Plan (TI1) and Local Plan Viability Assessment Update (TI2) show that these developments are deliverable in infrastructure planning terms. The likely significant environmental affects of allocating the site have been considered through the Sustainability Appraisal (LP4, Appendix 6, pp.548-552).

6. No fundamental constraints to development have been identified. Site-specific criteria for these sites are identified in the plan (LP1, Section Four – Communities, Barkway pp.143-144). These will be supplemented by the generic development management policy requirements that apply to all sites in relation to issues including (but not limited to) affordable housing, housing mix, transport, design and heritage.
7. Barkway is also supported by a range of facilities in the neighbouring village of Barley to the north.

***11.6 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?***

8. Yes. All of the proposed housing allocations in Barkway are justified and appropriate.
9. In broad terms, each allocation in the plan is justified by (see the Council's Statements on Matters 5, 7 and 9):
  - The need to seek to meet the Objectively Assessed Need (OAN) for housing as far as is consistent with the policies set out in the NPPF in a district that is currently highly constrained by Green Belt and other considerations;
  - The 'presumption in favour of sustainable development' and plan-making requirements set out in Paragraph 14 of the NPPF. Potential adverse impacts and specific policies in the Framework which indicate development should be restricted have been properly considered. Mitigation measures have been identified to address key issues. A balanced planning judgement has been made on the benefits and impacts of each individual site.
  - The significant majority of the deliverable and developable sites identified in the SHLAA (HOU9) being required for allocation if the District is to be able to meet the OAN;
  - No preferable, deliverable alternative sites existing which would allow OAN to be met over the plan period in a substantively different way;
  - There being no reasonable prospect of other authorities in shared housing market areas being in a position to assist under the Duty to Co-operate should North Hertfordshire have resolved not to meet its OAN in full.

**Site BK1**

10. Outline planning permission application for 12 dwellings was granted in June 2017. [16/02237/1].

**Site BK2**

11. Barkway is a Category A settlement within the district settlement hierarchy where draft policy SP2 (as amended) allows general development within the defined settlement boundary.

12. Site BK2 lies to the north-west of Barkway, the northern part is located in an area currently designated as Rural Area Beyond the Green Belt. The site provides an opportunity to contribute to the District's five year supply.
13. The site is bordered by residential development on the east and south sides and agricultural land on its north and west sides. It is well bounded to the north and west by established planting providing a clearly defined boundary. The site is currently a greenfield area and has amenity value as a recreational area. It is considered that part of the site could be retained as open space.

### Site BK3

14. Site BK3 lies to the north of Barkway in an area currently designated as Rural Area Beyond the Green Belt. The site provides an opportunity to contribute to the District's five year supply.
15. The site is well bounded to north, east and west by fences and hedgerow planting. At present there is no physical border that defines the boundary between this site and the land to the south held by Hertfordshire County Council as a reserved school site. To the north of the site is the managed estate of Newsells Park Stud providing a clear boundary to any development.
16. The site comprises an area of Grade 2 Agricultural Land. Where significant development of agricultural land is demonstrated to be necessary, Paragraph 112 of the NPPF says local planning authorities should seek to use poorer quality land in preference to that of a higher quality. The Housing and Green Belt background paper (HOU1, p.21) shows that limiting new housing development on the basis of agricultural land quality would significantly impact the District's ability to meet its housing needs.

### ***11.7 Are all of the proposed allocations the most appropriate option given the reasonable alternatives?***

17. The proposed allocation of site BK1, BK2 and BK3 represent the only reasonable alternatives for the expansion of Barkway beyond its existing limits. HOU1 (Appendix 2, p.54) shows all potential sites identified within and around Barkway that were assessed. The sites which were allocated were deemed to represent better opportunities considering the overall amount of development for Barkway.
18. The sites not proposed for allocation through the plan are generally less preferable due to flood risk constraints, proximity to Heritage Assets or within Archaeological Areas.

***11.8 Is the proposed settlement boundary:***

***a) consistent with the methodology for identifying the settlement boundaries?***

***b) appropriate and justified?***

19. The Council's proposed amendment to the supporting text of Policy SP2 (LP3, amendment to paragraph 4.13, p.2) makes clear that settlements are those areas excluded from the prevailing policy designation of the surrounding rural area.

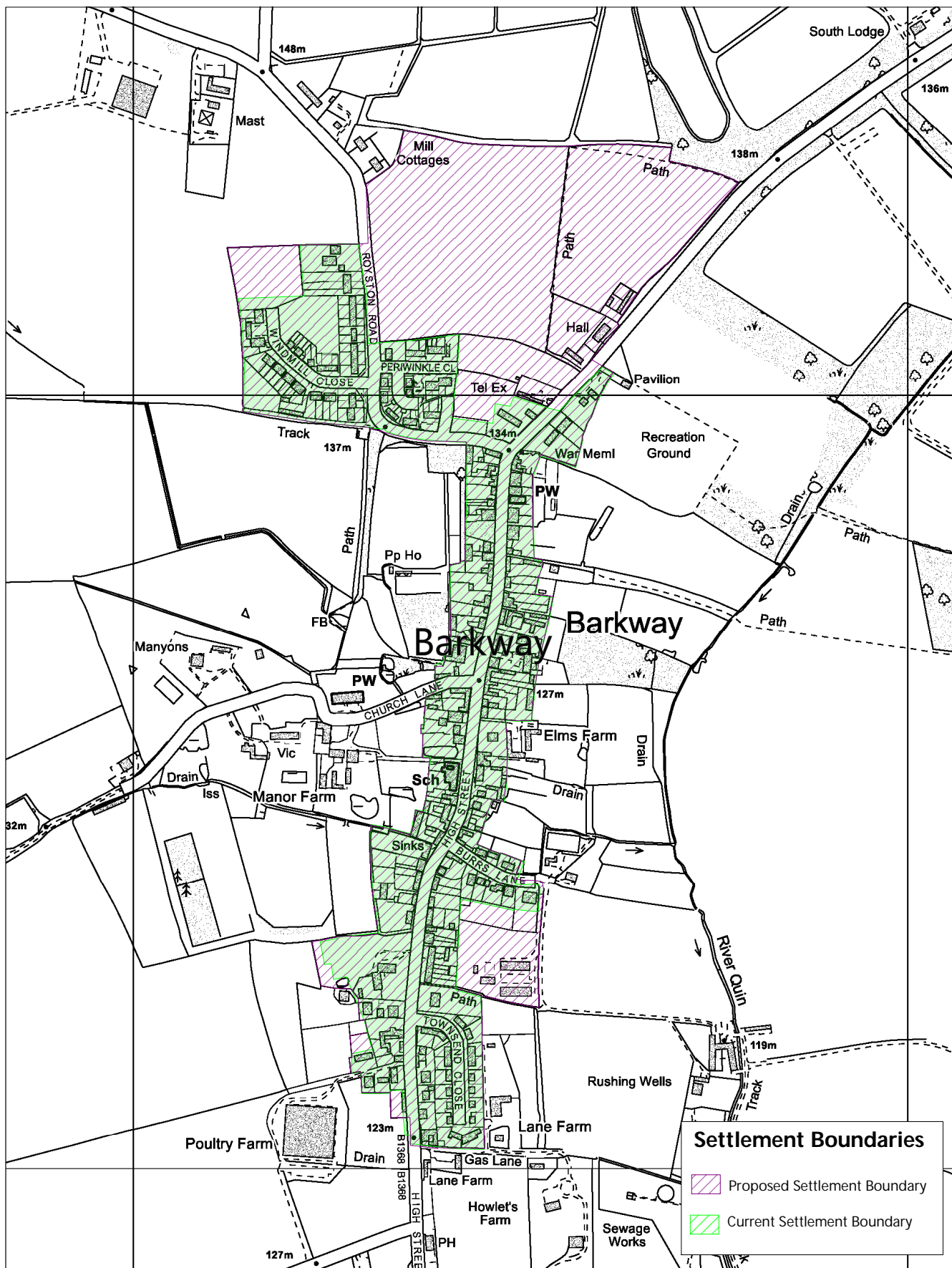
20. The settlement boundary has been drawn to encompass the existing developed extent and the allocated sites. It provides the opportunity for future development within the built core and is justified by consistency with policy SP2 Settlement Hierarchy.

21. A map showing the existing and proposed settlement boundaries for Barkway is attached to this Statement as Appendix 1 to aid interpretation.

**Appendix 1: Current and proposed settlement extent of Barkway**

Plan overleaf.

Barkway



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Date: 10:10:17

