



Barkway & Nuthampstead Neighbourhood Plan 2018–2031 Consultation Statement



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1. Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Barkway and Nuthampstead Neighbourhood Plan (B&NNP) and which requires that a consultation statement should:

- Contain details of the people and bodies who were consulted about the proposed Neighbourhood Plan
- Explain how they were consulted
- Summarise the main issues and concerns raised
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

2. Aim of consultation process

Barkway and Nuthampstead Neighbourhood Planning Committee (B&NNPC) embarked on the process of community consultation with the following aims:

- To engage all sections of the community in the opportunity to shape the future of Barkway and Nuthampstead through the creation of a Neighbourhood Plan
- To strengthen the sense of community by ensuring the Plan was informed by the views of local people and stakeholders
- To engage as many local people as possible in the neighbourhood planning process
- To ensure that outcomes from key consultation events are reflected in the policies contained within the Plan

3. Background

On 28th November 2013 the Parish Council of Barkway, along with representatives of the Parish Meeting of Nuthampstead, held a well-publicised meeting where the principles of forming a Neighbourhood Plan were set out and the option for joining together as one Designated Area were put forward. The relevant aspects of the Localism Act were explained.

The three roles of the concept of Sustainable Development were expanded:

1. *The Economic role*: which would not be highly relevant to the neighbourhood, except for the provision of infrastructure.

2. *The Social role:* to provide high quality housing and buildings to meet current and future needs with accessible local services for health, social and cultural well-being.
3. *The Environmental role:* To help protect and enhance our natural, built and historic environment, to help improve biodiversity, to use natural resources prudently, to minimise waste and pollution and to move to a low-carbon economy.

The principal aim was to develop a shared vision for the neighbourhood, choosing if and where new homes, shops, business premises and other amenities should be built and to influence their outward appearance. These would include the balance of 'affordable' family and retirement housing as well as identifying and protecting important green spaces.

A team was formed, led by a member of the Barkway Parish Council, to initiate the project. It comprised persons of a variety of ages, stages and situations in life, some of whom could contribute time and energy to the project and some who were occasional volunteers. Simultaneously Barkway Parish Council and Nuthampstead Parish Meeting made a joint application to NHDC to become a Designated Area which was granted on 5th August 2014.

The principal element in the consultation process was a questionnaire containing 82 questions on a wide range of issues which was delivered to every residence in Barkway and Nuthampstead. The areas of questioning were partly based on responses to a previous survey conducted in Barkway in 2007.

The Questionnaire included questions about:

- The occupants of each household, their ages, genders and time living in the neighbourhood
- The desirability and attractions of living in the neighbourhood
- The desirability or otherwise of future domestic, commercial and industrial buildings
- The number of such buildings that the neighbourhood could support without detriment
- The design, style and scale of any new buildings
- Recreation facilities
- Sustainability and the economy
- Communications
- Church and Chapel
- Health care
- Schooling
- Transport
- Highways, traffic, road safety and parking
- Street lighting
- Crime and policing

- Refuse collection
- Hopes and aspirations for the future of the neighbourhood

Responses were collated and a public meeting was held to explain the findings of the questionnaire and to update residents on progress. The draft Neighbourhood Plan was produced in 2015 which went out to wider consultation. The process stalled at this point and eventually in April 2017 at a meeting with North Herts District Council it became apparent that the Neighbourhood Plan must mirror the Local Plan which was still in progress. It was reluctantly decided that the Plan would have to be put on hold until the draft NHDC Local Plan had been published.

In 2018 it was decided to resurrect the plan and an initial meeting was held on 27 November 2018 between representatives from Barkway Parish Council, Nuthampstead Parish Meeting and planning consultants from GovResources. On 10 December 2018 formal approval was given to form the Barkway and Nuthampstead Neighbourhood Planning Committee (B&NNPC) with the aim of getting the previously shelved plan approved by NHDC with the help of Planning Consultants, GovResources.

On 23 January 2019 the 1st meeting of the B&NNPC was held and terms of reference agreed (see Appendix 1).

4. Neighbourhood Plan Consultation 2015: Questionnaire Analysis

As set out above, the main element of the 2015 consultation process was the questionnaire, the responses of which were analysed as follows.

Section 1 - Response Data

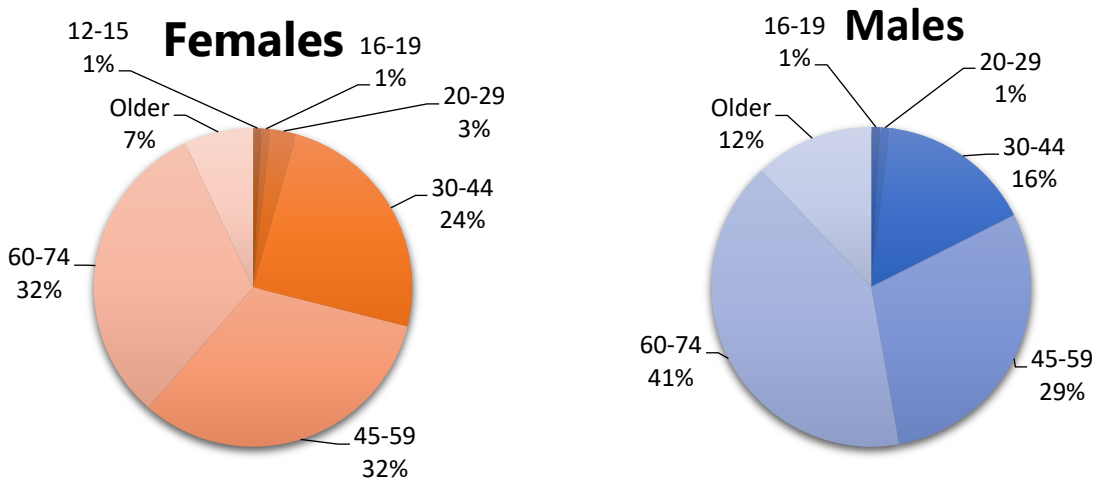
- 359 questionnaires were delivered to residential dwellings
- 14% of those were to homes in Nuthampstead
- 229 responses were received (of which 65 were hard-copy, the bulk being completed on-line)
- 51% of the households responded
- Response rates between Barkway and Nuthampstead were broadly similar

Section 2 - Respondents' demographics

- 49% of the households contained 2 people
- The average household size was 2.6 people
- Fewer than 25% of the households had children below 8 years of age
- 50% of households contained people of pensionable age
- The average length of time living in the community was 18 years

- 52% of the respondents were female
- The overall average age was about 56

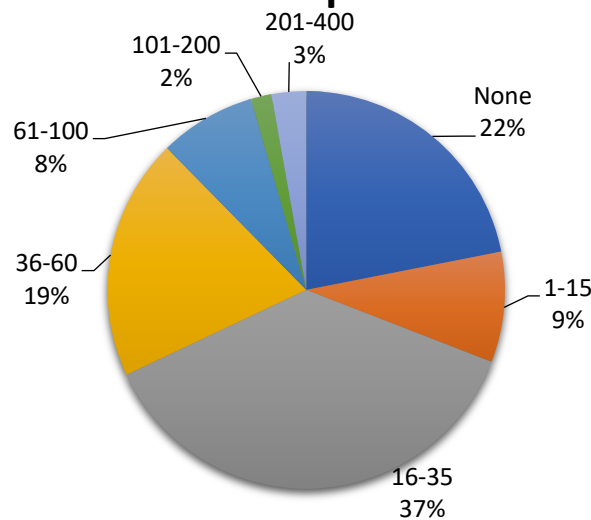
Age profile of respondents



Section 3 - The Level/Amount of Future Development

78% of responders addressed this topic.

Desirable Level of Future Development

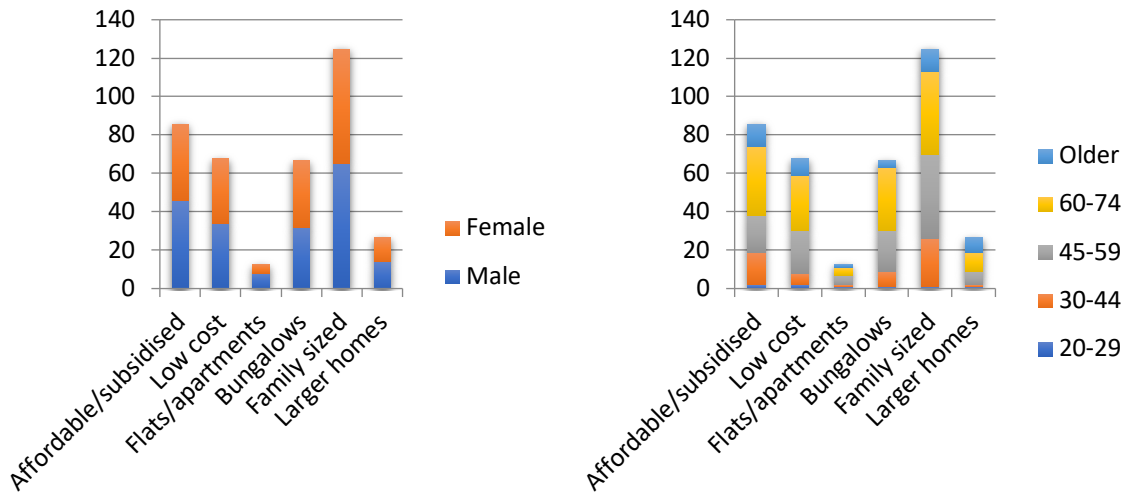


Number of new dwellings, and percentage support.

- Of those that checked "None" (a very atypical group)
 - Two thirds were female
 - 40% were under 45 year of age
 - They had lived in the neighbourhood for less than 10 years

Section 4 - Types of Housing in any Future Development

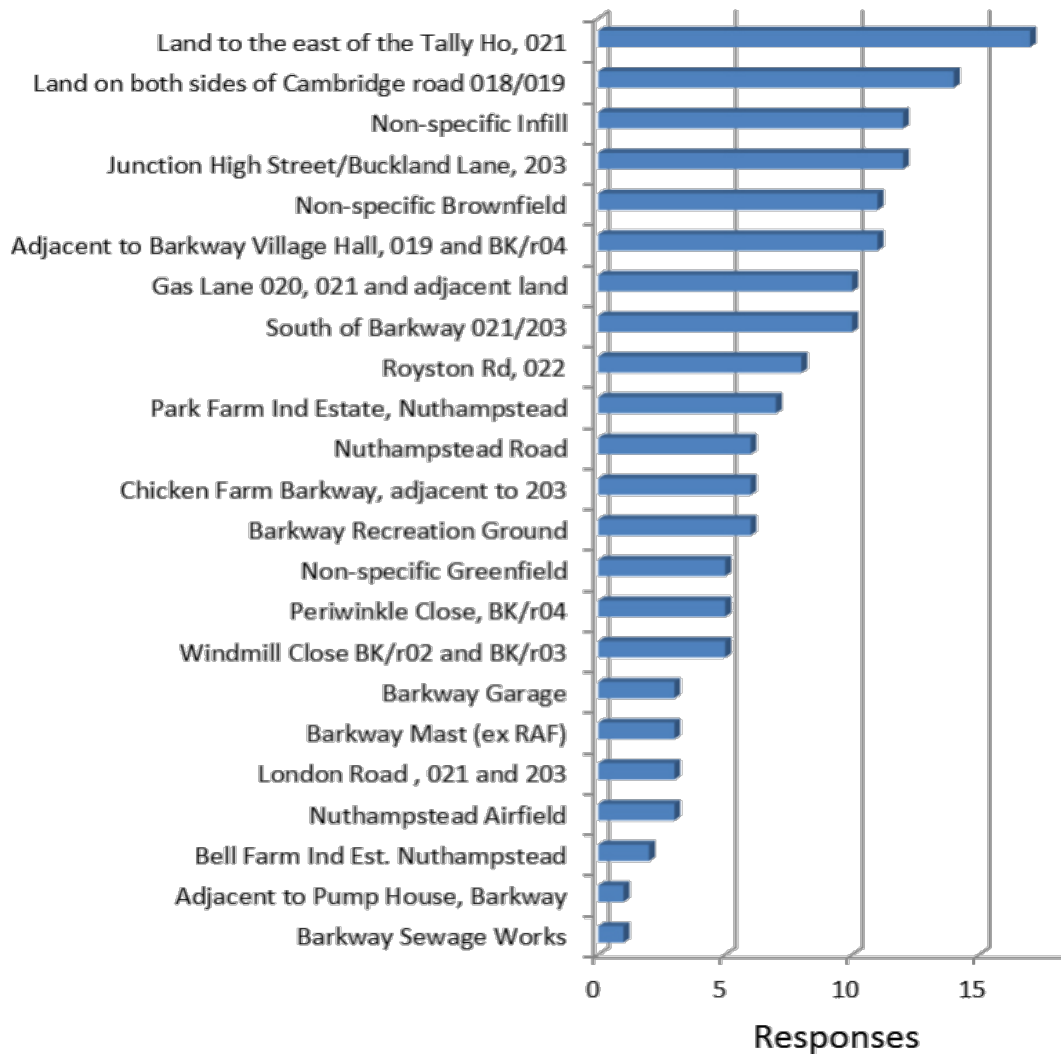
79% of responders addressed this topic.



- Family sized houses and “affordable”, so subsidised accommodation, as well as low cost houses were the preferred choice of most people evenly distributed across gender and age range
- Flats and larger homes were not popular options

Section 5 - Locations for any Future Development

78% of responders addressed this topic.



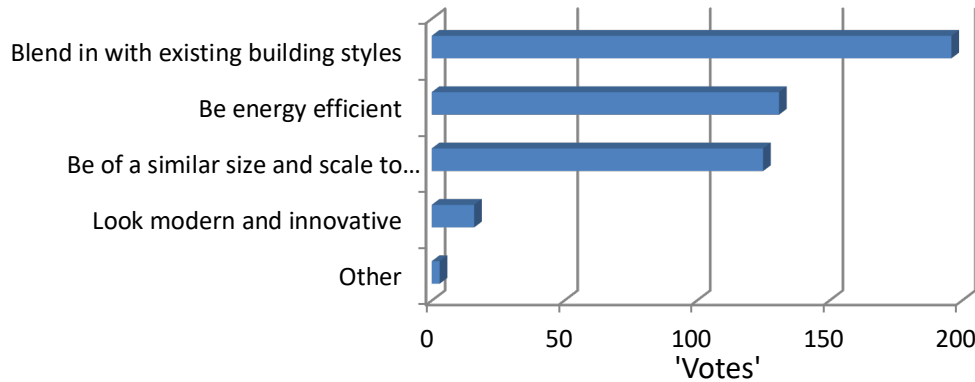
References are from NHDC Strategic Housing Land availability assessment - 2013 update

There was strong resistance to developing greenfield sites

- Two questions addressed this topic. One (78% responses) asked about the size of development that the neighbourhood could support. The other (34% responses) asked about preference, what people would like to see. As indicated in section 3, females in the younger age groups indicated fiercer opposition to any development than others
- Generally, people were ambivalent about receiving funds in exchange for agreeing to further development

Section 6 - Types of Buildings in any new Development

93% of respondents addressed this issue



Section 7 - Business Development

93% of respondents addressed this topic.

- There is ambivalence about whether or not new businesses would be welcome
- Nuthampstead already has two business parks about which there are a number of complaints especially about traffic movements
- There was considerable opposition from Nuthampstead to additional business parks
- There were many comments on what type of businesses would be suitable. It was thought that home-working, office and support services would be of benefit. Craft activities should be encouraged but not those that would pollute with noise or dirt/dust, etc.
- Retail outlets would be much appreciated especially a general store and post office

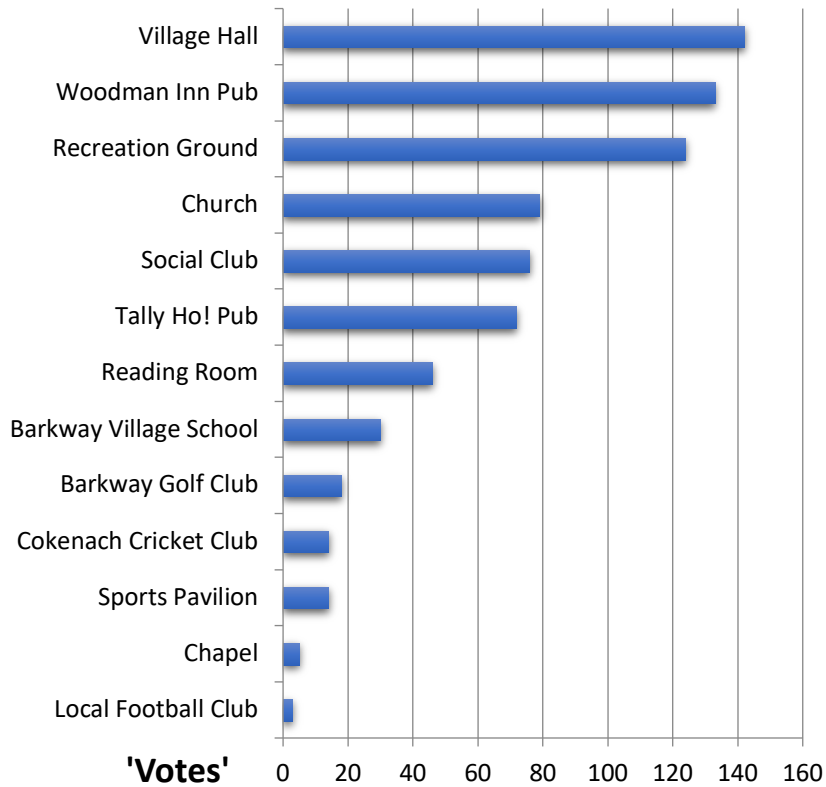
Section 8 - Recreational / Social Facilities and Amenities

91% of respondents addressed this topic.

There were many suggestions as to how these facilities could be improved.

- Suggested additional facilities included:
 - Tennis court
 - Playground equipment
 - Gym facilities
 - Children's and teenagers' activities
 - Bowling green
 - Football pitch
 - Swimming pool
 - Badminton / basketball / squash courts

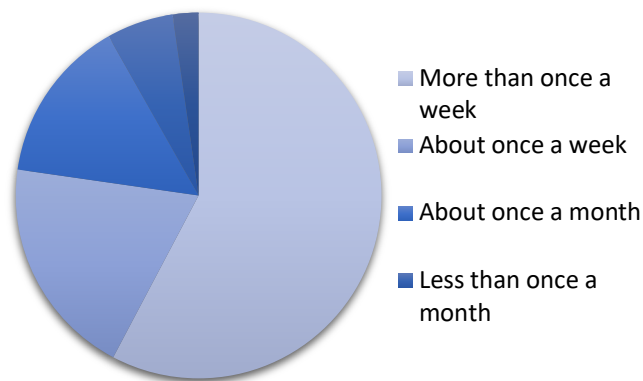
- Archery, etc., etc.



Section 9 - Field / Footpaths and Walking

93% of respondents address this topic

- This is a core village activity used and enjoyed by the vast majority
- The views and paths all around the villages are very popular
- Most people use the footpaths at least weekly



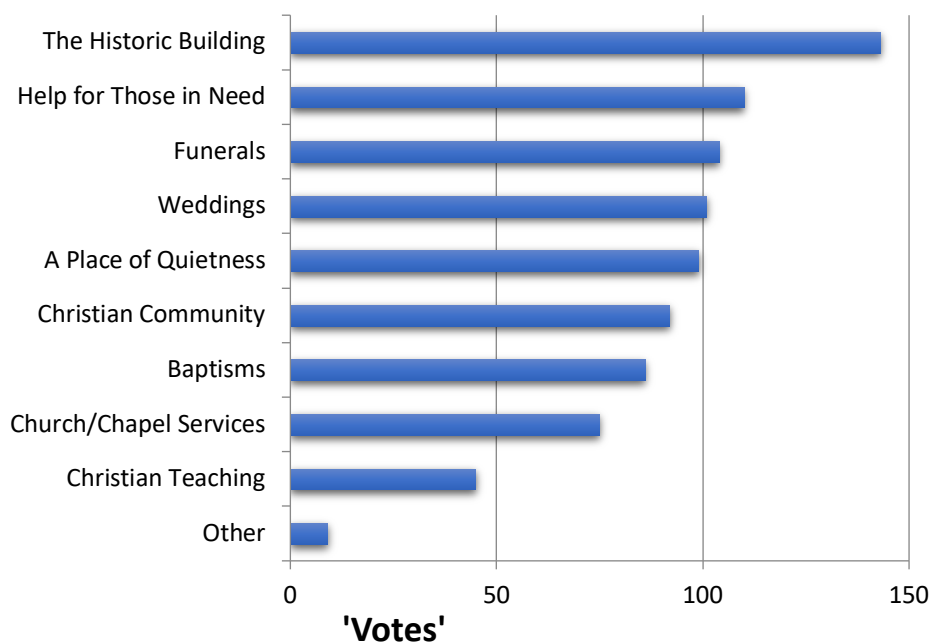
Section 10 - Communications

88% of respondents address this topic.

- People are happy with the information they receive about local events from the Parish Diary, notice boards and Barkway Village website (those that log in)
- There is considerable frustration and dissatisfaction with Broadband performance particularly the low speeds

Section 11 - Christian Presence

81% of respondents address this topic.



- Among the older age groups, the Church and Chapel are very much appreciated. Below the age of 45 this interest declines sharply
- A number of people suggested that the Church building should be used for a wider scope of activities - concerts, events, festivals and other community-based gatherings. "It should become again the centre of village life"

Section 12 - Health Care

88% of respondents addressed this topic.

- People are happy with the health care in the community
- Most people realise that, although it would be nice to have their own surgery and health visitor, this is an unrealistic proposition bearing in mind that there is a very well-staffed and equipped surgery two miles away in Barley
- Very few people (6%) addressed the issue of health care for the elderly

Section 13 - Education

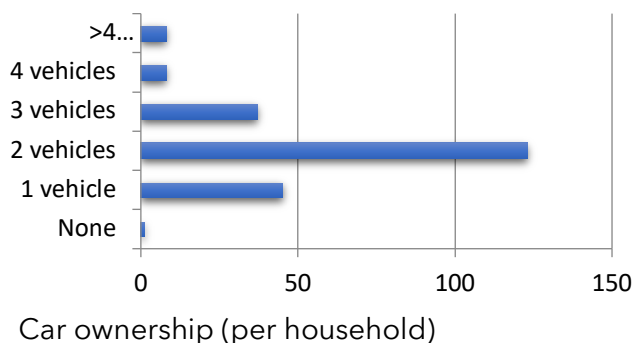
81% of respondents addressed this topic

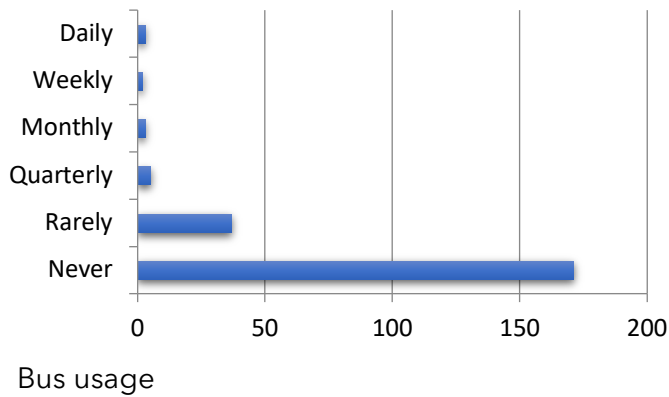
- There was very little interest in anything specifically to do with school provision
- Most respondents (64%) had no interest in First School provision although people thought that having a 'primary' school in the community was a good thing

(Bearing in mind the age and demographic profile of respondents, this is not surprising. With an average age of respondents being about 56, few would have had any personal interest in school provision.)

Section 14 - Transport

97% of respondents addressed this topic



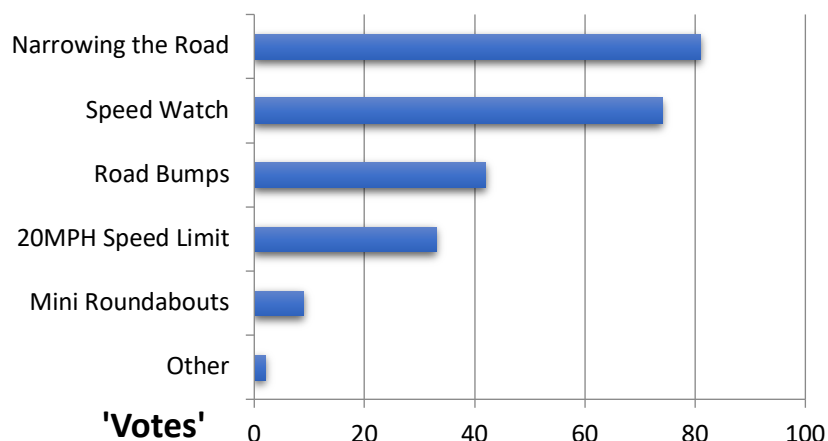


- Those that use the bus service use it mainly for shopping
- Few people had an opinion about the bus service
- 24% suggested how the service might be improved. Suggestions included a more frequent, regular and punctual service and a wider range of destinations
- By implication, most people realised that with a high level of car ownership in the community, the viability of maintaining the current level of service must be in question

Section 15 - Traffic

83% of respondents addressed this topic.

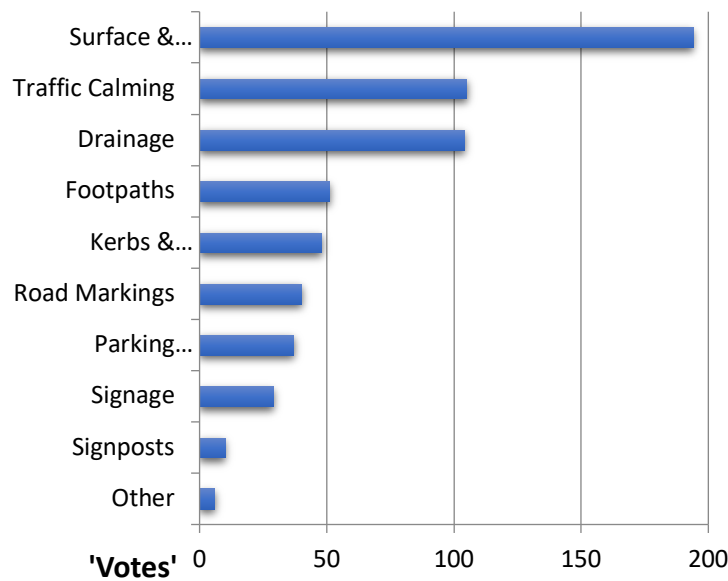
- There was a strong feeling that speeding was a significant issue
- A number of traffic calming measures were endorsed
- Opinion is evenly divided about the issue of on-street parking
- There were a number of potential accident black spots identified but, by far the most dangerous was considered to be the intersection of Barkway High Street, Royston Road and Cambridge Road



Section 16 - Roadways

96% of respondents addressed this topic.

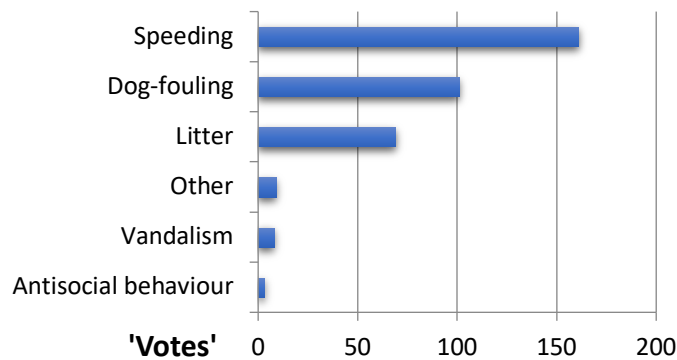
- Street lighting was not considered desirable by a large majority, as it would suburbanise the villages
- Potholes were, probably, the most irritating issue facing the community. They were mentioned nearly 200 times in the 229 responses
- Areas for improvement:



Section 17 - Crime and Policing

96% of respondents addressed this topic.

- There was a very low level of crime perceived in the community - 82% reported not having been a victim of crime in the last 5 years
- 15% said they were anxious about crime - mostly burglary and theft
- By and large people are happy about the level of policing. They would, however, like to see more evidence of police presence
- Only 16% had attended PCSO
- 'Problems' in the community:



Section 18 - Rubbish Collection and Recycling

96% of respondents addressed this topic.

- 96% of respondents 'strongly agreed' or 'agreed' with the statement that, 'Recycling is very important'
- 78% of respondents were happy with the Local Authority's refuse collection operation

Section 19 - What do you like about living in Barkway and Nuthampstead?

93% of respondents addressed this topic.

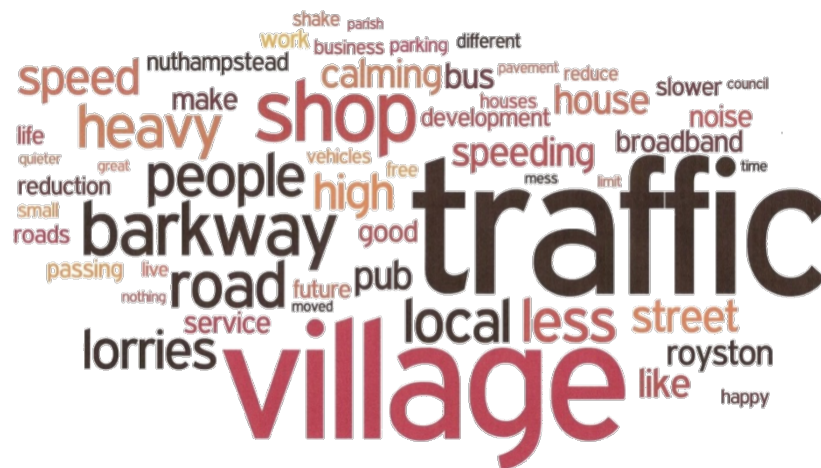
- The graphic representation below demonstrates by the size of the word the number of times it was mentioned in the responses
- "A friendly village community in quiet countryside with beautiful views and walks." could summarise our collective response



Section 20 - What one thing would improve your life here?

69% of respondents addressed this topic.

- “We would like a shop and faster broadband, and to calm speeding traffic, exclude heavy lorries, to enhance our villages’ character.”



Section 21 - Any further comments

18% of respondents addressed this area.

The residents of Barkway and Nuthampstead want their locality to retain its village character, so do not want big building developments and do want traffic calming.”

5. The Relaunch - Initial Public Meeting: 7 February 2019

A leaflet was distributed to all houses in both villages giving notice of the public meeting which was held in the Community Room at Barkway Pavilion on 7 February 2019 at 7.30. This notice was also circulated via email to residents who have opted to receive emails (see Appendix 2). The meeting was opened by Bill Dennis (Barkway Parish Council). Sonia Falaschi-Ray (former Barkway Parish Councillor) gave a presentation explaining the progress made with the first Neighbourhood Plan, why it was stopped and why it was important to revive the Plan now. Jacqueline Veater (GovResources) then explained to the meeting the actions now required to complete the Plan.

Attendees were asked to sign a register and approximately 60 people attended. Photos and videos were taken at the meeting with the consent of all present.

The following 4 questions were posed and answers were provided by raising either a green card ('Yes') or a red card ('No'):

Question	Yes	No
<i>Who was aware of the previous work on the Barkway and Nuthampstead Neighbourhood Plan that Sonia had described in her presentation?</i>	34	9
<i>Would some development of green field sites be OK if it resulted in benefits for the village?</i>	9	29
<i>If Barkway had a village store would you use it more than you use the Londis store in Barley?</i>	8	31
<i>Will you help us complete the B&NNP?</i>	25	18



Re-launch public meeting, 7th February 2019

A card was left on each seat for people to express interest in helping with the B&NNP. A volunteer list was generated from the responses and an email sent out to each respondent (see Appendix 3).

A map of the 2 parishes was laid out at the meeting for people to indicate particular areas they would like the B&NNP to cover. They did this by writing comments on post it notes and attaching to the maps. The comments received are shown in Appendix 4. As the meeting was also used as an opportunity to consult with residents on the potential availability of substantial Section 106 monies should the BK3 development go ahead, this was reflected in the comments received.

6. Neighbourhood Plan Team

Following the public meeting the B&NNPC met on 20 February 2019 and using the feed-back from the meeting the following groups were formed to establish the policies and to gather supporting information for each topic.

6.1 National environment and heritage

Protecting listed and non-listed buildings of value and views and green spaces.

6.2 Housing and transport

Influencing design, housing density, parking etc.

6.3 Community and public services

Covering education, health and social welfare, protecting assets of community value and preserving local employment opportunities.

An email was sent out to all those who registered an interest to help in the above groups and a further notice was circulated throughout each village in an effort to attract more volunteers (see Appendix 5).

7. Housing Needs Survey

The CDA housing needs survey was sent out by NHDC to all households in March 2019 with a closing date of 19 April 2019. The results of the survey are shown in Appendix 6.

8. Vision and Objectives: Public Meeting 29 May 2019

The vision for the two villages and the overarching objectives were agreed at a meeting of the B&NNP on 24 April 2019 and separately by the Nuthampstead Parish meeting on 1 May 2019.

A public meeting to explain the Vision and Objectives was held on 29 May 2019 in the Community Room at Barkway Pavilion and was followed by the Barkway Annual Parish Meeting. A flyer was distributed to all households notifying them of the event (see Appendix 7).

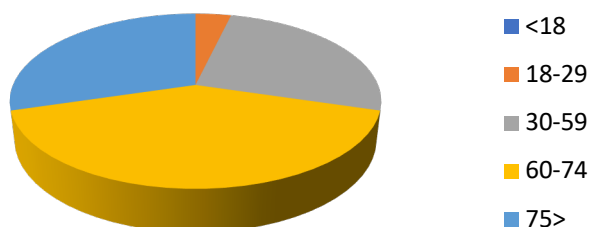
Jacqueline Veater of GovResources gave a presentation setting out progress to date and providing an explanation of the Vision and Objectives. The vision was given as:

“Our vision for these two villages is that they should continue to thrive and to meet the housing needs of all sectors of our community. This should be done by respecting and, where at all possible, preserving the many centuries of history embedded in our buildings, landscape and environment.

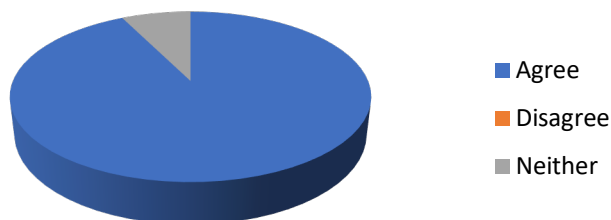
Our vision is to preserve and enhance our neighbourhood’s character.”

All those present were asked to complete a Vision and Objectives feedback form (see Appendix 8). A questions and answer session followed and the results of the feedback are shown in Appendix 9.

A total of 27 people completed the form, age range as follows:



25 out of the 27 respondents agreed with the vision:



The following is a summary of the feedback received to the 9 objectives:

Objective	Agree	Disagree	Neither
<i>To ensure new development is well designed and sympathetic to its surroundings and benefits the community.</i>	27	0	0
<i>To preserve the character, appearance and settings of all heritage assets, listed and non-listed buildings.</i>	26	1	0
<i>To promote biodiversity and support ecosystem services</i>	25	0	2

<i>To increase opportunities to foster a sense of community through the development, preservation and maintenance of community facilities</i>	27	0	0
<i>To promote access to nature through preserving existing footpaths, cycle routes and bridleways</i>	24	2	1
<i>To have a sustainable local economy through the preservation and creation of local employment opportunities</i>	26	0	1
<i>To improve road safety throughout the Parish and to develop safer routes between settlements.</i>	26	0	1
<i>To support local educational institutions</i>	26	1	0
<i>To promote health, wellbeing and sustainability in the villages and their community</i>	27	0	0

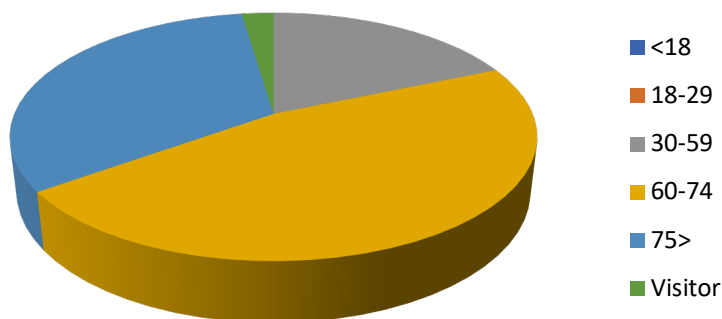


Vision and Objectives public meeting 29 May 2019

9. Local Green Spaces and Views: Public Meeting 21 September 2019

A notice was distributed to all households in Barkway and Nuthampstead notifying residents of a public meeting on 21 September 2019 in the Community Room at Barkway Pavilion (see Annex 11). The meeting was held to present the policies as currently drafted and to display photos of the local green spaces and views which had been identified by both Nuthampstead and Barkway neighbourhood planning committees as potential sites in need of protection. Approximately 50 people attended, they were asked to complete a feedback form (see Annex 12) and 43 forms were completed.

Age range of respondents:



The results of the feedback were as follows:

Local Green Spaces

Based on National Planning Policy Framework criteria:

Size (must not be too large)

Proximity to the community

Of special significance both beauty and historical

Common land, arable, private gardens, cannot be designated as local green spaces.

Local Green Spaces: Do you agree/disagree that the following should be designated as a Local Green Space?

<i>Proposed Site</i>	<i>Agree</i>	<i>Disagree</i>	<i>Neither</i>
<i>L1 - Forest School Site</i>	<i>39</i>	<i>0</i>	<i>4</i>
<i>L2 - Field to the west of Rushing Wells</i>	<i>39</i>	<i>0</i>	<i>4</i>
<i>L3 - Manyon's field incl. Withy Grove</i>	<i>39</i>	<i>0</i>	<i>4</i>
<i>L4 - Manor farm paddock incl. Wagon Wash</i>	<i>42</i>	<i>0</i>	<i>1</i>
<i>L5 - Barkway Village Pond</i>	<i>42</i>	<i>0</i>	<i>1</i>

Recreational Open Spaces: Do you agree/disagree that the following need special protection for recreational use?

<i>Proposed Site</i>	<i>Agree</i>	<i>Disagree</i>	<i>Neither</i>
<i>Recreation Ground incl. pitches and playground</i>	<i>42</i>	<i>0</i>	<i>1</i>
<i>Communal area behind Windmill Close</i>	<i>41</i>	<i>0</i>	<i>2</i>
<i>Allotments in Gas Lane</i>	<i>42</i>	<i>0</i>	<i>1</i>
<i>Cokenach cricket ground</i>	<i>43</i>	<i>0</i>	<i>0</i>
<i>Barkway stud</i>	<i>41</i>	<i>0</i>	<i>2</i>
<i>Barkway golf club</i>	<i>40</i>	<i>0</i>	<i>3</i>
<i>Nuthampstead golf driving range</i>	<i>35</i>	<i>0</i>	<i>8</i>
<i>Clay pigeon shooting ground</i>	<i>37</i>	<i>0</i>	<i>6</i>
<i>Nuthampstead fishing pond</i>	<i>39</i>	<i>0</i>	<i>4</i>

Priority Views

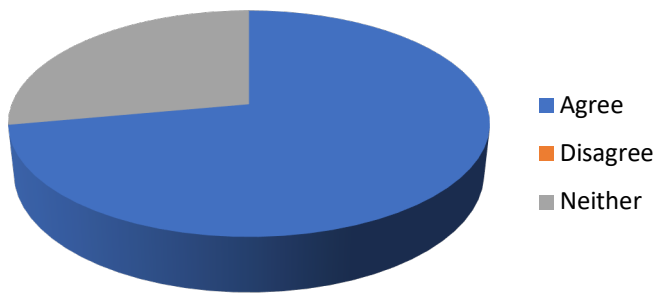
Criteria:

Views must be readily available to the public

Views that include a feature of artistic merit/architectural merit, or natural feature

Views on entry to the key settlements that contribute to the feeling of a rural setting

The response to the above criteria was as follows:



Priority Views	Agree	Disagree	Neither
V1 - From Three Roods Lane across paddock behind Red House	39	2	2
V2 - West from Earl's Wood to Cokenach	39	2	2
V3 - North from the Recreation Ground	38	2	3
V4 - Manor Farm southern field	40	1	2
V5 - Across the meadow from rear of Social Club	40	2	1
V6 - Towards the river and Earl's Wood	38	0	5
V7 - Towards Newsells from Bridleway 18	41	0	2
V8 - Newsells Stud from Whitely Hill	40	1	2
V9 - Across Dukes field towards Rokey Wood	40	1	2
V10 - View of mast	36	4	3
V11 - Chiltern escarpment and chalk pit	41	1	1
V12 - From Skylark cottage towards Cokenach	41	1	1

Community Facilities

Do you agree with the following community facilities which have been identified as important to the Parish

Community Facility	Agree
The Village Hall	43
Barkway Service Station	42
Walsh's Garage	28
St Mary's Church	43
Barkway Chapel	39
Tally Ho pub	40
The Woodman Inn	38
The Reading Room	37

<i>The Pavilion & Community Room</i>	42
<i>Barkway Social Club</i>	41
<i>Barkway 1st / Preschool</i>	39
<i>Barkway Dog Training Centre</i>	24
<i>Nuthampstead Airstrip</i>	33
<i>Nuthampstead Museum</i>	41

There were a number of additional comments and suggestions put forward and these have been captured in Annex 13.



Local Green Spaces Public Meeting, 21st September 2019

10. Regulation 14 Pre-submission Consultation

Introduction

The Regulation 14 Pre-submission consultation period ran from 28th September 2020 to 23rd November 2020. This included the offer of meeting with the planning consultant for a timed slot on Saturday 24th October.

The normal 6-week timeframe was extended because of the ongoing issues with reducing the spread of the Covid 19 virus. Instead of a normal open session for residents to come and talk to us about the consultation and how to respond to it, our planning officer offered to deal with it herself in timed slots so that residents would feel safer. In the end, only one slot was requested, and the planning consultant dealt with this through a telephone call.

To ensure residents were given the best and safest chance of taking part in the consultation, a summary of the policies and policies map, along with a paper response form was delivered to every household in the Neighbourhood Plan Area. The summary document is attached at Appendix 13.

The Pre-submission Neighbourhood Plan along with other related documents and instructions on how to respond were posted in a specific page on [Barkway Parish Council's website](#).

Consultees

North Hertfordshire District Council helpfully provided a list of statutory consultees, including adjoining parish and district councils (with email addresses), and we collated our local consultees, which included local landowners who might live outside the parishes. Letters to 39 consultees for whom we only had postal addresses went out first class on 27 September and all remaining consultees were emailed on 28 September.

Responses

Responses were received from 12 statutory consultees, including landowners. In addition, 26 residents responded to the consultation. Considering the difficult circumstances of Covid 19 and the community consultation that had been undertaken in the previous year, we viewed this as positive response.

In total, 144 separate comments were received. These varied from showing support for the plan through to asking for specific amendments to be made, for example, the removal of land from the Protected Recreational Open Space policy. Changes were made as a result of 86 of the comments received.

An extract of the spreadsheet showing how we responded to these requests for changes is attached at Appendix 14. A full copy of the spreadsheet is available on request from the Parish Clerk.

Amendments to the Neighbourhood Plan

A considerable period of time elapsed between the Regulation 14 consultation and the Submission of the Neighbourhood Plan. This was partly due to the ongoing issues with Covid 19. More importantly, Covid 19 delayed the progress of North Herts Local Plan Inquiry. Until the outcome of the site allocation for the site known as BK3 was known, we could not proceed with the Neighbourhood Plan.

Following the adoption of the Local Plan, there was a further period of time during which an outline planning application for the site BK3 was considered by the District Council.

Once the outcome of the planning application was known, a further period of adjustment was necessary, to bring the Neighbourhood Plan in to line with the adopted Local Plan and the approval of the application for housing development on BK3.

Interim Review

A thorough review of the Neighbourhood Plan was undertaken, bringing it up to date with current legislation, government guidance, and the final content of the North Herts District Plan once adopted.

Local Green Space Consultation

Additional Local Green Spaces were suggested through the Regulation 14 Consultation process. This prompted a letter to each of the owners of the Local Green Spaces proposed for the Submission version of the Neighbourhood Plan. As a result of this consultation, Local Green Space 4 was reduced in size to include just the Carriage Way and adjacent verges.

Final Reconciliation

Barkway Parish Council considered the fully revised Barkway and Nuthampstead Neighbourhood Plan in February 2024 and asked for more time to digest it. The final resolution from Barkway Parish Council to submit the Neighbourhood Plan to North Herts Council was proposed at a Parish Council meeting on 12 March 2024. However, one final amendment was sought, and the final decision was made on 9 April 2024.

Nuthampstead Parish Meeting held their AGM in March 2024. Confirmation was received on 21 March that subject to two small amendments, the Barkway and Nuthampstead Neighbourhood Plan and the Design Codes and Guidance document were approved for submission.

11. List of Appendices

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Appendix 3	Email to volunteers
Appendix 4	Comments arising from public meeting 7 Feb 2019
Appendix 5	Flyer, request for volunteers
Appendix 6	Housing Needs Survey
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APPENDIX 1: Terms of Reference

Barkway and Nuthampstead Neighbourhood Plan Committee

Committee Name

Barkway and Nuthampstead Neighbourhood Plan Committee

Type

A special project committee

Purpose

To produce and get approved a joint Neighbourhood Plan for the designated area of the parishes of Barkway and Nuthampstead

Scope

To drive forward a joint Neighbourhood Plan under the delegated authority of Barkway Parish Council and Nuthampstead Parish Meeting

Authority

Delegated authority to produce a Neighbourhood Plan for final approval by Barkway Parish Council and Nuthampstead Parish Meeting before submission to North Hertfordshire District Council

Membership

The Committee will comprise of a Chair, a Secretary and a Treasurer all appointed by vote and a number of Committee members, made up of Parish Councillors from Barkway Parish Council and Nuthampstead Parish Meeting and residents from both Parishes

Meeting arrangements

Meetings will take place once a month, or as necessary, up to submission of the Neighbourhood Plan. Location of meetings will be the Community Room, Barkway Pavilion. A quorum will need to consist of at least 3 Committee members. All meetings will be publicised on the Barkway village website, on notice boards and via email to Committee members, with an agenda produced by the Clerk to Barkway Parish Council and published 3 clear working days before meetings

Reporting

The Committee will report at each Barkway Parish Council meeting and Nuthampstead Parish Meeting to the Parish Councils and minutes of Committee meetings will be produced by the Clerk to Barkway Parish Council and publicised

Resources and budget

The budget to cover the costs of producing and getting final approval of a Neighbourhood Plan will be supplied and monitored by Barkway Parish Council but with delegated authority to the Committee. The majority of funding will be provided by a grant from Locality

Deliverables

To produce a Neighbourhood Plan for the designated area of Barkway and Nuthampstead suitable for submission and acceptance by North Hertfordshire District Council

Review

As and when necessary

23rd January 2019

APPENDIX 2: Public Meeting 7 February 2019

Dear Resident

You are reminded that there is a Public Meeting tomorrow evening at 7.30pm at the Pavilion regarding the Barkway and Nuthampstead Neighbourhood Plan.



Barkway and Nuthampstead Neighbourhood Plan - Public Meeting Thursday 7th February - The Community Room, Barkway Pavilion @ 7.30pm

Barkway Parish Council and Nuthampstead Parish Meeting invite residents to attend a public meeting where Planning Consultants (Govresources) will be giving a presentation on Neighbourhood Plans and explaining why they are so important to our community.

The meeting will cover the following topics:

- Brief introduction on Neighbourhood Planning (NP)
- Why the previous Barkway NP stopped & why now is the right time to revive it
- What needs to be done to complete the NP
- Rough schedule for the remaining work
- Imminent housing needs survey
- Request for volunteers to assist on specific topics e.g. heritage & conservation
- Q&A session

A Neighbourhood Plan will not stop BK3 but with a NP we can influence the planning in our area and how BK3 is developed. It is essential, however, that the plan reflects what the community wants. The NP will be your plan for the future. Are you willing to help influence it?

We look forward to seeing as many people as possible.

For more information, please contact the Parish Clerk. Tel: 01763

848716 or Email: parishclerk@barkway-village.co.uk

APPENDIX 3: Email to volunteers

Firstly, thank you very much for attending our recent public meeting held on 7th February, it was most encouraging to see this support!

Since that meeting, the Neighbourhood Plan Committee met on Wednesday this past week and decided on the next steps forward.

Three topic groups were set up along with team leaders for those topics.

You generously volunteered your help to develop our Neighbourhood Plan and at this stage we are now looking for your help within one of these groups.

To give you more of an idea where you might be interested in assisting (in whatever way you feel able to), these topic groups are:

1. Natural Environment and Heritage

- this may include local green spaces, protected areas, recreational spaces, views and vistas, renewable and low carbon energy, maintaining access to open countryside, green corridors and networks, creating new green infrastructure, sustainable energy, conserving and enhancing biodiversity, archeology, conservation area and heritage assets, listed and non-listed buildings.

2. Housing and Transport

- this may include framework for site BK3, design of new houses, layout and landscaping of new developments, building extensions, infill development, bin storage, mitigating traffic impact, reducing vehicular speeding, sustainable transport provision, vehicle parking in residential development, safe and accessible walking and cycling routes, public rights of way.

3. Community and Public Services

- this may include assets of community value, community and recreational facilities, sporting facilities, superfast broadband, existing pubs, preserving local employment opportunities, a village shop, encouraging home working, improving access to educational facilities, new education facilities, Barkway First School, crime and safety, improving access to health services, new health services, transport and parking.

The idea is that the groups decide which policies they feel would be important to include within our Neighbourhood Plan. Govresources (our Planning Consultants) will then write the policies with that input. The work the teams would then need to do is to produce the supporting information which would then justify these policies. This may include doing photography, research, analysing data, design and presentation, writing text, proof reading (or helping their team members by providing tea and cake!), etc., etc.....

If you feel that the topic group work is not for you, then there will still be opportunity to help with the exhibition and consultation processes that we need to go through further down the line.

We do need your help and hope that you still feel able and willing to give your valuable support in producing OUR Neighbourhood Plan for the future of OUR villages.

Please let us know as soon as possible where you feel able to assist, by responding to this email.

We really now need to push on with this as fast as we possibly can!

Thanking you in anticipation of your continued support.

With kind regards

Catharine Toms

Clerk to Barkway Parish Council

On behalf of the Barkway and Nuthampstead Neighbourhood Plan Committee

APPENDIX 4: Comments Arising from public meeting 7 Feb 19

Comments received highlighting particular areas people would like the B&NNP to cover. As the meeting was also used as an opportunity to consult with residents on the potential availability of Section 106 monies should the BK3 development go ahead, this was reflected in the comments:

- *We need a meeting to decide what to spend S106 on*
- *On roads, why not have a T-junction so users are encouraged to get on to the A10 via a service road on the edge of BK3*
- *Widen the joint road*
- *A social 'hub' as in Melbourn*
- *Reading Room improvements - toilet*
- *Improve transport*
- *Repair church roof*
- *Proper drainage for football pitches*
- *Appropriate street lighting*
- *All weather surface pitch area*
- *Make part of BK3 an 'Arts & Crafts' workshop area*
- *More input for bicycle lanes to other towns*

APPENDIX 5: Request for Volunteers

Barkway and Nuthampstead Neighbourhood Plan 2018 - 2033



Urgent request for more volunteers to help produce our Neighbourhood Plan!

Following a recent public meeting held on 7th February, a few people have stepped forward to help and we are most grateful for this support! However, more help is needed to be able to work quickly to complete this necessary task.

Three topic groups have been set up and we are looking for your help within one of these groups.

To give you more of an idea where you might be interested in assisting (in whatever way you feel able to), these topic groups are:

1. Natural Environment and Heritage - this may include local green spaces, protected areas, recreational spaces, views and vistas, renewable and low carbon energy, maintaining access to open countryside, green corridors and networks, creating new green infrastructure, sustainable energy, conserving and enhancing biodiversity, archaeology, conservation area and heritage assets, listed and non-listed buildings.

2. Housing and Transport - this may include framework for site BK3, design of new houses, layout and landscaping of new developments, building extensions, infill development, bin storage, mitigating traffic impact, reducing vehicular speeding, sustainable transport provision, vehicle parking in residential development, safe and accessible walking and cycling routes, public rights of way.

3. Community and Public Services - this may include assets of community value, community and recreational facilities, sporting facilities, superfast broadband, existing pubs, preserving local employment opportunities, a village shop, encouraging home working, improving access to educational facilities, new education facilities, Barkway First School, crime and safety, improving access to health services, new health services.

The idea is that the groups decide which policies they feel would be important to include within our Neighbourhood Plan. Govresources (our Planning Consultants) will then write the policies with that input. The work the teams would then need to do is to produce the supporting information which would then justify these policies. This may include doing photography, research, analysing data, design and presentation, writing text, proof reading (or helping their team members by providing tea and cake!), etc., etc.....

A Neighbourhood Plan (NP) is our opportunity to protect areas and features in our villages that we do not wish to see developed. It is essential that the plan reflects what the community wants. The NP will be your plan for the future. Are you willing to help influence it?

Please let us know as soon as possible where you feel able to assist, by contacting the Parish Clerk. Email: parishclerk@barkway-village.co.uk. Tel: 01763 848716

We really now need to push on with this as fast as we possibly can!

Thanking you in anticipation of your support.

Catharine Toms, Clerk to Barkway Parish Council

On behalf of the Barkway and Nuthampstead Neighbourhood Plan Committee

Report on the Barkway & Nuthampstead

Housing Needs Survey

March / April 2019

FINAL V1

(02/10/19)

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1. Background

Community Development Action Hertfordshire (CDA Herts) is an independent charity which seeks to support sustainable rural communities and voluntary and community sector infrastructure in Hertfordshire.

CDA Herts works with communities to explore the issue of affordable housing and identify whether there is a need for affordable local housing and how to meet that need. If a local need is demonstrated then a site, including a Rural Exception Site, can potentially be used to provide affordable housing in perpetuity in that community. This is generally the case with smaller settlements below 2000 people. Surveys can also prove to be a useful tool both in gauging the level of local support for affordable housing and for providing data to inform the mix of affordable provision in the future, identifying priorities for delivery. The survey results can also be a catalyst for bringing forward affordable housing schemes.

Affordable housing provision should seek to address the needs of the local community by accommodating households who are unable to satisfy their housing requirements through the normal housing market. This approach helps to ensure that communities are able to continue to develop as sustainable, mixed and inclusive communities, particularly in times where there is often a wide disparity between income levels and housing costs. In England, the ratio of average house prices to incomes is around 10.2 (and in North Herts it is 11.2) ¹. This presents a significant affordability gap when attempting to secure finance for mortgages where typically lenders will only provide between 3.5 and 4.5 times income. Whilst local employment levels are high, wage rises have not kept pace with house price inflation. In North Herts, 25% of people claiming housing benefit are employed, suggesting that their incomes have been assessed as inadequate to meet their housing costs.

Background to the Survey

CDA Herts has been working for a number of years with Parish and District Councils across Hertfordshire, including in North Herts, to assist them in identifying local housing needs at parish or village level. For North Herts, the request to us to conduct a Housing Needs Survey came initially from the Barkway and Nuthampstead Neighbourhood Planning Committee, who wished to review the local demand for affordable housing in the parish as part of the neighbourhood planning exercise, also underway in the village. CDA worked in partnership with North Herts District Council who arranged for the printing, distribution and collection of the questionnaires.

The District Council (North Herts District Council) is currently reviewing its own Local Plan. As a part of that process, the council is required to demonstrate that there is a land supply available for housing and economic development that satisfies the target level of housing delivery that it has been allocated (through an Objectively Assessed Need process (OAN)). Where Councils are unable to demonstrate that there is a five-year land supply, they risk having their local development plan rejected at examination which may in course risk opening the way to undesired and unplanned development.

As part of their statutory duty as the local planning authority, North Herts DC have consulted on sites within the District that could potentially contribute towards meeting their housing allocation (OAN). At the time of writing (March 2019), in preparing work for the Strategic Local Plan this has led to identification of three sites (BK1, BK2 & BK3) which could collectively deliver 172 additional homes within the Parish within the plan period (2011 – 2031). These potential sites are understood to be “greenfield”, being previously undeveloped (their current use has not been researched but is believed to be agricultural). The local authority’s affordable housing policies suggest that these sites could deliver up to 40% affordable housing², along with developer contributions towards improvements in infrastructure.

¹ Data from; National Housing Federation. *Home Truths 2017/18 The housing market in the East of England*. 2018. National Housing Federation, London.

² North Herts DC *Proposed Submission Local Plan 2016* Policy HS2

Purpose

The housing needs survey provides a snapshot of the need for alternative accommodation for local people at the time of the survey, as well as information about existing housing within the parish and residents' views about housing need:

The survey collects background information about the housing stock in the area surveyed.

It seeks the views of local people about future affordable housing in the area. Housing Needs Surveys generally set out to identify which locations are considered to be potentially suitable for a small housing development to accommodate local needs identified through the survey.

The survey seeks to quantify the level and type of housing need within the area along with understanding attitudes more widely to affordable housing provision. Analysis of the survey results includes an assessment of whether or not those seeking accommodation are able to afford to access the housing market locally. Where it is possible to do so, the report sets out to translate any need identified into a guideline brief for the number, size and type of accommodation required to meet that need.

The survey provides initial evidence only to assess housing need; where such a need is identified, the possible solutions are considered separately. Further consultation should take place about any consequential plans for affordable housing development. Affordable housing for rent is normally allocated through the Housing Register based on individual circumstances. The overriding priority for rural affordable housing projects is that housing should go to local people in need.

Alternative means of affordable housing delivery

Not all affordable housing is necessarily provided by local authorities or housing associations. Locality, (a charity specialising in community advocacy) provide a description of Community-led Housing:

“Community-led housing projects are run by individual community groups determined to build the types of homes that local people need and want.

It is usually developed by, with and for a community-led organisation or enterprise and is controlled and in some cases owned by a community-led organisation or enterprise.

These projects aim to solve local problems by working for and with the local community.”

To reflect a growing awareness of and interest in community-led housing as an alternative means of delivering affordable housing, survey respondents are asked in the housing needs questionnaire if they support community-led housing or are interested in becoming involved in a community-led project.

Methodology

A postal delivery method of distribution was used for the survey. According to the census of 2011, there were 315 households in the Barkway Parish and 50 households in Nuthampstead. In total, 460 survey forms were distributed with 406 going to residential addresses. The additional surveys (from the 365 households in 2011) can be attributed to a number of factors including a small population increase in the intervening eight years from the last census as well as deliveries to non-domestic premises.

An online version of the survey was also made available through Survey Monkey tm, mirroring the questions asked in the hard copy paper version. (26 responses were received using this method of submission). The Survey Monkey online portal permits only one submission per IP address. An advertisement was also provided to the Parish Council

for distribution which provided links to the online survey. Collection of the surveys was by post, using prepaid envelopes.

CDA Herts Housing Needs Questionnaire (Appendix 3) has been accepted by local authorities in Hertfordshire, a number of whom have contributed to its design. It is broadly similar to that used by Rural Housing Enabling services across in England and Wales.

In interpreting the results of the survey, CDA Herts takes account of local house prices and the availability and turnover of social housing stock in the area. CDA Herts uses the National Housing Federation's method for assessing affordability. This method assumes that a 10% deposit is required and that a mortgage of 3.5 times income will be available.

No follow up or additional sampling by face to face interviewing has been employed in this survey due to time constraints, resource and financial implications. The information given by respondents has been taken at face value except where it is clear and obvious that errors in the completion of the questionnaire have occurred.

Neither completed application forms, nor the names and addresses of respondents are disclosed released to any third parties including County, Parish or District Councils; these remain confidential to CDA Herts. Where express permission has been given, contact details of people in housing need may be passed on to the appropriate Housing Association if a new affordable housing scheme goes ahead. The full CDA Herts privacy statement is accessible at <http://www.cdaherts.org.uk/privacy-statement/>

2. Introduction

The 460 survey questionnaires were delivered to addresses in Barkway & Nuthampstead by 29th March 2019, to be returned by the 19th April 2019 printed deadline. Publicity to encourage completion of the surveys was passed to the neighbourhood planning committee with a poster for display in the community.

The total numbers of completed survey questionnaires received was 131 – a response rate of 28.5% based on the 460 forms circulated (or 32% of the 406 residential addresses). 26 surveys were completed online with 105 paper surveys completed. Relative to other surveys carried out in the county and regionally this is a good response rate and towards the top of the expected range.

The following pages summarise the main points arising from the survey. Percentages shown are the percentages of returned forms (131 = 100%) unless otherwise stated.

Where possible to do so, additional information, supplied in covering letters or on the questionnaire, and the National Housing Federation's affordability analysis as described above, have been used to reflect as accurately as possible respondents' circumstances in relation to their ability to access suitable housing.

General nature and characteristics of Barkway parish and Nuthampstead meeting (B&N)

Barkway and Nuthampstead are in the East of the Hertfordshire Local Authority of North Herts District Council. Barkway Parish includes the smaller settlement of Newsells. Nuthampstead lies to the East of Barkway. The area is surrounded by attractive countryside with opportunities for walking, cycling and horse riding along a network of local paths and bridleways. The area is predominantly rural in nature with several notable historic and listed buildings. Barkway and Nuthampstead are both served by public houses (The Tally-Ho and The Woodman).

There is a first school with shared management between Barkley and Barley which take children to the age of 9 (Ofsted rated "Good"). Middle and senior schools are in Buntingford or Royston. The nearest shopping is in Royston (10 minutes) or Buntingford (also roughly 10 minutes) by car. Barkway is served by two bus services, the

No 18 which operates approximately 6 services per day in either direction between Buntingford and Royston on weekdays and Saturdays and the No 27 which offers one service in each direction on Wednesdays only.

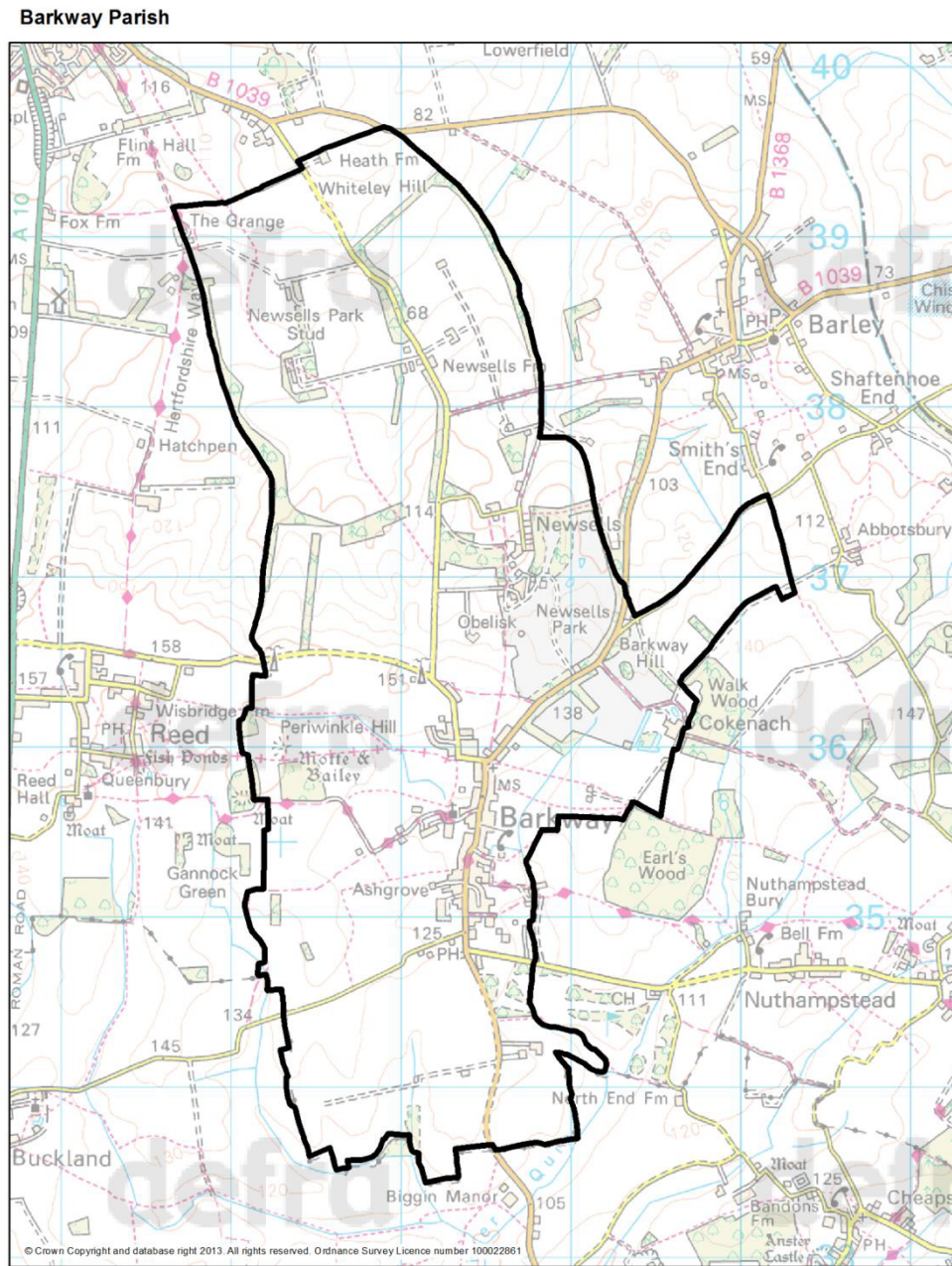
The A10 (Ermine Street) lies roughly two miles to the west of Barkway. Barkway has a Church of England church, St Mary Magdalene and there is also a Village Hall and Community Room in Barkway.

There is a cricket club which has amalgamated Barkway Newsells and Nuthampstead, playing as Cokenach CC.

There are a number of active community groups including, among others, a historical society, a film club and a social club. The area hosts a popular annual market which attracts up to 4,000 visitors each year.

Further analysis of the current housing market for the village is given in Appendix 1 of this report.

Figure 1 Map of Barkway Parish

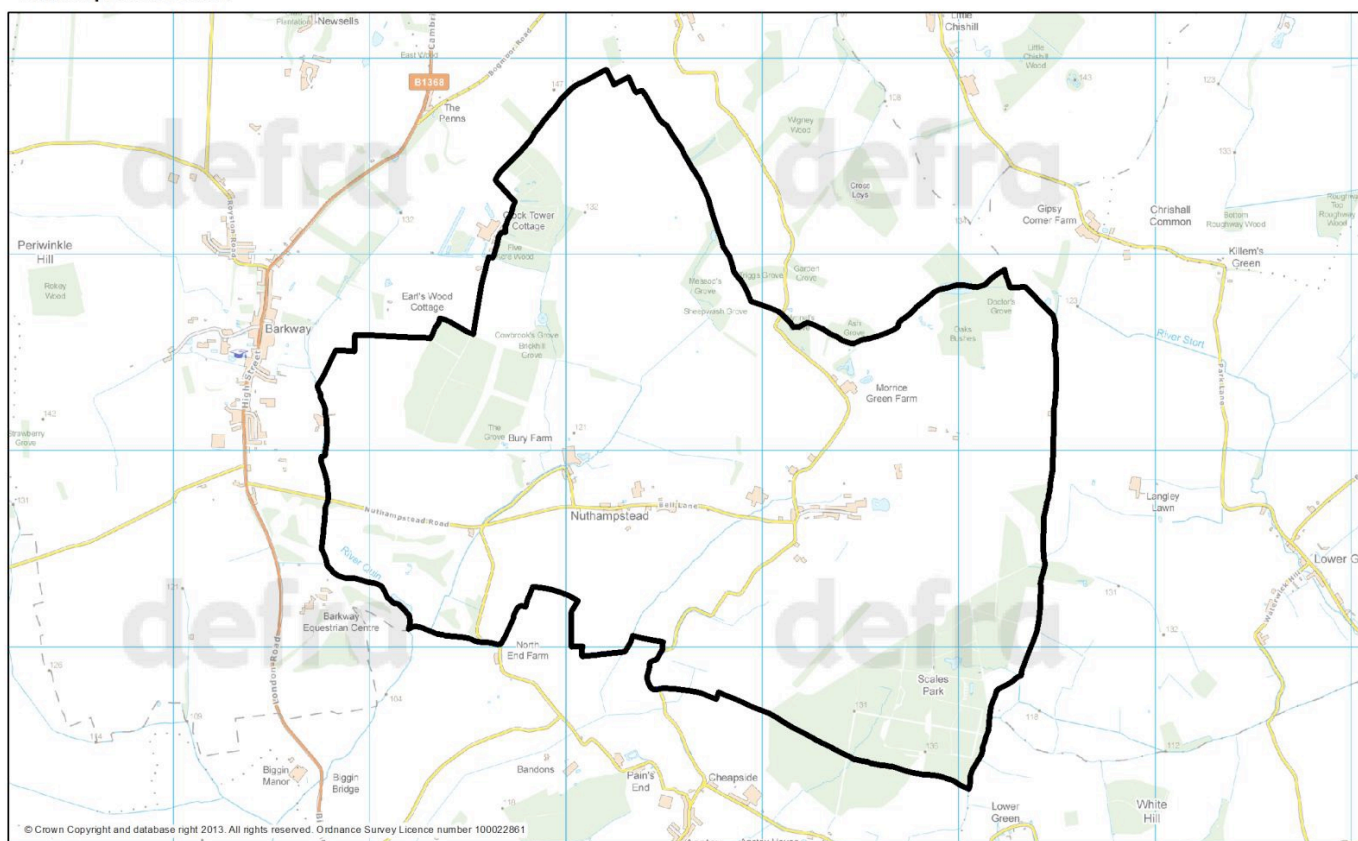


Source: 2011 Census Output Area boundaries. Crown Copyright
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Produced by Oxford Consultants for Social Inclusion, www.ocsi.co.uk, April 2013

Copyright Ordnance Survey (c)

Figure 1a Map of Nuthampstead (Meeting)

Nuthampstead Parish



Source: 2011 Census Output Area boundaries. Crown Copyright.
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Produced by Oxford Consultants for Social Inclusion, www.ocsocial.co.uk, April 2013



Parish and Place profile

According to the census of 2011 there were:

775 residents in the parish of Barkway living in 315 households.

140 residents in Nuthampstead living in 50 households.

Total: population 915 in 365 households.

Of these in Barkway

48.3% of residents were male and 51.7% were female

21.2% were aged between 0 and 15

60.5% were of working age (aged 16 to 64)³

18.3% were aged 65 and over (England average = 16.3%)

Of these in Nuthampstead:

50% of residents were male and 50% were female

20.4% were aged between 0 and 15

60.6% were of working age (aged 16 to 64)⁴

19% were aged 65 and over (England average = 16.3%)

At the last census in 2011, housing types available were:

	Barkway %	Nuthampstead %	England Average %
Detached houses	42.2	76.9	22.3
Semi-detached houses	32.8	15.4	30.7
Terraced houses	19.8	5.8	24.5
Flats (purpose built)	3.3	0	16.7
Flats (other)	1.8	1.9	5.4
Caravans/ other temporary accommodation	0	0	0.4

Table 1a Housing stock

³ At the time of the 2011 census the secondary education was only compulsory up to 16 years (law changed in 2015)

⁴ At the time of the 2011 census the secondary education was only compulsory up to 16 years (law changed in 2015)

The **tenure** of housing within the parish was:

	Barkway %	Nuthampstead %	England Average %
Owner occupied	67.9	92.3	64.1
Social rented	12.4	0	17.7
Private rented	10.5	5.8	15.4
Other rented	9.2	1.9	2.8

Table 1b Housing tenure

The 39 social rented properties were reported in the 2011 census (local council and housing association aggregated) in the parish, represented 10.6% of the total housing in Barkway and Nuthampstead combined. Compared to the England average as a whole, there are 40% fewer social rented properties in the study area.

Local Authority Housing Register Data

North Herts District Council provided outline data relating to those currently registered with them for social housing within the parish.

They reported that there were (June 2019):

1. Applicant households whose stated preferred area is "villages around/between Baldock and Royston" (note none of these households currently live in Barkway or Nuthampstead)

General needs

	1 bed	2 bed	3 bed	4+ beds
Band A	-	-	-	-
Band B	-	-	-	-
Band C	2	1	-	-

Sheltered

	1 bed	2 bed	3 bed	4+ beds
Band A	-	-	-	-
Band B	-	-	-	-
Band C	1	-	-	-

2. Applicant households living in Barkway/Nuthampstead and whose stated preferred village is Barkway/Nuthampstead (all currently live in Barkway/Nuthampstead)

General needs

	1 bed	2 bed	3 bed	4+ beds
Band A	-	-	-	-
Band B	-	-	-	-
Band C	1	-	-	-

Sheltered - none

3. Applicant households living in Barkway/Nuthampstead but have not expressed a preference for any particular location

General needs

	1 bed	2 bed	3 bed	4+ beds
Band A	1	-	-	-
Band B	-	1	1	-
Band C	3	-	1	-

Sheltered - none

3. SURVEY RESULTS

SECTION ONE: ALL HOUSEHOLDS

Q1 Connection to the Area

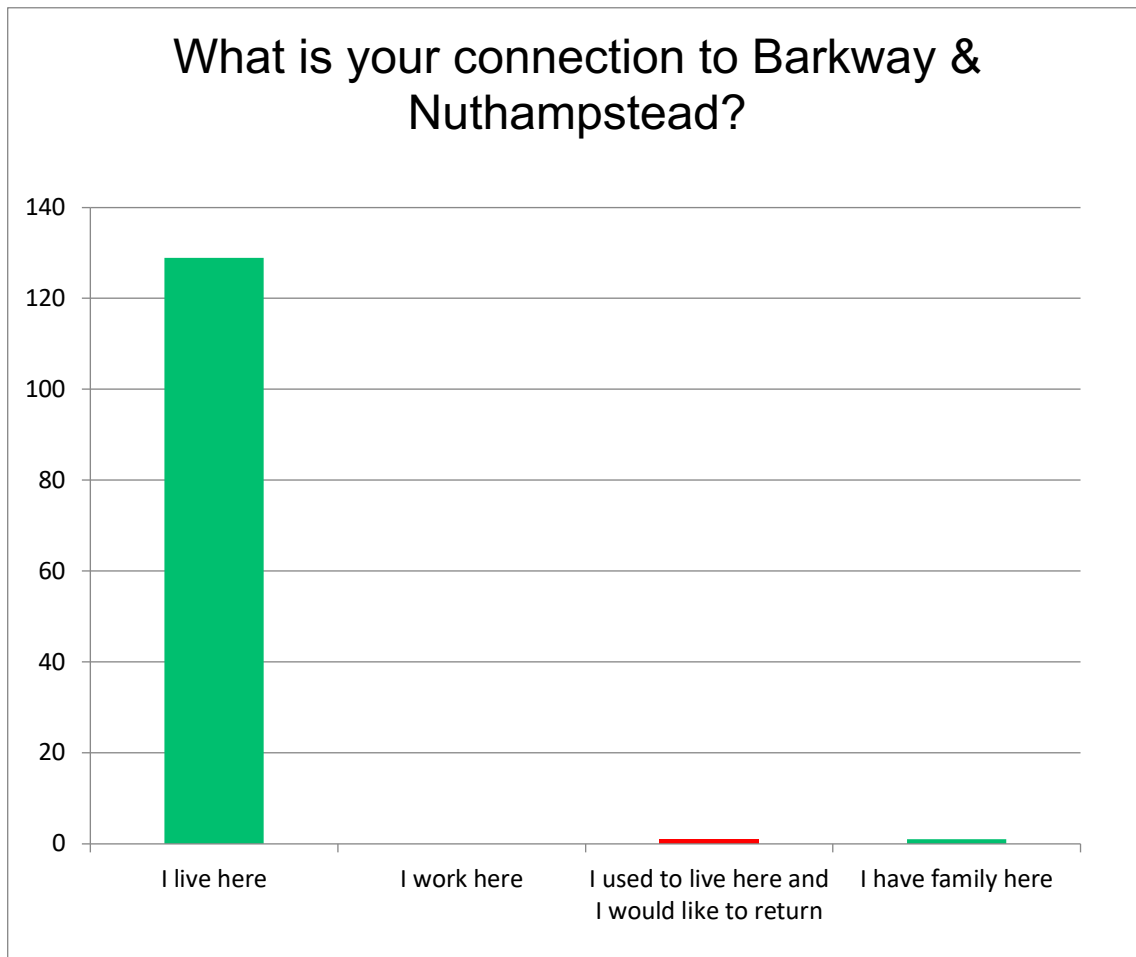


Figure 2 Connection to the Parish

Of the 131 respondents, 98.5% currently live in the parish. One respondent reported that they used to live in the area and would like to return. One other owned land in the area. It was possible to discern from the Comments section of this question that a small number of respondents (six) additionally reported that they worked in B & N, along three who stated that they were landowners (as well as residents).

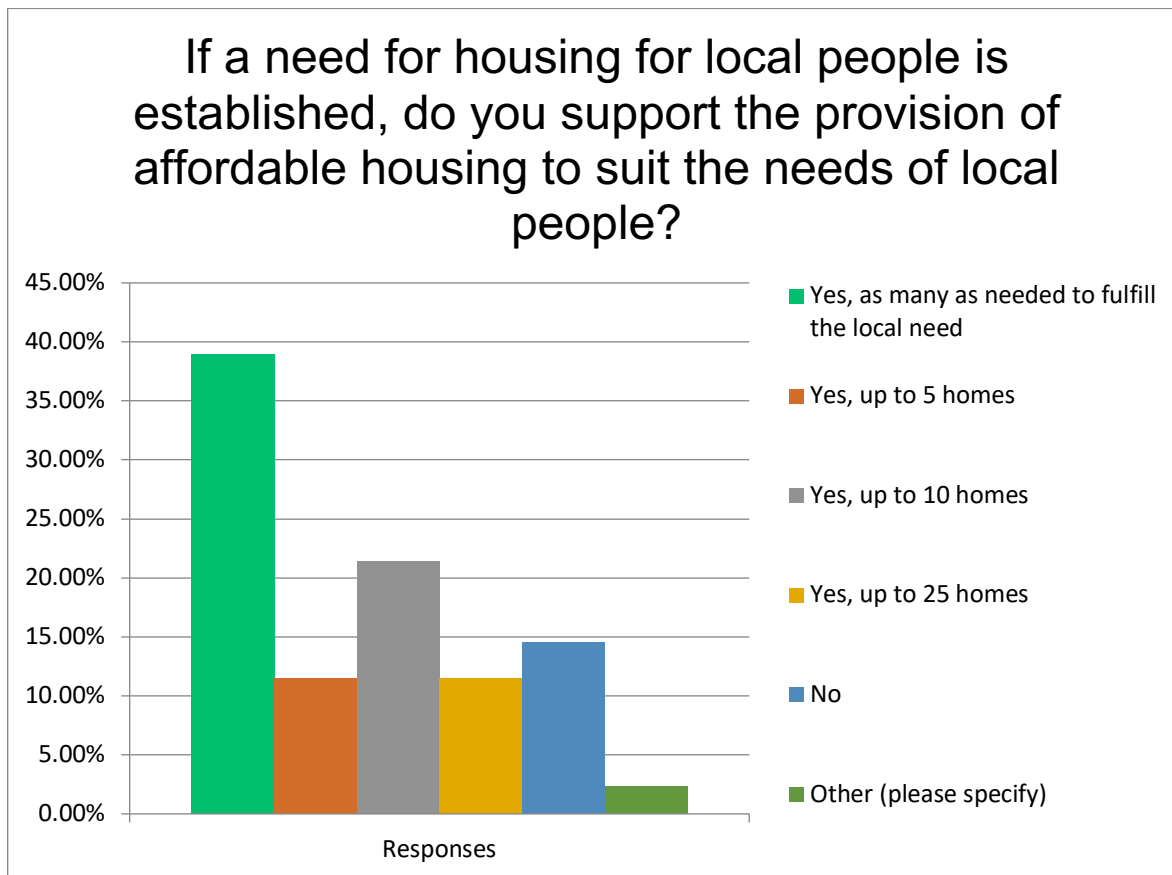


Figure 3. Support for affordable housing

85.5% of respondents said that they supported some form of affordable housing in the parish. The largest percentage showing support was in the “As many as needed to fulfil the local need” category, at 39%, followed by “Yes, up to 10 homes category” with 21.4%. “Up to 5” and “Up to 25” were selected by 15 contributors each (11.5%).

14.5% of respondents selected “No” and opposed any form of new affordable home provision in the area. Three respondents selected “Other” here. It was possible to discern that one of these supported “as many as needed to fulfil the local need”. Two answering “Other” wished to make comments about the type of housing that they would favour (low density).

Further responses are summarised and discussed in the COMMENTS section of this report (p.15).

Overall, the level of support for affordable housing was broadly in line with other recent surveys conducted by CDA Herts in Hertfordshire.

Q3 Potential sites

This report was prepared for the Barkway and Nuthampstead Neighbourhood Plan, which does not propose any housing site allocations.

At their request, responses to the survey which included ideas on possible housing sites have not been included within this report and have been forwarded to Barkway Parish Council (the Client) for their consideration.

Q4 Who should housing be for?

All households answering the questionnaire were asked,

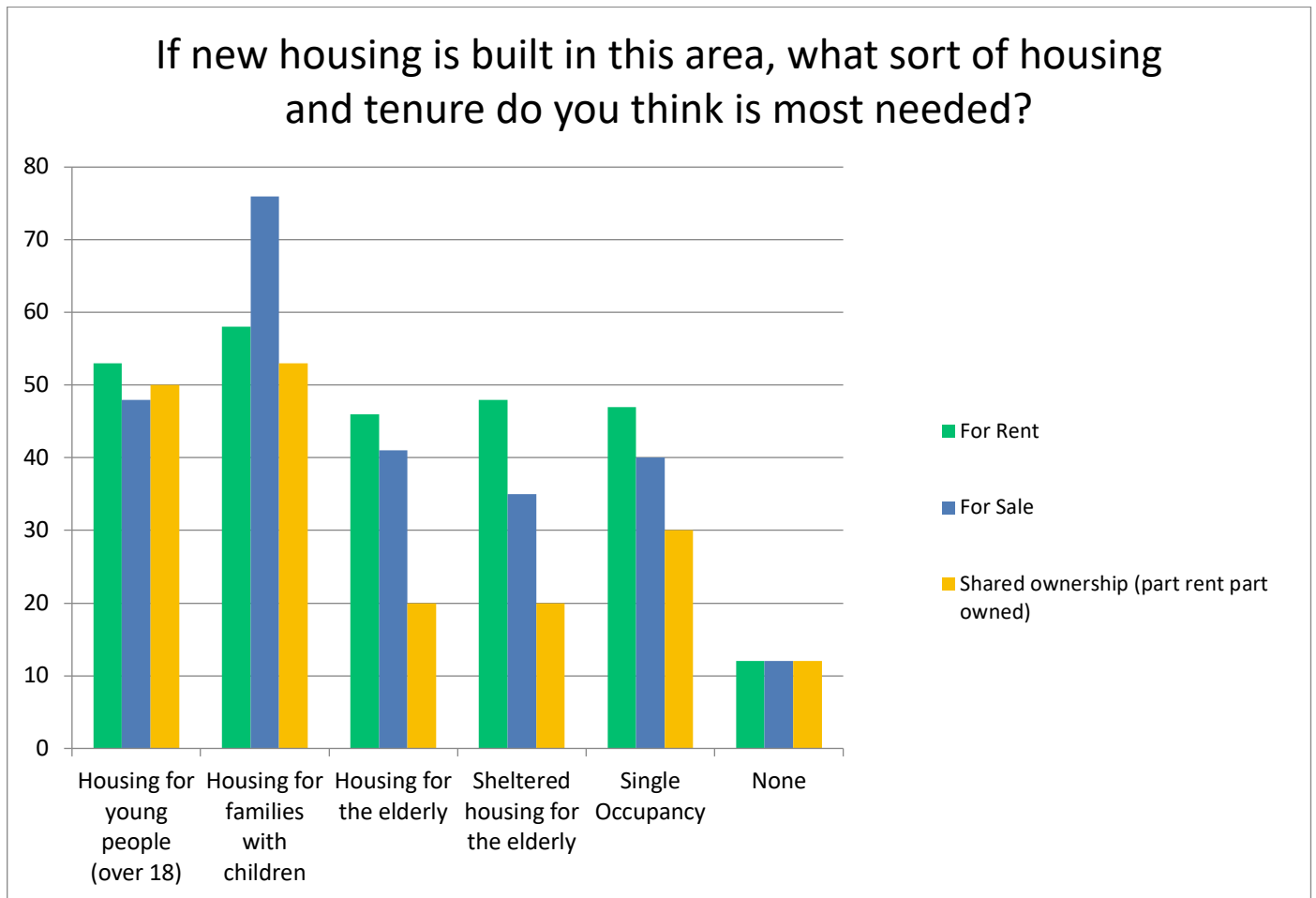


Figure 5. Opinions of housing recipients / tenure types

Respondents were invited to select as many categories as they wished. The maximum for each category was therefore 131. “Housing for Sale for families with children” was the most frequently selected single category, chosen by 58% of the 131 respondents. Across all tenure types, Housing for families for children was the most popular category, selected on 187 occasions.

This was the only category where “For sale” was selected significantly above “For rent”.

Table 2, below, shows the frequency with which each option was selected and the percentage of selections from the maximum of 131 respondents – 100%.

	For Rent		For Sale		Shared ownership		Total Per cat
Housing for young people (over 18)	40.46%	53	36.64%	48	38.17%	50	151
Housing for families with children	44.27%	58	58.02%	76	40.46%	53	187
Housing for the elderly	35.11%	46	31.30%	41	15.27%	20	107
Sheltered housing for the elderly	36.64%	48	26.72%	35	15.27%	20	103
Single Occupancy	35.88%	47	30.53%	40	22.90%	30	117
None	9.16%	12	9.16%	12	9.16%	12	36
						Total Choices	701

Table 2. Who housing should be for?

There was support for housing across all categories and tenure types. Shared ownership was viewed as being a less popular option for the elderly, whether sheltered or general needs housing for the elderly (both at 15.27%). Housing for rent was perceived as being the most appropriate option in the “Housing for young people” category, perhaps reflecting the difficulties that young people face in securing adequate finance for house purchases. “Housing for young people” was the second most selected option over all, across all tenure types (151 selections in total).

The question also provided the opportunity to provide additional comments on the “Other” category. One response was received suggesting that housing for the elderly and sheltered housing was inappropriate in such a rural community because of the lack of local amenities. The respondent also suggested that the lifeblood of the villages were young people and families but that there are increased costs (for transport etc) associated with rural living.

COMMENTS (Q 25)

“Thank you for completing the survey. If there is any further relevant information or comment that you would like to include, such as the importance to you of energy efficiency or that a development should fit into the style and character of the village, please provide it here.”

Comments were received from 75 of the respondents. The survey software provides a “word cloud” which provides a snapshot of the responses based upon the frequency with which particular words occur. The size of the word illustrates its frequency of use in the Comments section.

Figure 7. Comments "word cloud"

existing build affordable
housing lack amenities work new energy-
efficient small use now proposed New
builds residents roads shops
doctors families shops important public
transport
infrastructure cars affordable
housing children current built elderly village
transport housing provision development
area within character houses
built local surrounding support new
housing planning already rural well limited young
people design properties etc school rural
villages homes keeping housing needs energy
efficient community fit local people low transport
links old traffic facilities provided

Whilst there is a high level of support (85.5%) for some form of affordable housing in Barkway and Nuthampstead (Q2) many contributors took the opportunity to express their concerns and preferences. Data labels were manually attached to each comment in an attempt to capture some of the essence of the comments made. This is presented in Figure 8 in the form of a pie chart.

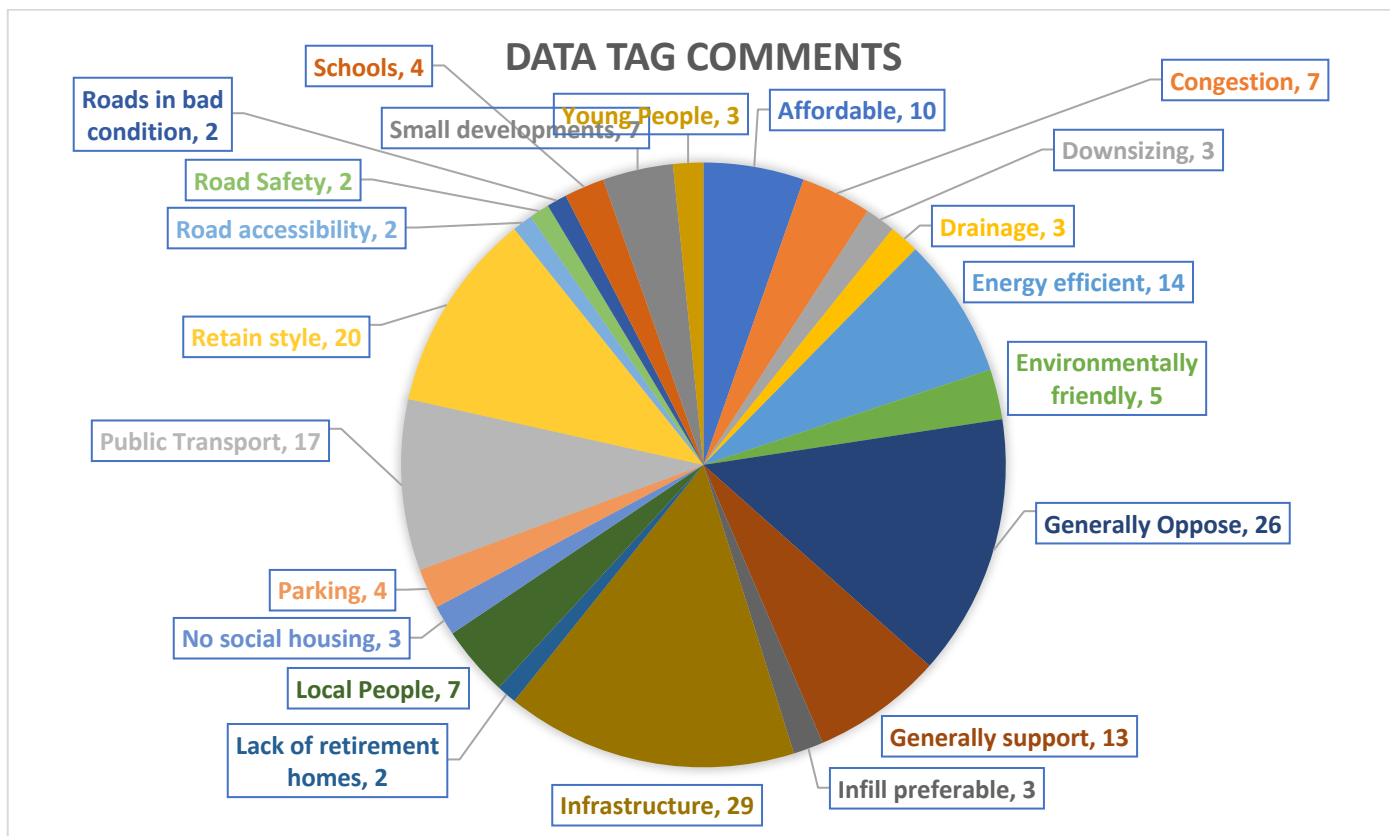


Figure 8. Comments (themes)

The classification of comments is a largely subjective process and not comprehensive. Several concerns were expressed about the infrastructure of the village and its ability to cope with further development (tagged 29 times = 38% of comments received). The absence of basic local facilities (such as a shop and GP services) was mentioned by several contributors. The poor provision of public transport, meaning that new residents would be reliant on car ownership was cited as a reason for the area being unsuitable for social housing by some. Additionally, the absence of any educational provision beyond age nine was given as a further reason for increased housing leading to increased congestion (and the need for car ownership).

“Whilst I support building a few houses for families, this village (Barkway) is not suitable for young families. There is no shop and limited amenities - including schools. Furthermore, there is a very limited bus service to Royston and a car is mandatory. I am also very concerned about the current developments in the village which threaten its character and the infrastructure, eg roads.”

One detailed comment suggested that cuts to social service budgets and pressure on funding meant that sheltered housing was no longer a viable option for communities such as Barkway.

Several contributors referred to planned and already commenced new housing (in Barkway) and expressed dissatisfaction about their lack of apparent affordability – as well as more general opposition.

Where comments were made, reflecting a more general acceptance of the need for affordable housing in Barkway, these were often accompanied by the desire that the character of the village be respected. Fourteen responses were tagged as considering energy efficiency to be a priority.

Several suggested that the nearby towns of Royston and Buntingford were already receiving significant housing and that they were in any case more suitable locations than Barkway and Nuthampstead. Previous schemes were referred to where local people’s expectations had not been met by the social housing that had (or had not) been provided.

A contributor, aware of planned development within Barkway, commented:

[We are] Aware of the need for more housing but feel huge estate of 100+ houses cannot be supported by current infrastructure - roads, schools, retail etc.

Another acknowledged the need for affordable housing but raised similar reservations about the supporting infrastructure in the area and its ability to cope with additional housing, suggesting that a study should be undertaken into the provision of basic services in the area.

All proposed development and future development sites in the Parish of Barkway and Nuthampstead should contain a percentage of affordable housing. With the increase in housing development within Barkway and Nuthampstead, serious consideration needs to be made on the suitability of the roads to cope with the increase in traffic. There should also be a survey on the provision of shops, doctor's surgery and school availability.

There were some eloquent replies which revealed an in depth understanding of the issues involved and offered opinion on the social impact of housing provision.

Housing should be targeted to groups that make a contribution to the community that offsets the sustainability issues associated with development. Design and layout must be low density and to fit with local character. That does not mean creating a pastiche of the vernacular but positive, modern design, using good quality materials that do not clash with the character of the area. Provisions for parking and transport must be realistic not created from "standards" that are woefully inadequate in a rural area.

Responses were received from residents who simply felt that Barkway in particular was already sufficiently developed and expressed scepticism about the potential destination of any affordable housing provision,

There is no need for more housing, there's already houses been built at different locations in Barkway. There are not the facilities to accommodate these extra buildings. No shops, doctors and it would not go for local people.

It is not possible to accurately summarise the breadth and tenor of all 75 responses, therefore a full list, redacted of personal information, will be provided to the neighbourhood planning committee for their consideration.

Q5 SECTION 2 Assessing Housing Need

Is anyone in your household in need of new or alternative accommodation within the Parish? (This includes those in current need and also anyone who is predicted to need housing within the next 5 years). WE PARTICULARLY WANT TO HEAR FROM HOUSEHOLDS WHOSE NEED FOR HOUSING IS NOT MET BY THE CURRENT NORMAL HOUSING MARKET IN THE AREA

22 respondents answered YES to this question, (just under 16.8% of respondents) and went on to complete Section 2 of the questionnaire which explores the nature of housing need in more depth. For the purpose of assessing housing need 22 = 100% of those reporting a need for housing.

Q6 – Length of connection to the parish

The survey seeks to establish the local connections of those people expressing housing need. All of those completing this section of the survey had a connection of at least two years, with 14 out of 22 having a local connection of six or more years.

How long have you lived in, or had a connection to Barkway & Nuthampstead? (In years)

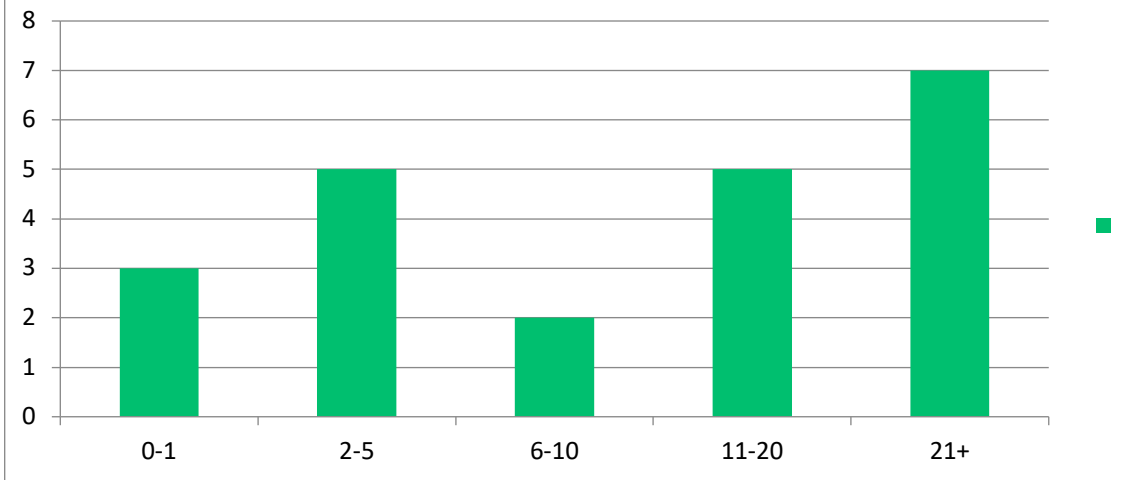


Figure 9. Connection to the Parish

Why is housing needed?

The reasons given for needing housing were:

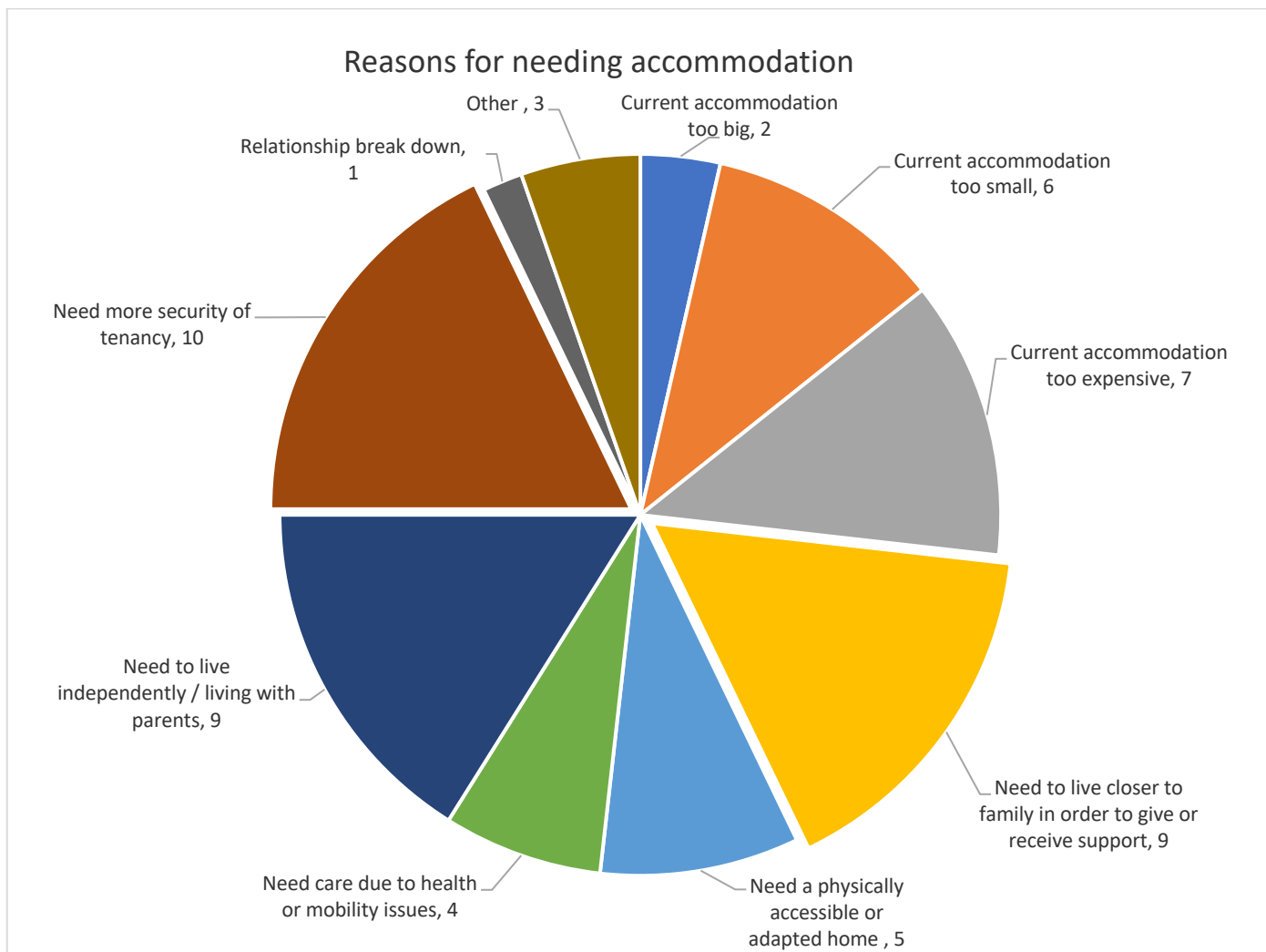


Figure 10 Reasons for housing need

The questionnaire asked people in housing need to give a reason for needing alternative housing. This was weighted. Figure 10 above gives the responses falling in the "Important, Very Important and Most Important". To reflect the fact that an individual's reasons for needing housing may be complex, the questionnaire enabled respondents to select more than one category. Hence, the 22 respondents made selections in the "Important, Very Important and Most Important" categories in 54 instances.

Nine respondents reported needing independent homes / were living with parents and six needed a larger home, along with two reporting a need for a smaller home. Five required a physically adapted home and four indicated that they need care because of health or mobility issues. Seven reported that their current accommodation was too expensive. Nine reported a need to live closer to family in order to give or receive support. The questionnaire did not attempt to establish the nature of the help being sought. Security of tenancy was an issue for ten respondents. Relationship breakdown was reported by one respondent.

Two of those who added comments in this section had selected at least one other category. Their comments all related to further commentary to confirm their reason for needing alternative accommodation. The other respondent who had not selected another category on analysis revealed that they needed a smaller and cheaper home. This has been added to the data.

The family makeup of those in Need

The questionnaire asks: *What is the family makeup of those in need?*

What is the family makeup of those in need?

Answer Choices	Responses
A single adult	8
An adult couple	3
A family with 1 child	2
A family with 2 children	4
A family with 3 or more children	0
A single elderly person	1
An elderly couple	3
A single parent	0
Other (please specify)	1
Answered	22

Table 3 Family makeup

Most respondents (16 out of 22, which is 73% of those reporting housing need) reported that their households will require accommodation for one or two people only. Two respondents would need accommodation for three people and four for four people. One respondent who recorded “other” could be assigned to “Adult Couple”.

The responses evidence a total of 39 people whose ages and genders of those in housing need were given. However, 1 provided an “I’d rather not say response”. The characteristics of this respondent in detail amounted to an additional two people: **The total number of people in households reporting housing need (completing Part 2 of the survey was therefore 41).**

How many people in your household are in housing need?	
Male 0-12	4
Male 12-17	1
Male 18-25	4
Male 26-54	7
Male 55-69	1
Male 70+	4
Female 0-12	2
Female 12-17	1
Female 18-25	3
Female 26-54	8
Female 55-69	1
Female 70+	3
I'd rather not say	1
TOTAL	40

Table 4. Ages and genders of those in need

The highest number of respondents who provided age and gender details needing housing were in the 26-54 age group (15 responses), representing 36% of all housing needed. Those aged 70+ and 18-25, were at seven responses, each representing 17% of the need. Eight children (Under 18) were recorded (19.5%). From those who opted for the “I’d rather not say” category, it was possible to discern that they were two people of retirement age.

Where housing is wanted (Q11)

The survey was made available to current residents of Barkway and Nuthampstead with the option for the survey questionnaire to be made available to those with ties to the area, such as those who previously lived in the parish and wish to return, or those who work locally and wish to live in the parish. The questionnaire asks where people whether people are looking for housing in Barkway, in Nuthampstead, in a neighbouring parish or “somewhere else”.

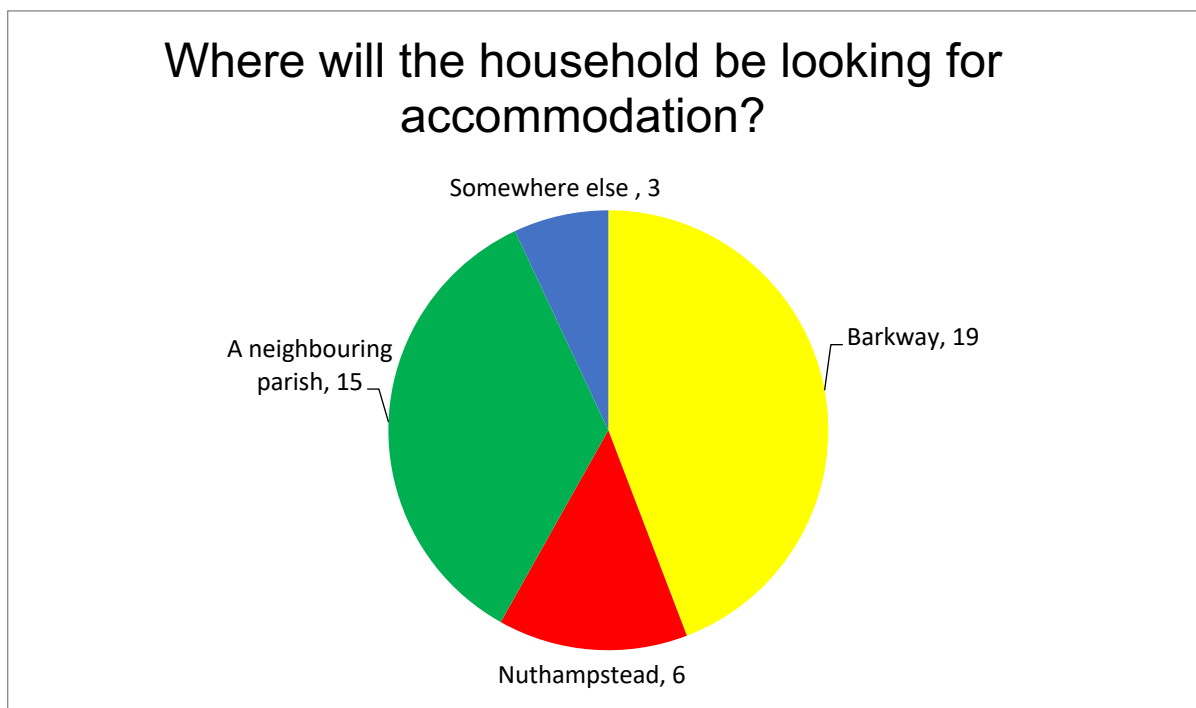


Table 5.

Desired location where housing is required

Of the 22 respondents, only **two** selected “In a neighbouring parish” without also choosing within one of either Barkway, Nuthampstead or both. All of the respondents selecting “Somewhere else” ALSO selected within Barkway or Nuthampstead.

Of the 19 respondents selecting Barkway, six selected Barkway without also choosing an alternative option (Neighbouring parish or Nuthampstead). Of the six respondents selecting Nuthampstead, all of them also selected either Barkway or “A neighbouring parish”.

When do households need to move?

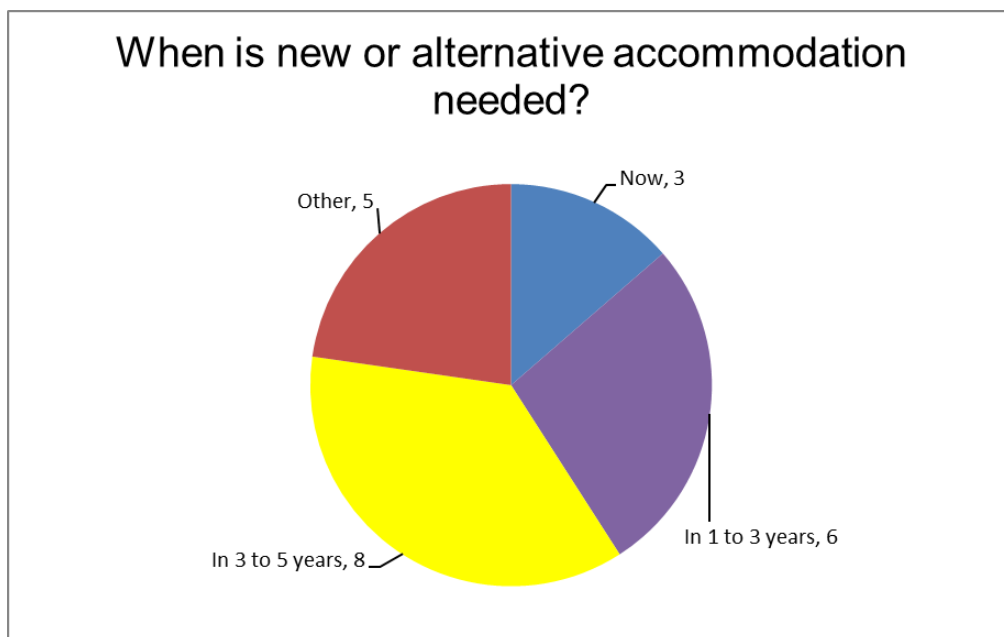


Figure 11. Timescales for new accommodation

Nine (41%) of the respondents reported a need to move either immediately or within three years. Eight reported a need to move within 3 to 5 years. Of the five who replied "Other", one suggested 5-10 years, which would exclude them from being in medium term need (though this will clearly change), the other four should be included in the "immediately category".

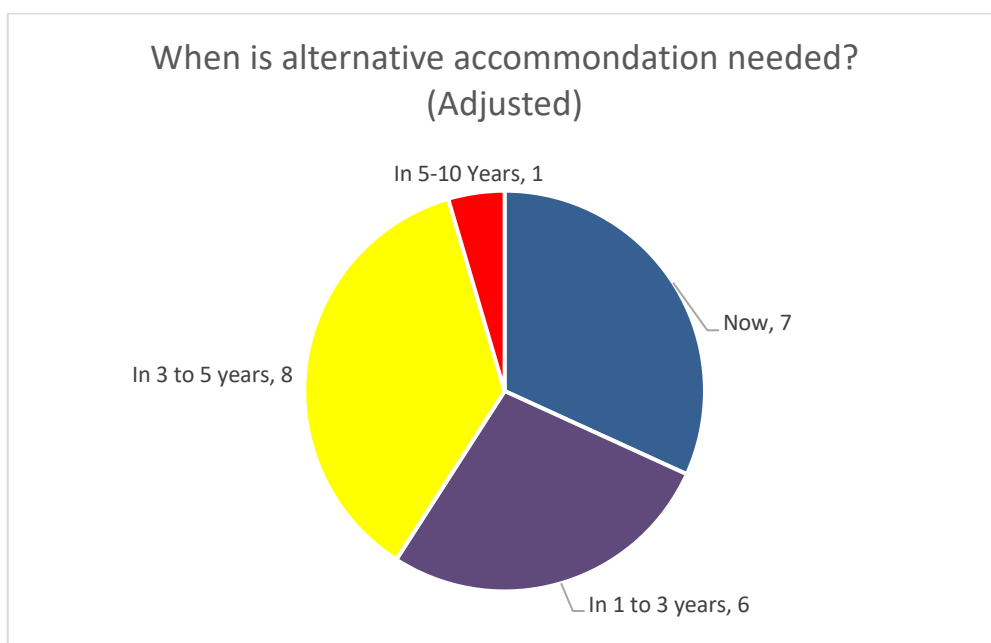


Figure 11a. Timescales for new accommodation (Adjusted to account for "Other" descriptions)

The respondent requiring housing in 5-10 years would not be further considered as having a sufficiently short-term housing need to be retained in the final assessment.

Characteristics of Housing required (Q 15)

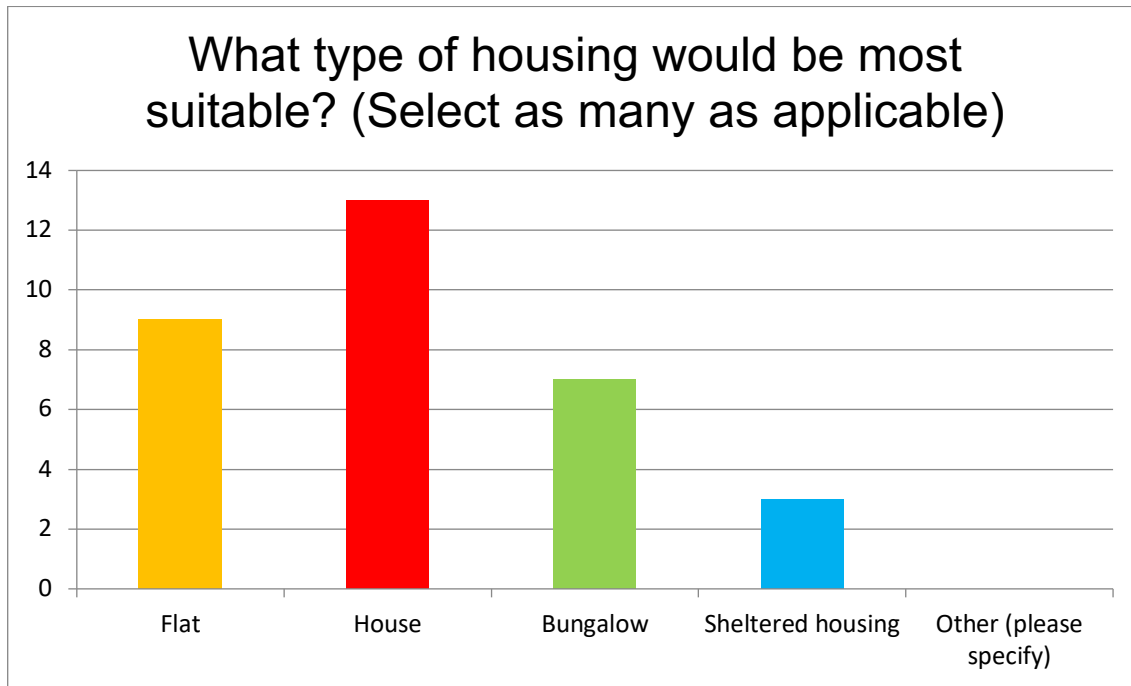


Figure 12 Type of accommodation preference

A total of 32 responses were made by the 22 who completed Part Two of the questionnaire. Houses were the most sought-after type of housing (13 responses), followed by flats (nine)⁵ and bungalows (seven). Three respondents expressed a need for sheltered accommodation.

Tenure of housing preferences

The 22 respondents seeking to move and find new accommodation indicated the following tenure preferences. They were able to choose multiple tenure types (Total = 33);

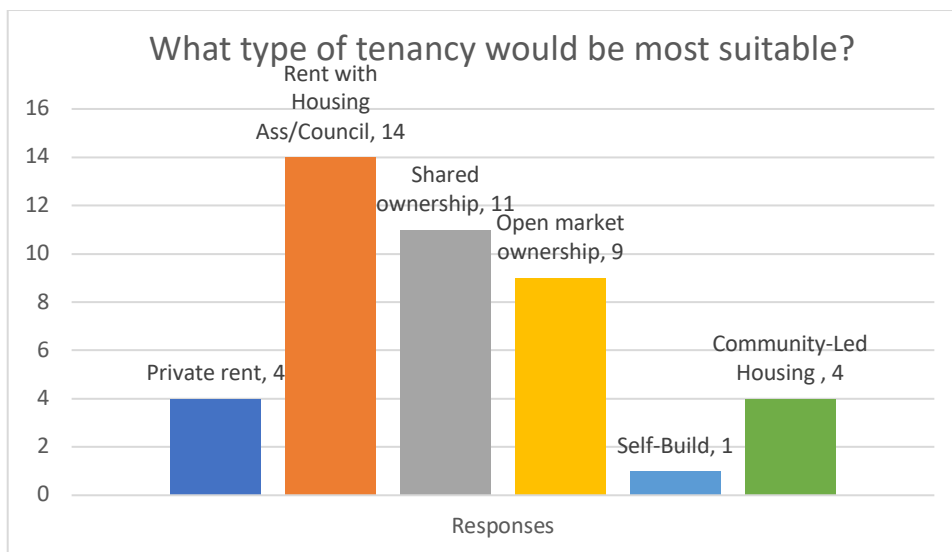


Figure 13 Tenure preferences (housing need)

⁵ According to the 2011 census, there were nine flats in total in Barkway Parish and one in Nuthampstead

The largest response was a preference to rent from a housing association or the council (selected 14 times) followed by Shared Ownership (11) and people wishing to buy their own home (Open Market Ownership, 9 responses). Four respondents would consider renting from a private landlord.

This survey also provided an option for “Community-led” housing (four selections) and “Self-build” for which one respondent opted.

Minimum number of bedrooms required Q 16

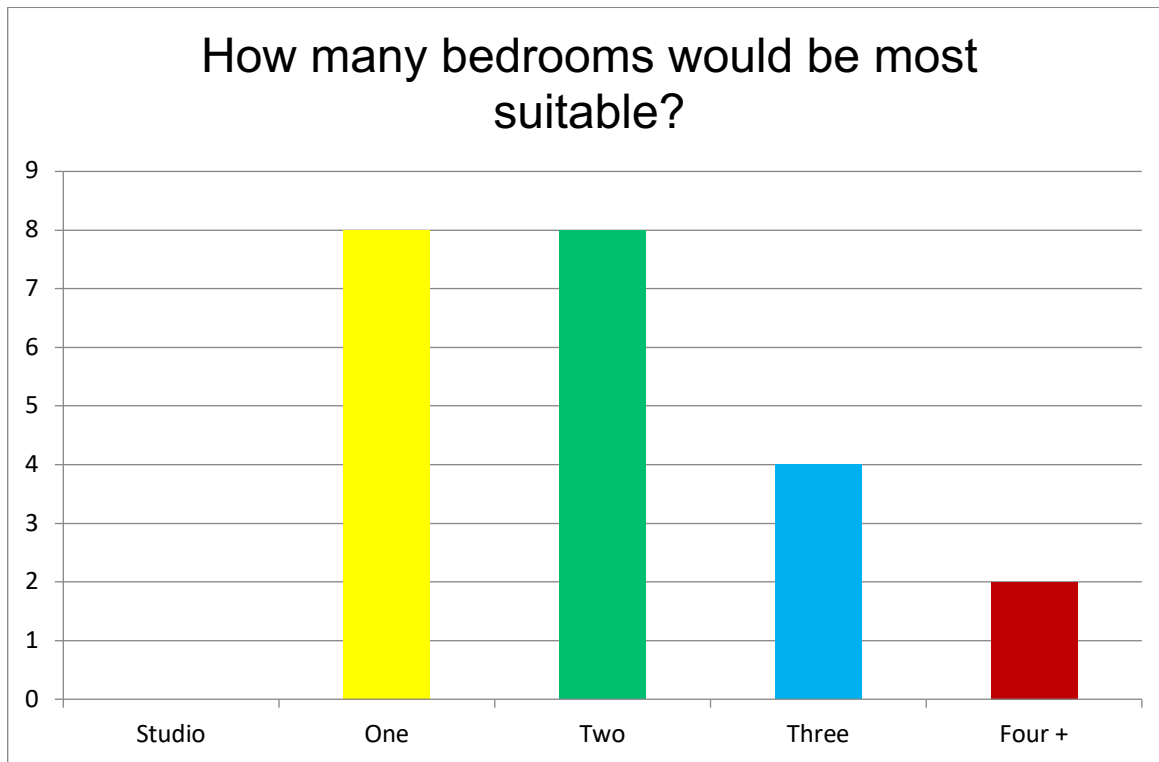


Figure 14. Number of bedrooms required

The questionnaire asks respondents about their preferred number of bedrooms, without making an objective assessment at this stage, of entitlement or need. The most prevalent number of bedrooms desired was for one and two bed homes (each selected on eight occasions), followed by three bedrooms (four times). Four bedrooms were requested by two respondents. There was no appetite for Studio accommodation.

Economic circumstances of households needing housing Households’ gross annual income (Q20)

The questionnaire seeks information on the economic circumstances of each respondent in order to assist with the assessment of affordability for different property types and tenure options. However, not all respondents are willing to disclose this information. 17 of the 22 respondents provided income details (five did not). Of the 17 who responded, three had gross annual household income of under £10,000 and four between £10,001 - £20,000. Three reported an income between £20,001 - £30,000 and one of £30,001 - £40,000. Three had incomes between £40,001 and £80,000. Three households responded as having over £80,001 gross annual incomes.

What is the total annual household income, including benefits, of those who are in need?

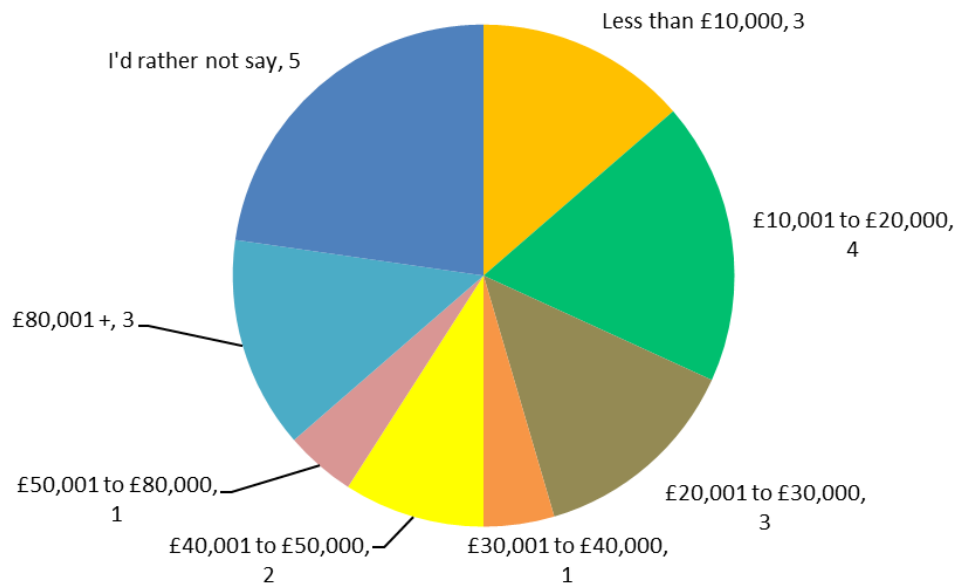


Figure 14a Income data

Weekly rent or mortgage available (Q 21)

Respondents reported a range of values that they could afford to pay for housing weekly. All 22 households answered this question. Seven responded that they could afford £99 or under weekly (including three under £40 per week) and nine said that they could afford between £100 and £199. Six households reported that they could afford to pay £200 and over per week.

How much per week could the person in housing need afford to pay in rent or mortgage?

Answer Choices	Responses	
Under £40 per week	13.64%	3
£40-59	4.55%	1
£60-79	9.09%	2
£80-99	4.55%	1
£100-129	22.73%	5
£130-159	9.09%	2
£160-199	9.09%	2
£200+	27.27%	6
		22

Table 7. Money available for rent / mortgage

Availability of a deposit to buy housing

18 of the 22 respondents provided details (four did not). Eight respondents had no deposit available, one had less than £5,000, and two between £5,001 and £10,000. Three respondents had a deposit of £10,000 - £20,000 and two had £30,001 - £50,000 available. Two reported having deposit funds in excess of £50,000 available.

Does the person(s) in need have a deposit available?

Answer Choices	Responses	
No	36.36%	8
Less than £5,000	4.55%	1
£5,001 to £10,000	9.09%	2
£10,001 to £20,000	13.64%	3
£20,001 to £30,000	0.00%	0
£30,001 to £40,000	4.55%	1
£40,001 to £50,000	4.55%	1
£50,000 +	9.09%	2
I'd rather not say	18.18%	4

Table 8 Deposit available

Registration as being in housing need

“Is the person(s) in need currently on the Local Authority's Housing Register (Waiting List)?”

19 out of the 22 respondents reporting they are in need of housing were not registered on the North Herts District Council housing register, three respondents said that they were on the list.

Is the person(s) in need currently on the Local Authority's Housing Register (Waiting List)?		
Answer Choices	Responses	
Yes	13.64%	3
No	86.36%	19

Table 9. Housing waiting list registration

Reason for not being registered

Q 19. “If the person(s) in need are not on the Local Authority's Housing Waiting List, please explain why they are not registered. (They / you will need to register with the local authority for consideration of any future affordable housing scheme.)”

Consistent with other surveys conducted by CDA Herts of this type, only a small minority of the respondents reporting housing need say that they are currently on the Local Authority Housing Register. Of the 19 who are not registered on the North Herts District Council Housing Register, the reasons given for not registering are as follows: Five thought they would not qualify for a council home, two thought they would have to wait too long for a council home and seven thought they would be excluded because they do not already have a council home. Seven households did not give a reason. The person who responded “other”, gave as their reason the length of the waiting list and their unwillingness to “play the system”

If the person(s) in need are not on the Local Authority's Housing Waiting List, please explain why they are not registered.

Answer Choices	Responses
They / you do not currently have a council / housing association home	7
They / you do not think they qualify for a council / housing association home	5
They would have to wait too long for a council / housing ass home or none available	2
Not applicable / Skip this question	7
Other (please specify)	1

Table 10. Reasons for not registering

4. Assessment of Affordable Housing Need

In total 22 respondents answered questions in Section 2 indicating that they or someone in their household were in need of affordable housing. Twenty of these respondents indicated that they, or someone within their household, needed to move within five years. Two respondents had an income level sufficiently high that they would not ordinarily be considered eligible for affordable housing. 18 responses are therefore considered to reflect a potential short to medium term need for housing within the Parish.

All 18 respondents reported that the accommodation would be desired within Barkway and or Nuthampstead or would accept living in an adjoining Parish.

Presentation of Survey Results

NOTE

*In this section of the survey report we report on the type of housing that was selected by each contributor. We refer to this as the “**Expressed Need**”. We carry out an assessment of the eligibility / suitability of the applicants for the type of housing that they have expressed. We then set out a suggested “**Assessed Need**” which reconciles the aspirations of applicants with the reality of what may be available to them. This helps to build a wide picture of the affordable housing need without being prescriptive about delivery. Because each applicant is able to make more than one choice of housing type / tenure (for example Shared Ownership and Affordable Rent, Flat and House), the total number of units identified in this section exceeds the number of respondents. The **Assessed** need sets out the maximum number of each type of housing that could potentially be delivered in each category.*

*In the [Conclusions](#) section of the report, a **net** figure is provided for the total number of housing units required. This provides the total number of units for which we have established a short or medium term local need (removing any double counting). There will be a wide range of options available for delivery that could potentially meet the housing needs of the local community. We do not believe that it is appropriate for this report to prescribe the mix of housing*

required and limit the options available. Section 4 helps to build a picture of the available options that could meet the needs and aspirations of the community. Nonetheless, there will be households in the survey, for whom **socially rented accommodation appears to be the only viable option**. To make this clear, the conclusions of the report give a suggested minimum number of required socially rented properties.

The questionnaires were examined in detail and the need indicated was as follows:

Expressed a desire to buy on the open market: (9)

Part 2 of the survey is designed to identify those people who are unable to meet their housing need through the normal functioning of the housing market. However, inevitably some contributors complete the questionnaire despite having the means to purchase their own property. Others who express a desire to own their own property may complete this section because the type of property that they seek (for example adapted homes for the elderly and disabled) are not readily available within the parish.

Four households expressed a desire to buy their home on the open market without expressing any another tenure preference. Assessing the income and deposit levels required to buy locally, it is judged that one of these is likely to be able to meet their housing needs locally on the open market and had an income level high enough to make eligibility for any form of affordable housing problematic. Two respondents were young people wishing to buy independent homes. It was not possible to discern whether they had income levels sufficient to meet their housing needs on the open market, however they may also be eligible for shared ownership or starter homes.

One respondent reported a need for adapted accommodation which may be difficult to secure locally.

Due to insufficient levels of deposit or income to purchase on the open market the remaining respondents expressing a preference only for outright ownership were assessed for either shared ownership, sheltered housing to rent or buy or affordable rental alternatives (depending on levels of income / deposit available).

Assessed Need (interested in outright ownership)
1x1 bed unit (sheltered / adapted)
1x2 bed units (sheltered / adapted)
2x2 bed units (shared ownership)
2x2 bed units (shared ownership / starter homes)
2x3 bed units (shared ownership)

Table 11. Assessed need - wish to own outright

One household additionally expressed an interest in Community-led housing. There were also three interested in renting from the council / a housing association.

Expressed an interest in shared ownership: (10)

TEN households indicated an interest in shared ownership, of those six were considered as being potentially eligible for shared ownership. One of the respondents who opted for shared ownership had an income level likely to be above that for eligibility for shared ownership and one had a housing need that was too long term (over five years) to be considered in short of medium-term need. Only one applicant opted for shared ownership without selecting

any other preferred tenure types. However, this person was assessed as having a need for an affordable rented property. One respondent expressing interest in shared ownership was considered in need of sheltered or adapted housing.

Assessed Need (Interested in shared ownership)
1x1 bed unit (Affordable rental)
2x1 bed units (Shared ownership)
3x2 bed units (Shared ownership)
1x3 bed units (Shared ownership)
1x1 bed unit (Sheltered / adapted)

Table 12. Assessed need - shared ownership

Two respondents interested in shared ownership also expressed an interest in community-led housing. Four also expressed an interest in affordable rental options.

Expressed a preference for Social / Affordable rental (Council or HA) housing: (11)

Of the 11 respondents indicating a wish to rent from a Housing Association or Council, only three were registered on the Council Housing Register. Three provided a preference for social / affordable rented accommodation as their only preferred tenure option. For those who opted for Shared Ownership and Housing Association / Council rented accommodation, where it was discernible (through financial information provided) that shared ownership was a possibility, this was given preference in terms of the assessed need for the purposes of reporting.

Assessed Need (Interested in social rent)
1x1 bed unit (affordable rental)
1x2 bed unit (affordable rental)
1x1 bed unit (shared ownership / affordable rent)
2x2 bed unit (shared ownership / affordable rent)
2x3 bed unit (shared ownership / affordable rent)
2x1 bed unit (sheltered / adapted)
1x2 bed unit (sheltered / adapted)

Table 13. Assessed need - social rental

Three of those selecting Affordable rent also indicated an interest in community-led housing. Three also opted for private rental however one of these had a level of income liable to make market rent unaffordable.

Expressed a preference for private rental housing: (4)

Four households selected private rental as a possible tenure option, though none of those selected this option alone. Within the four selecting “Private Rental”, two were assessed as being potentially eligible for shared ownership housing and two were in need of sheltered or adapted housing.

Self – Build (1) and Community–led Housing (5)

Community-led housing was selected on four occasions, however one of those was found to have a housing need that was too long term to be considered further in this report. Each of the three remaining respondents had also selected an alternative tenure type. One of the respondents had an income level sufficiently low that only housing available at social rent levels was likely to be the most viable housing option. One of the respondents selecting Community-Led housing was assessed as being in need of Sheltered / Adapted housing. The respondent who selected “Self-build” was assessed as also being potentially eligible for a shared ownership property.

Assessed Need (Self-build, CLH)
1 x 1 Bed Unit (Affordable rent)
1 x 1 Bed Unit (Sheltered / Adapted / Community-led)
1 x 1 Bed Unit (Community-led / Shared Ownership)
1 x 2 Bed Unit (Self-build / Shared Ownership)

Table 14 Assessed need - Self-build and community led housing

Sheltered Housing, housing adapted for the disabled and housing for the elderly

Q15 of the questionnaire asks about the preferred type of housing. Three of the respondents expressed an interest in sheltered housing, with seven expressions of interest in a bungalow. One of those selecting Bungalow was found to have a housing need that was too long term to be considered further. Two of the three opting for sheltered housing also expressed an interest alternatively in a bungalow. One of those selected Sheltered housing as their only preferred option. It is not always possible to discern if the actual choice should be interpreted as “sheltered bungalow” or to make an assessment of the level and type of need. For this reason, “Sheltered” and “Adapted / Accessible” are presented together. One respondent commented poignantly, “We just can’t cope any more”.

Q.12 of the questionnaire, which specifically asks the main reason for seeking alternative accommodation gives a clue to the motivation for those requiring alternative accommodation. “Need a home that is physically accessible” and “Need care due to health or mobility issues” assist in providing a better understanding of the individual circumstances of each respondent and making an overall assessment of need in this category.

Assessed Need (Sheltered / accessible housing)
1 x 1 Bed
4 x 2 Bed

Table 15 Assessed need / sheltered housing

5. Conclusions

We consider that there is some need for affordable housing in Barkway Parish and Nuthampstead in order to meet purely local needs. This assessment is based only on those who completed Section Two of the Housing Needs Survey questionnaire indicating a housing need and willingness to live within the parish. The assessment does not include the needs of those people who expressed a preference for buying on the open market but who provided insufficient detail for their ability to do so to be assessed; it does include those who preferred to buy or part-buy but whose income indicates that social housing (including shared ownership) could be the most suitable housing tenure(s) for them.

The reason for excluding four of the respondents who completed section two vary between those who appear to have the means to buy or rent on the open market, those whose desire for new housing is too long term to be considered and those who had not provided any financial information in order to make an assessment of need.

Total affordable housing need assessed

A need for a total of 18⁶ affordable or sheltered / adapted units can be identified.⁷

The respondents desired properties of the following types and minimum bedroom numbers:⁸

Type	Affordable rent minimum	Total
1 bed flat / house	2	4
2 bed flat / house	1	7
3 bed house	0	2
1 bed sheltered / bungalow / accessible	1	2
2 bed sheltered / bungalow / accessible	1	3
TOTALS	5	18

This can be summarised as:

6 x 1 bed units

10 x 2 bed units

2 x 3 bed units

Table 16. Number of units (Gross)

⁶ Where housing needs surveys are carried out in order to provide evidence to support housing provision on rural exception sites this figure is ordinarily halved to ensure that there is a residual local need for housing at the time of delivery.

⁷ Self-build has not been separated out from these figures

⁸ Recommended tenure types have not been provided because there may be more than one potential option for each household other than for affordable rent where this may be the only viable option.

Further evidence of need is provided by the households recorded as being registered on the local authority housing waiting list (June 2019), seven⁹ active applications for people living in Barkway and Nuthampstead seeking housing there.

1 bed – 4

2 bed – 1

3 bed – 2

Table 17 (Housing waiting list applicants)

1. It is considered that the most significant need is for two bed accommodation for shared ownership or rent (as well as a slightly smaller number of one-bedroom households). The reasons for needing housing were varied including for people needing independence, physically adapted homes or cheaper homes. Those currently in the private rented sector expressed a need for greater security of tenure.
2. Within this number, there is a need for alternative 1 and 2 bed sheltered accommodation for older people, and bungalows. The survey suggests that there may also be some need for market housing suitable for the elderly and downsizers.
3. It is considered that the greatest tenure need is for shared ownership, however there is also a demand for affordable general needs rent which could be considered (noting the recommended minimum number of units).
4. There is a potential demand in the area for Starter Homes for young people.
5. It is noted that there is already significant new housing planned for the study area. It is also noted that there is some opposition to new housing along with reservations over the suitability of the area for additional housing (particularly citing transport and infrastructure issues). However, there is a level of support for affordable housing provision in the area that is consistent with other surveys in Hertfordshire.

RECOMMENDATIONS

6. Discussions on the size and tenure of housing, as well as suitable sites etc, should take place between the Parish Council, relevant Housing Associations and the Local Authority before finalising the potential housing mix.
7. There is some evidence of a limited interest in community-led housing and self-build in this area that could also be further explored as a means of delivering some of the affordable housing within the parish.

The Local Authority should consider how it can accommodate the local identified need through the existing housing allocation and in the new Local Plan, particularly through affordable options.

⁹ Three of those reporting housing need (completing section 2 of the survey) were also on the LA Housing Register

Appendix ONE: Accessibility of local housing (cost, nature and availability)

Housing for open market sale

Land Registry data provides recent average house prices of flats, terraced and semi-detached houses. The average house price in Hertfordshire was £441,791 in 2016/2017 (source National Housing Federation Home Truths 2017/18).

This is well above the national average for England and Wales of £288,898 for the same period.

The average selling prices for each type of property in Hertfordshire are shown below (sourced from Land Registry figures) Barkway and Nuthampstead sit in the postcode of SG4 8 , which also encompasses neighbouring villages outside the area. Table 20 shows the average sale prices for “SG8 8” for May 2018 to 2019 along with the number of sales:

Area	Detached Average	Semi-detached Average	Terraced Average	Flat Average
Hertfordshire	£786000	£480000	£383000	£269000
SG8 8	£716545 (11)	£487667 (9)	£355936 (5)	£0 (0)

Table 18. Average (sold) house prices (Herts & SG8 8)

Barkway and Nuthampstead are within the postcode of SG8, which also encompasses Royston. The average current property asking prices (July 2019) for properties in the postcode of SG8 are provided below (source Zoopla):

Average: £477,126

Property type	<u>1 bed</u>	<u>2 beds</u>	<u>3 beds</u>	<u>4 beds</u>	<u>5 beds</u>
<u>Houses</u>	£208,333 (3)	£285,341 (41)	£410,815 (94)	£583,729 (74)	£795,857 (35)
<u>Flats</u>	£174,104 (14)	£203,932 (22)	£240,000 (2)	-	-
<u>All</u>	£180,144 (17)	£256,912 (63)	£407,256 (96)	£583,729 (74)	£795,857 (35)

Table 19. Average asking prices HP3 (Source; Zoopla,co.uk)

National Housing Federation East of England provides average (mean) house price information annually (Home Truths 2017/18, The housing market in East of England) along with an assessment of affordability:

	Mean house price 2016/17	Mean annual earnings 2017	Ratio of house prices to incomes	Income needed for a 80% mortgage at (3.5 x income)	Mean monthly private sector rents 2016/17
England	£288,898	£28,444	10.2	£66,034	£852
North Herts DC	£374,159	£33,426	11.2	£85,552	£933

Table 20. Housing cost and affordability ratios

On researching property for sale in Barkway and Nuthampstead (on Rightmove.co.uk), there were 20 properties available:

Number of rooms	Property Type	Price
3	Semi-detached	450,000
8	Detached	2,350,000
5	Detached	1,100,000
4	Detached	875,000
5	Detached	850,000
4	Detached	695,000
3	Detached	650,000
3	Cottage	650,000
4	Detached	595,950
3	Detached	585,000
3	Detached	509,950
3	Detached	450,000
3	Semi-detached	450,000
3	Detached	450,000
3	Detached	450,000
3	Detached	450,000
3	End of terrace house	340,000
1	Maisonette	190,000

Table 20a Properties for sale in Barkway

Number of rooms	Type of property	Price
4	Detached bungalow	600,000
4	Detached bungalow	600,000

Table 20b Properties for sale in Nuthampstead

The National Housing Federation’s method for assessing affordability was used, which assumes a 10% deposit is available and that a mortgage of 3.5 x income will be available.

(It should be noted that individual circumstances will affect people’s eligibility for a mortgage on this basis and it is likely that some of the people in housing need will not be offered as high a mortgage in the current economic climate.)

Applying this method to purchase the cheapest property currently available in the area (£190,000 for a one bed maisonette), a 10% deposit (£19,000) may be needed, plus an annual salary of £48,800 for a 90% mortgage of £171,000 and monthly mortgage payments of around £815 per month over 25 years for a repayment mortgage (equivalent to £188 per week).

Housing for private rental

Availability of private rental property: census data 2011 indicates that approximately 5.8% of housing in Nuthampstead, is for private rental, with 10.5% in Barkway Parish, equating to 36 homes.

As at the date of our search on Zoopla & Rightmove (April 2019), there were two properties listed as available for private rent in Barkway. A three bed house at £1275 pcm and a four bedroom house at £1950 Current asking rents more widely in SG8 are as follows (Zoopla).

Average: **£1,009 pcm**

Property type	<u>1 bed</u>	<u>2 beds</u>	<u>3 beds</u>	<u>4 beds</u>	<u>5 beds</u>
<u>Houses</u>	£709 pcm (2)	£883 pcm (5)	£1,004 pcm (6)	£1,717 pcm (6)	-
<u>Flats</u>	£711 pcm (9)	£803 pcm (4)	-	-	-
<u>All</u>	£711 pcm (11)	£847 pcm (9)	£1,004 pcm (6)	£1,717 pcm (6)	-

Table 21. Asking rents in SG8

Social housing / affordable homes

Average social housing general needs **monthly** rents across North Herts (2017/18) are provided below (Source:): North Herts DC

1 bed / bedsit properties	2 bed properties	3 bed properties	4 bed property
£389.10	£459.80	£498.11	£555.56

Table 22. North Herts average social rents (general needs) - monthly

Information available from North Herts District Council indicates that there are 58 affordable housing units (general needs) provided within Barkway Parish and Nuthampstead are as follows:

	Sudio / One bed	2 bed	Three bed	4 + bed	Total
General needs	22	25	11	0	58
Sheltered	0	0	0	0	0

Table 25. Affordable (general needs) units in Barkway & Nuthampstead

There are no reported sheltered housing units in Barkway Parish or Nuthampstead. Shared ownership

Shared ownership affordability can be estimated by assuming the household will purchase 30% share* of the property. To buy this 30%, the householder would need at least a 10% deposit for the share; they can then borrow on mortgage up to 3.5 times their income to purchase the remaining amount of the share.

Rent would also be payable at 2.5% on the un-sold equity (70 per cent). Service charges may be applicable, and some landlords may also consider outstanding debt when conducting their assessment of affordability.

* The HCA model shared ownership agreement recommends that purchasers buy an initial percentage of between 25% and 75% dependent on circumstances. Staircasing in rural areas of populations of 3,000 or less are also restricted to a maximum of 80%.

Appendix 2 The questionnaire

Barkway & Nuthampstead Affordable Housing Needs Survey 2019

This survey is being conducted on behalf of the Barkway & Nuthampstead Neighbourhood Planning Committee by Community Development Action Herts (CDA), an independent charity, working in partnership with communities, Local Authorities, Neighbourhood Planning Groups, Parishes and Housing Associations, to understand the need for affordable housing and to determine the most appropriate type of accommodation.

Everyone with a connection to Barkway & Nuthampstead should answer SECTION 1 (questions 1 – 5). If you or someone within your household is in need of new or alternative housing please answer **all** of the questions.

The survey should take under 10 minutes to complete. There is an opportunity to add comments you feel are relevant.

YOU CAN ALSO COMPLETE THIS SURVEY ONLINE GO TO: www.cdaherts.org.uk/rural-housing and please follow the links.

Please complete only one survey per household and if not completing online, return it in the envelope provided by 19th April, 2019. A 'household' is one family unit. If there is more than one family unit living within one home this would be considered as two separate 'households', each 'household' or family unit should complete one survey. Responses are anonymous. A final report will be published following this survey once analysis has been completed. People who used to live in Barkway & Nuthampstead and may wish to return should also complete the survey. They should also go to www.cdaherts.org.uk/rural-housing and follow the links to the survey.

Additional print versions of the survey are available, please telephone CDA Herts on 01992 289060 or 289055. Help and advice in completing the survey is also available.

Thank You



Affordable Housing Needs Survey – Barkway & Nuthampstead

SECTION ONE - ALL HOUSEHOLDS

*** 1. What is your connection to Barkway & Nuthampstead?**

- I live here
- I work here
- I used to live here and I would like to return
- I have family here

Other eg. land owner, property developer (please describe)

*** 2. If a need for housing for local people is established, do you support the provision of affordable housing to suit the needs of local people?**

- Yes, as many as needed to fulfill the local need
- Yes, up to 5 homes
- Yes, up to 10 homes
- No (if no, please give your reasons in the "any further comments" section at the end of the survey)
- Yes, up to 25 homes

*** 3. Do you know of any sites where development of affordable housing could or should be located?**

- No
- Yes (please provide details below)

* 4. If new housing is built in this area, what sort of housing and tenure do you think is most needed? (Please select as many as appropriate)

	For Rent	For Sale	Shared ownership (part rent part owned)
Housing for young people (over 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for families with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for the elderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered housing for the elderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

* 5. Is anyone in your household in need of new or alternative accommodation within Barkway & Nuthampstead? (This includes those in current need and also anyone who is predicted to need housing within the next 5 years). WE PARTICULARLY WANT TO HEAR FROM HOUSEHOLDS WHOSE NEED FOR HOUSING IS NOT MET BY THE NORMAL HOUSING MARKET IN THE AREA.

- Yes (**NOW complete SECTION 2 (All) of the questionnaire**)
- No (Please skip the next section and complete the "Any further comments" (Q.25, Section 3) at the end of the survey)

PLEASE COMPLETE SECTION 2 BEGINNING ON THE NEXT PAGE IF YOU ARE IN HOUSING NEED otherwise turn to p.8

SECTION 2 Households in Housing Need **ONLY**.

* 6. How long have you lived in, or had a connection to Barkway & Nuthampstead? (In years)

- 0-1
- 2-5
- 6-10
- 11-20
- 21+

* 7. How many people, including yourself, currently live in your household?

- 1
 - 2
 - 3
 - Other (please specify)
 - 4
 - 5
 - 6
-

* 8. How many bedrooms does your home have?

- 1
- 2
- 3
- 4
- 5+

* 9. How would you best describe your current housing tenure?

- Rent privately
- Rent with Housing Association/Council
- Own with a mortgage
- Other (please specify)
- Own without a mortgage
- Live with friends/family

* 10. When is new or alternative accommodation needed?

- Now
- In 1 to 3 years
- In 3 to 5 years
- Other (please specify)

* 11. Where will the household be looking for accommodation? (Tick as many as appropriate)

- Barkway
- Nuthampstead
- A neighbouring Parish
- Somewhere else (please specify)

* 12. ANSWERS TO THE FOLLOWING QUESTIONS RELATE SPECIFICALLY TO THE PEOPLE IN HOUSING NEED. For what reason is alternative accommodation needed?

Select as many as applicable 1 = least important

	1 least important	2 not very important	3 important	4 very important	5 most important	N/A
Accommodation too big	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodation too small	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodation too expensive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need to live closer to family in order to give or receive help/support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need a home which is accessible or adaptable (disability)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need care due to health or mobility issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Living with parent need to live independently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need security of tenancy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Relationship break down	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

* 13. What is the family makeup of those in need?

- A single adult
- An adult couple
- A family with 1 child
- A family with 2 children
- A family with 3 or more children
- A single elderly person
- An elderly couple
- A single parent

Other (please specify)

* 14. How many people in your household are in housing need? (Please enter the ages of each, including children)

Males, Ages

Females, Ages

I'd rather not say

* 15. What type of housing would be most suitable? (Select as many as applicable)

- Flat
- House
- Bungalow
- Sheltered housing
- Other (please specify)

* 16. How many bedrooms would be most suitable?

- Studio
- One
- Two
- Three
- Four +

* 17. What type of tenancy would be most suitable? (Select as many as applicable)

- Private rent
- Rent with Housing Association / Council
- Shared ownership
- Open market ownership
- Self-Build
- Community-Led Housing (normally social housing developed by the community for local people)

Other (please specify)

* 18. Is the person(s) in need currently on the Local Authority's Housing Register (Waiting List)?

- Yes
- No

19. If the person(s) in need are not on the Local Authority's Housing Waiting List, please explain why they are not registered. (They / you will need to register with the local authority for consideration of any future affordable housing scheme).

- They / you do not already have a council / housing association home
- They / you do not believe they qualify for a council / HA home
- You would have to wait too long for a council / HA home or there aren't any available
- Not applicable / Skip this question

Other (please specify)

* 20. What is the total annual household income, including benefits, of those who are in need of housing? (This information is needed in order to determine the affordability of potential new homes in Barkway & Nuthampstead. The information given here is anonymous and confidential.)

- | | |
|--|--|
| <input type="radio"/> Less than £10,000 | <input type="radio"/> £40,001 to £50,000 |
| <input type="radio"/> £10,001 to £20,000 | <input type="radio"/> £50,001 to £80,000 |
| <input type="radio"/> £20,001 to £30,000 | <input type="radio"/> £80,001 + |
| <input type="radio"/> £30,001 to £40,000 | <input type="radio"/> I'd rather not say |

21. How much per week could you / they afford to pay in rent or mortgage?

- | | |
|--|--------------------------------|
| <input type="radio"/> Under £40 per week | <input type="radio"/> £100-129 |
| <input type="radio"/> £40-59 | <input type="radio"/> £130-159 |
| <input type="radio"/> £60-79 | <input type="radio"/> £160-199 |
| <input type="radio"/> £80-99 | <input type="radio"/> £200+ |

* 22. Does the person(s) in housing need have a deposit available?

- | | |
|--|--|
| <input type="radio"/> No | <input type="radio"/> £30,001 to £40,000 |
| <input type="radio"/> Less than £5,000 | <input type="radio"/> £40,001 to £50,000 |
| <input type="radio"/> £5,001 to £10,000 | <input type="radio"/> £50,000 + |
| <input type="radio"/> £10,001 to £20,000 | <input type="radio"/> I'd rather not say |
| <input type="radio"/> £20,001 to £30,000 | |

23. If you would like us to pass your contact details to a relevant Housing Association in the event that an affordable housing scheme goes ahead, please provide your contact details including name, address, telephone number and email. This will help make sure your household's needs are considered. Any personal data collected will only be used in connection with this survey and will be destroyed after 5 years.

Please go to cdaherts.org.uk/privacy-statement/ to read our privacy policy in full

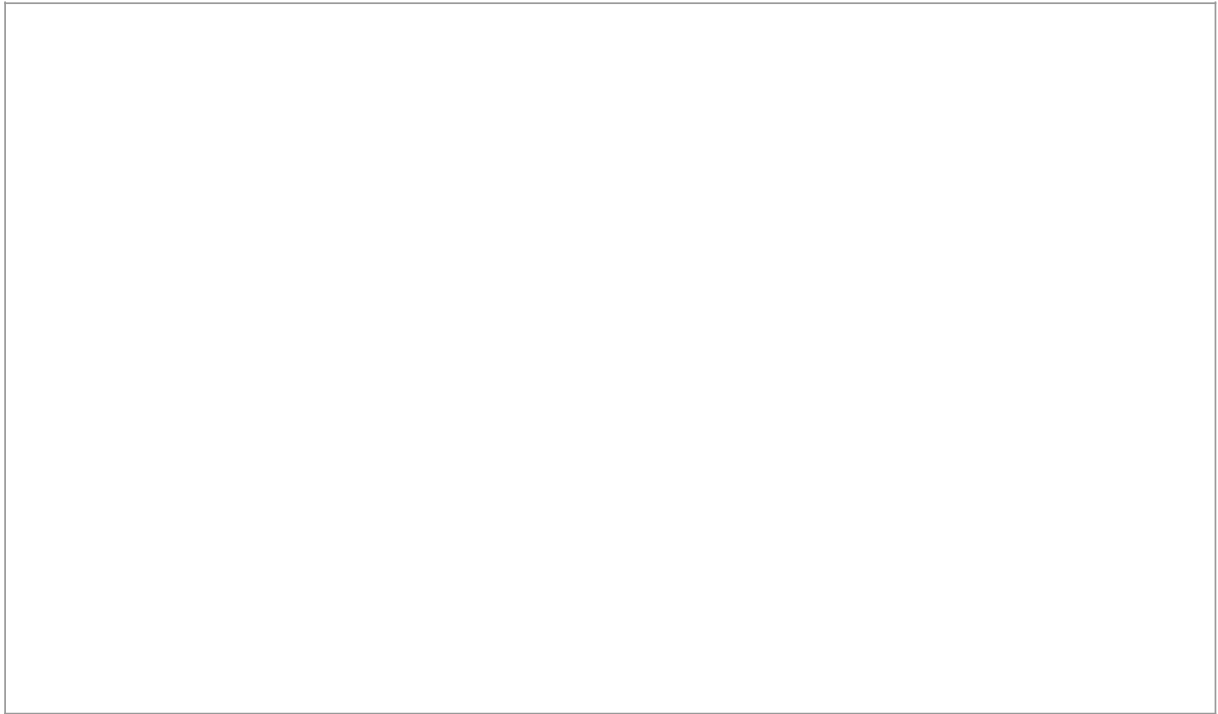
Name:	
Address:	
Email:	Phone:

* 24. Do you consent for your contact details ONLY to be passed to our partnering Housing Association in connection with this survey and potential affordable housing in Barkway & Nuthampstead? Yes. No

Affordable Housing Needs Survey - Barkway & Nuthampstead

1. SECTION 3 ALL HOUSEHOLDS General Comments

25. Thank you for completing the survey. If there is any further relevant information or comment that you would like to include (for example, the importance of energy efficiency, that housing should be provided for particular groups or how it should fit into the style and character of the area), please provide it here.



Thank you for completing the survey. The results will be collated in a report that will be shared with the community through Barkway & Nuthampstead.

Please return your survey in the Freepost envelope provided by 19th April 2019.

CDA Herts Barkway & Nuthampstead Survey
c/o Housing Services (Strategy & Development)

NHDC Council Offices,
Gernon Rd,
Letchworth Garden City
SG6 3JF

APPENDIX 3 Chairman's Letter



NUTHAMPSTEAD MEETING

March 2019

Dear Resident

Affordable Housing Needs Survey, Barkway & Nuthampstead 29th March – 19th April 2019

You may be aware that we in Barkway and Nuthampstead have formed a committee to produce a Neighbourhood Plan for the area. As part of this, the committee is working with Community Development Action Hertfordshire (CDA), to assess the nature and extent of the current affordable housing need in the area. We are reviewing the demand for affordable housing for people with a connection to this Parish (through residency, family ties or employment) but who cannot otherwise access the housing that they need locally.

Our community is facing the prospect of a significant increase in housing. Whatever your personal feelings are about additional housing, it is important that we understand what local people want and need. This housing survey will give us a better understanding of the needs of local people and will give us the evidence to influence the type and tenure of the affordable housing that will be required. This is an opportunity to ensure that at the very least, the housing needs of local people are not ignored and are reflected in future plans.

Your part in this exercise is crucial. **We need each household to complete one Housing Needs Survey questionnaire.**

Please read all of the information that you have been sent and follow the instructions on the questionnaire carefully. Please supply answers to all the questions if you think you, or someone in your household, may need affordable housing.

ANY INFORMATION YOU SUPPLY WILL BE TREATED IN THE STRICTEST CONFIDENCE. Information given as part of the Housing Needs Survey will only be seen by CDA and will be made anonymous and presented in a compiled format to the Partnership and other partners.

The questionnaire is being distributed to local households and can also be completed by friends and family who currently live elsewhere but who have a strong connection to the Parish and would wish to live in the

area. Additional forms can be obtained from [CDA Herts, tel. 01992 289060](#). You can also complete the survey online.

Go to www.cdaherts.org.uk/rural-housing and follow the links.

The deadline for completion is 19th April 2019.

Thank you very much for your co-operation.

Yours sincerely,

Clr. Dr Giuseppe Frapporti

Chair Barkway Parish Council

Barkway and Nuthampstead Neighbourhood Plan Committee

e. parishclerk@barkway-village.co.uk

APPENDIX 7: Flyer, Public Meeting 29 May 19



BARKWAY PARISH COUNCIL

Cordially invites you to the

ANNUAL PARISH MEETING

To be held in

The Community Room

Barkway Recreation Ground Pavilion

On

WEDNESDAY 29th MAY 2019

At 7.30pm for 8.00pm start

The Chair of the Parish Council will be giving an annual report.

This will be followed by the Barkway and Nuthampstead Neighbourhood Plan Committee giving a 'Vision and Objectives' presentation for the draft Neighbourhood Plan.

Following an interval where light refreshments will be served representatives from village organisations will be giving reports on their activities over the past year.

Drinks will be served from 7.30pm

Clerk to the Council, The Reading Room, 12 High Street, Barkway, Royston, Hertfordshire SG8 8EE
Tel: 01763 848716 Email: parishclerk@barkway-village.co.uk

**APPENDIX 8: Vision and Objectives Feedback Form
BARKWAY & NUTHAMPSTEAD NEIGHBOURHOOD PLAN
VISION & OBJECTIVES OPEN DAY 29TH MAY 2019**

Please tick one of the boxes below:

Live within Barkway/Nuthampstead				Visitor
Age < 18	Age 18-34	Age 35-65	Age > 65	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On this form, please can you provide feedback in each category:

- Overall Vision for the Neighbourhood Plan
- Objectives for the Neighbourhood Plan

BARKWAY & NUTHAMPSTEAD NEIGHBOURHOOD PLAN VISION FEEDBACK

<p>Vision for the Barkway & Nuthampstead Neighbourhood Plan</p> <p>Our vision for these two villages is that they should continue to thrive and to meet the housing needs of all sectors of our community. This should be done by respecting and, where at all possible, preserving the six centuries of history embedded in our buildings, landscape and environment.</p> <p>Our vision is to preserve and enhance our neighbourhood's character</p>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Agree</td> <td style="text-align: center; width: 50%;">Disagree</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" style="padding-top: 10px;">Comments</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> </table>	Agree	Disagree	<input type="checkbox"/>	<input type="checkbox"/>	Comments		
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BARKWAY & NUTHAMPSTEAD NEIGHBOURHOOD PLAN OBJECTIVES FEEDBACK

<p>To ensure that new development, including infill development, within or adjacent to, and outside site allocations, is well designed and sympathetic to its surrounding in terms of style, layout and design and benefits the community.</p>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Agree</td> <td style="text-align: center; width: 50%;">Disagree</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" style="padding-top: 10px;">Comments</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> </table>	Agree	Disagree	<input type="checkbox"/>	<input type="checkbox"/>	Comments		
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<p>To preserve the character, appearance and settings of all heritage assets, listed and non-listed buildings, in Barkway and Nuthampstead, including those within and outside the boundaries of the conservation area.</p>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Agree</td> <td style="text-align: center; width: 50%;">Disagree</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" style="padding-top: 10px;">Comments</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">.....</td> </tr> </table>	Agree	Disagree	<input type="checkbox"/>	<input type="checkbox"/>	Comments		
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<p>To promote biodiversity and support ecosystem services.</p>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Agree</td> <td style="text-align: center; width: 50%;">Disagree</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Agree	Disagree	<input type="checkbox"/>	<input type="checkbox"/>								
Agree	Disagree												
<input type="checkbox"/>	<input type="checkbox"/>												

	Comments
To increase opportunities to foster a sense of community through the development, preservation and maintenance of community facilities	Agree <input type="checkbox"/> Disagree <input type="checkbox"/> Comments
To promote access to nature through preserving existing footpaths, cycle routes and bridleways leading to the countryside, and their settings.	Agree <input type="checkbox"/> Disagree <input type="checkbox"/> Comments
To have a sustainable local economy through the preservation and creation of local employment opportunities	Agree <input type="checkbox"/> Disagree <input type="checkbox"/> Comments
To improve road safety throughout the Parish especially at several potentially dangerous road junctions, and to develop safer routes between settlements.	Agree <input type="checkbox"/> Disagree <input type="checkbox"/> Comments
To support local educational institutions	Agree <input type="checkbox"/> Disagree <input type="checkbox"/> Comments
To promote health, wellbeing and sustainability in the villages and their community	Agree <input type="checkbox"/> Disagree <input type="checkbox"/> Comments
Other comments	

APPENDIX 9: Vision and Objectives Comments

Barkway & Nuthampstead Neighbourhood Plan Vision & Objectives Open Day 29 May 2019 - Comments

Objective	Comments
<p><i>Objective 1 : To ensure new development is well designed and sympathetic to its surroundings and benefits the community</i></p>	<p>Comment on the size of any development and its impact on the character of the village</p> <p>Yes, but I do not think the large numbers proposed is sympathetic to the village</p> <p>Ensure infill suits the area they are placed. To ensure land sell off is restricted. (Back garden sales)</p> <p>And not too large or dense</p> <p>How can we insist that site workers parking is on site & not blocking the road?</p> <p>and should be kept to minimum</p> <p>Small developments only</p> <p>We need to stop inappropriate bulk development i.e. BK3</p> <p>Given the diverse architectural styles existing - this gives much scope</p>
<p><i>Objective 2 : To preserve the character, appearance and settings of all heritage assets, listed and non-listed buildings.</i></p>	<p>But ugly buildings should be sympathetically redeveloped</p> <p>New to area but hope there are preservation orders on trees, particularly old Oaks and woodland areas</p> <p>Who will set the standards?</p> <p>All existing trees and hedgerows to be maintained</p> <p>Not all are attractive and knocking some down (modern ones) & rebuilding could improve appearance</p> <p>Including views and vistas around the village</p>
<p><i>Objective 3 : To promote biodiversity and support ecosystem services</i></p>	<p>We don't want more pu cell farms or windmills. Pu cells on roofs are ugly wherever possible</p> <p>Where housing is developed please make it as eco-friendly as possible.</p>

There is no excuse for new builds not to harvest rainwater, or to attempt to aim for ? house standards

Objective 4 : To increase opportunities to foster a sense of community through the development, preservation and maintenance of community facilities

How do you ensure future assists do not have large cost/volunteer impacts

Objective 5 : To promote access to nature through preserving existing footpaths, cycle routes and bridleways

Can we mention we want to create more footpaths?

Not letting land owners move bridleways in order to build on fields

With land owner's permission?

Am willing to assist in clearing bridleways

Unsure how you can do this. There are existing footpaths but we don't need more

Village is well provided do not lose them

Protect permissible access routes in case of owner change with yield to access

Preserve open spaces, village green and pond

Objective 6 : To have a sustainable local economy through the preservation and creation of local employment opportunities

Local employment opportunities should not lead to developing greenfield sites

On a limited scale

Badly needed but needs careful thought

Many people are self-employed and have their homes as a base office

Objective 7 : To improve road safety throughout the Parish and to develop safer routes between settlements.

Possible objective: To limit increase in traffic movements which are already problematic *

* See survey of High Street

Please make sure we raise the point of maintaining our 'dark skies' and ensure we try to avoid street -

lighting as a result of any development. It would ruin the village

Minimum development

We must stop so many HGVs powering through the village

But no speed humps

The present roads are inadequate to take more traffic.

The Joint needs improvement and traffic should be encouraged to use the A10

Imperative - not good at the moment

How do you stop the Conservation Area being a barrier to road safety, i.e. street lighting?

More traffic will cause more problems for commuters to Cambridge as they go through Barley

Objective 8 : To support local educational institutions

No extra building or traffic to Conservation Areas!

For old as well as young

I observe that the local schools are well, but not oversubscribed with pupil numbers

Objective 9 : To promote health, wellbeing and sustainability in the villages and their community

But we don't want more traffic fumes so can't we encourage people onto the A10?

A vibrant community will look after this

Increased traffic will cause increased pollution on the High Street. This is certainly not good for school children

Other Comments

Better to use a site near the A10 / not BK3 for reasons of minimising traffic disruption and pollution in the old village and easier access for new residents to main road networks and Royston's facilities. The joint in particular needs protecting for its peace and wonderful views and usual mammals and birdlife - kites, owls, deer, etc.

APPENDIX 10: Flyer Public Meeting 21 Sept 2019



Neighbourhood Plan Open Day Consultation

Saturday 21st September

***The Community Room
Barkway Pavilion***

2.00 – 5.00pm

This is your opportunity to make a difference to the future of your community.

The Neighbourhood Plan isn't just about housing development; we need to vigorously protect our environment and the benefits we enjoy from it.

Please come along and give us your views on the proposed:-

- ***Priority Views***
- ***Local Green Spaces***
- ***Recreational Open Spaces***
- ***Community Assets***
- ***Draft Policies***

There will also be lovely tea/coffee and cakes for you to enjoy!

APPENDIX 11: Green Spaces and Views feedback form

BARKWAY & NUTHAMPSTEAD NEIGHBOURHOOD PLAN LOCAL GREEN SPACES & VIEWS OPEN DAY 21ST SEPTEMBER 2019

Please tick one of the boxes below:

Live within Barkway/Nuthampstead					Visitor
Age < 18	Age 18-29	Age 30-59	Age 60-74	Age > 75	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On this form, please can you provide feedback in each category – Local Green Spaces, Recreational Open Spaces, Priority Views and Community Facilities

Local Green Spaces

The sites below are being proposed as Local Green Spaces which would give them similar protection to Green Belt. Other sites were considered but they do not meet the strict criteria for a Local Green Space or are otherwise protected. Please tick the box beside each if you agree/disagree that it should be designated as a Local Green Space

Proposed site	Agree	Disagree
L1 – Forest School Site	<input type="checkbox"/>	<input type="checkbox"/>
L2 – Field to the west of Rushing Wells	<input type="checkbox"/>	<input type="checkbox"/>
L3 – Manyon's field incl. Withy Grove	<input type="checkbox"/>	<input type="checkbox"/>
L4 – Manor farm paddock including Wagon Wash	<input type="checkbox"/>	<input type="checkbox"/>
L5 – Barkway village pond	<input type="checkbox"/>	<input type="checkbox"/>

Recreational Open Spaces

The sites below already have a degree of protection under the District Plan but they have been identified as needing special protection for recreational use

Proposed Sites	Agree	Disagree
Recreation ground incl. football pitches & children's playground	<input type="checkbox"/>	<input type="checkbox"/>
Communal area behind Windmill Close	<input type="checkbox"/>	<input type="checkbox"/>
Allotments in Gas Lane	<input type="checkbox"/>	<input type="checkbox"/>
Cokenach cricket ground	<input type="checkbox"/>	<input type="checkbox"/>
Barkway stud	<input type="checkbox"/>	<input type="checkbox"/>
Barkway golf club	<input type="checkbox"/>	<input type="checkbox"/>
Nuthampstead golf driving range	<input type="checkbox"/>	<input type="checkbox"/>

Clay pigeon shooting ground	<input type="checkbox"/>	<input type="checkbox"/>
Nuthampstead fishing pond	<input type="checkbox"/>	<input type="checkbox"/>

Priority Views

There are many wonderful views in Barkway and Nuthampstead parishes but they cannot all be prioritised; there must be very good reasons why a view is a priority.

Priority View Criteria

- Views must be readily accessible to the public (e.g. on a public right of way) Agree Disagree
- Views that include a feature of artistic merit/historic interest/architectural merit, or natural feature e.g. the river
- Views on entry to the key settlements that contribute to the feeling of a rural setting

Priority Views	Agree	Disagree
V1 – From Three Roods Lane across paddock behind Red House	<input type="checkbox"/>	<input type="checkbox"/>
V2 – West from Earls Wood to Cokenach	<input type="checkbox"/>	<input type="checkbox"/>
V3 – North from the Recreation Ground	<input type="checkbox"/>	<input type="checkbox"/>
V4 – Manor Farm southern field	<input type="checkbox"/>	<input type="checkbox"/>
V5 – Across the meadow from the rear of the social club	<input type="checkbox"/>	<input type="checkbox"/>
V6 – Towards the river and Earls Wood	<input type="checkbox"/>	<input type="checkbox"/>
V7 – Towards Newsells from bridleway 18	<input type="checkbox"/>	<input type="checkbox"/>
V8 – Newsells Stud from Whitely Hill	<input type="checkbox"/>	<input type="checkbox"/>
V9 – Across Dukes field towards Rokey Wood	<input type="checkbox"/>	<input type="checkbox"/>
V10 – View of mast	<input type="checkbox"/>	<input type="checkbox"/>
V11 – Chiltern escarpment and chalk pit	<input type="checkbox"/>	<input type="checkbox"/>
V12 – From Skylark cottage towards Cokenach	<input type="checkbox"/>	<input type="checkbox"/>

Community Facilities

The following are community facilities identified as important to the parish. Please tick if you agree that these are important to retain.

The Village Hall	<input type="checkbox"/>	The Reading Room	<input type="checkbox"/>
Barkway Service Station	<input type="checkbox"/>	The Pavilion and Community Room	<input type="checkbox"/>
Walsh's Garage	<input type="checkbox"/>	Barkway Social Club	<input type="checkbox"/>
St Mary's Church	<input type="checkbox"/>	Barkway 1 st /pre school	<input type="checkbox"/>
Barkway Chapel	<input type="checkbox"/>	Barkway dog training centre	<input type="checkbox"/>
Tally Ho pub	<input type="checkbox"/>	Nuthampstead airstrip	<input type="checkbox"/>
The Woodman inn	<input type="checkbox"/>	Nuthampstead museum	<input type="checkbox"/>

Comments/extra suggestions about Local Green Spaces, Recreational Open Spaces, Priority Views, Community Facilities or Draft Policies

APPENDIX 12: Green Spaces and Views Comments

Comments on Draft Policies from Consultation Day Sat 21st Sept 2019

- Field behind Rokey Wood (west side) become semi-industrial 'dumping ground'. Very unsightly alongside 2 major routes to Reed. Solar Farm remains an eyesore.
- Much of the village is attractive and supports many of the ideals for a village of its age and size. Therefore, any alteration of this balance should be limited. The approach from Barley is particularly attractive and should not be modified. Any development should not add to the traffic flow through the villages towards Royston and the trunk roads.
- Not enough is said re the Draft Plan Sat. This covers 1000+ acres and is, we understand, the largest brood mare stud in Europe with 80 mares, 3 stallions, etc. It employs at least 40 people.
- Why hasn't the field with the Pill box on the corner of Buckland Road and south High Street been considered for vulnerability to development?
- BNE2 – Broadband: This sounds marvellous. Having moved in a month ago we are struggling to get a phone line – looking forward to broadband. We've only been in Barkway for 4 weeks and think it is a wonderful place to live but need to understand local issues better before commenting further.
- Policy BNT3 – Public Rights of Way – Suggest rewording 'lead to loss of public right of way' to 'lead to loss or disruption of public right of way'. BNT5 – Parking: Housing already built within last 5 years do not have sufficient parking per house. It should be stated for each house to have 2 parking spaces plus additional spaces. Environmental: Any new developments must have solar panels incorporated into the build. All new developments must allow provision for charging of electric car/bike. Any lighting must be environmentally friendly and should not illuminate upwards (light pollution).
- Rights of Way BNT3 expand to 'interfere with or impede'. Street Furniture Illumination – New installations to solar where appropriate.
- Chapel near Little Cokenach Nuthampstead. Postboxes? Coach House with clock up high for coachman to say 'Barkway' time. West side of Barkway High Street at the south.
- I particularly feel that the allotments on Gas Lane need to be preserved, and the Manor Farm paddock including Wagon Wash.
- Allotments to be included as Community Facilities.
- The Wagon Wheel Wash was very important to the economy of the village as it helped to maintain the fleets of coaches running the route to London, given the coaches were often on the road for long periods without other maintaining!
- Local Green Spaces, Priority Views, Recreational Open Spaces and Community Facilities – These are all very important and any large development would mean that we would all suffer as we did in the 60's when it took at least 50 years for the 2 areas of the village to live together.
- Some lovely views included, but only one of Nuthampstead which has more of a rural aspect that should be better represented!
- Heritage asset – moated site at Little Cokenach Nuthampstead, protected by the S of State.
- The road from Barley to Barkway, as you approach Barkway, the wonderful tall trees bordering the road and the cluster of Georgian frontages as you take the left hand corner onto High Street. Place any necessary development at the southern end of the village where there is other, more modern development and critically the Sewage Plant!
- Disappointed at lack of views within Nuthampstead. Particularly view from public footpath towards Anstey and Scales Wood would be beneficial. View of the approach to Nuthampstead from Barkway and fields on either side. View from Spinney near Earl's Wood towards Morrice Green.

Appendix 13: Regulation 14 Statutory Consultees - Adjoining LPA's and PC's

Firstname	Surname	Address	Postcode	Organisation	Jobtitle	Email	Categories
Caroline	Jones	Barnside Hare Street Buntingford	SG9 0AD	Anstey Parish Council	Clerk	clerk-ansteypc@hotmail.co.uk	Adjoining PC
Ken	Newstead	1 Rose Cottages Meesden Buntingford	SG9 0BA	Brent Pelham & Meesden Parish Council	Clerk	clerk@brentpelham-meesden-pc.org	Adjoining PC
Colin	Marks	17 Park Lane Puckeridge Herts	SG11 1RL	Buckland and Chipping Parish Council	Clerk	clerk@bucklandandchippingpc.org.uk	Adjoining PC
Sarah	Christou	16 Chaplin Drive Headcorn Ashford	TN27 9TH	Langley Parish Council	Clerk	langleyclerk@googlemail.com	Adjoining PC
David	Hill	*		Wyddial Parish Council	Chairman	david@wyddial.com	Adjoining PC
Claire	Sime	PO Box 102 Wallfields Pegs Lane Hertford	SG13 8EQ	East Herts District Council	PP Manager	claire.sime@eastherts.gov.uk	Adjoining LPA
Sarah	Nicholas	Council Offices London Road Saffron Walden Essex	CB11 4ER	Uttlesford District Council	Senior Planning Officer	planningpolicy@uttlesford.gov.uk	Adjoining LPA
Melanie	Chammings	Nobles Cottage Smiths End Lane Barley Herts	SG8 8LL	Barley Parish Council	Clerk	barley.parishclerk@gmail.com	Adjoining PC
Caroline	Mills	Town Hall Melbourn Street Royston Herts	SG8 7DA	Royston Town Council	Town Clerk	admin@roystontowncouncil.gov.uk	Adjoining PC

Note: A full list of consultees is available on request. The list was drawn from a comprehensive consultees list provided by North Herts District Council with amendments made following some returns and undeliverable email addresses.

APPENDIX 14: Regulation 14 Responses (Actions Taken)

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A	N/A	16	<p>Housing Needs Survey - The Housing Needs Survey which has been undertaken to support the neighbourhood plan has concluded that there is a need for smaller residential units in the parish and that there may be some interest in community led or self-build schemes to help address the need for affordable housing. However, these conclusions do not appear to have been addressed in the neighbourhood plan policies. Should the neighbourhood plan include policies which would support and encourage the provision of smaller residential units or self-build schemes in the parish?</p> <p>The housing needs survey also identified a need for sheltered/adapted and bungalow accommodation. In terms of affordable housing the highest priority was for 2 bedroomed homes, followed by one bedroom homes and a couple of 3 bedroomed homes. When assessing any planning applications for Barkway, the Strategic Housing Team will consider the evidence in the Strategic Housing Market Assessment and the Housing Needs Survey and advise the Planning Officer what affordable housing is required to meet identified housing needs.</p>	Policy change	Make new policy for Affordable Homes in accordance with the Housing Needs assessment to include the need for smaller residential units, sheltered accommodation & affordable homes and add to 3.2.1
BN H1	Design of New Homes	18	<p>B) The plan states that 'good modern design outside the Conservation Area will be acceptable'. I wonder if this sentence could limit some good contemporary architecture being utilised in the Conservation Area? There are many good practice guides on the incorporation of contemporary design in historic settings by the likes of SPAB, Historic England etc.</p> <p>D) Current good practice guidance/conservation philosophy suggests in some circumstances it is necessary to differentiate between a new intervention and an historic structure (as per SPAB guidance), I wonder if this could be change to say is 'complementary' rather than blends?</p> <p>M) This is quite specific, I wonder if instead something like 'we would encourage the incorporation of best practice fire suppressant technologies' etc. I just think that these things have a habit of changing quite quickly and by being more generic it may future proof the Plan to some extent? The same for points N and O</p>	Policy change	<p>Policy BN H1:</p> <p>b) remove apparent restriction on modern design within the conservation area</p> <p>d) amend to say complementary to instead of blends in with</p> <p>m) amend to say 'we would encourage the incorporation of best practice fire suppressant technologies'</p> <p>amend n) and o) to be more generic as per m)</p>

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN H1	N/A	18	<p>Policies BN H1, BN H2, BN H3 - These three policies are all aimed at influencing the design of new development within the Parish. However, Policy BN H1 with 20 criteria is unwieldy, covering a variety of issues. As written, all of the criteria need to be met, regardless of the scale of the development proposal, does this include developments for single dwellings? Consideration should be given to revising these policies into a number of more focused policies, for example:</p> <p>Design and layout of development (which might include Policy BN H1 a; b; c; d, Policies BN H2, BN H3 and BN H8); Landscape; Sustainable construction; Heritage</p> <p>Looking in more detail at the criteria: Within the policy as it is written, there are references to Lifetime Homes, energy standards and conservation, criteria (k) and (n). These references should be reviewed as in March 2015 the government published the optional technical housing standards for new housing which rationalised the different standards into a more streamlined system and withdrew the Code for Sustainable Homes. The accompanying Written Ministerial Statement states: local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. Whilst the relevant amendments have not been enacted to date, the recent consultation document, Future Homes Standard includes options on whether to commence those amendments. If enacted this would stop any measures being set through planning policies. Criterion (l) is likely to have cost implications and in some cases the technology is still being tested/perfected. This will be difficult to achieve through S106 obligations as the affordable housing should be delivered through planning gain alone and additional investment would be needed. It is difficult to insist on building standards (over and above those required for planning permission) such as these.</p> <p>Criteria (s) and (t). These criteria should be deleted from the policy as the SHMA and the local Housing Needs Survey are taken into account when considering a development proposal and the provisions included in (t) are expected in all developments where affordable housing is provided.</p>	Policy change	Design Policy section substantially re-written.

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN H2	Layout of New Development	19	The pattern of development, or "urban grain" in Barkway tends to feature houses in rows at the back of the footway. Does criterion (a) in Policy BN H2 mean that development in the parish should not be in straight lines?	Policy change	Remove criterion a) in BN H2 Layout may be included in the Design Code
BN H3	Bin Storage	19	Should the requirement for bin storage set out in Policy BN H3 also include cycle storage?	Policy change	Delete H3 include bins and recycling in H1 (Environment) add cycle storage in same section. This may be included in the Design Code
BN H1	Design of New Homes	19	Item t) I suggest "The exterior of Affordable Homes must be indistinguishable from market homes and built to the same standards. Affordable Homes must be integrated into and distributed throughout the site. Do the terms "Affordable Homes" and "Market Homes" have specific meanings?	Policy change	Policy re-written
BN H2	Layout of New Development	19	C: The Plan suggests that walls might not be in-keeping, however, when you look in detail at the village they are actually quite a recurring and defining feature, I wonder if walls could be taken out of this policy?	Policy change	Walls removed
BN H4	N/A	20	Policy BN H4 and BN H5 - As the Parish Council will be aware, resumed hearing sessions on the NHDC Local Plan are due to start on Monday 23rd November for three weeks. These scheduled sessions include several matters of relevance to the Barkway and Nuthampstead Neighbourhood Plan, including in relation to the site BK3 and the proposed Villages for Growth designation. Any Regulation 16 consultation on the Neighbourhood Plan will not take place until these hearings have concluded and may not take place until the Inspector has issued some form of findings or his final report. The Neighbourhood Plan should appropriately reflect any outcomes from these hearings, and the (likely) content of the Local Plan at the point of any future consultation, to ensure there is no conflict with its strategic policies. Any conflict between the strategic policies of the Local Plan and the Neighbourhood Plan should be addressed and justified in the Basic Conditions Statement. The present Basic Conditions Statement lists the draft policy as compatible with the emerging Local Plan, which is inaccurate. To some extent the criteria set out in Policy BN H5 duplicate the provisions included in Policy BK3 in the emerging Local Plan and perhaps should be reviewed to ensure that there is no duplication. In terms of criterion (e), is it the intention that green roofs should be incorporated into all of the development as this will have a significant impact on the design of any scheme?	Policy change	Policy H5 re-written. Policy H4 deleted. Text updated

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN H6	Infill Development	21	Policy SP2 in the emerging Local Plan sets out the types of development which can take place in “category C” villages, that is limited affordable housing and facilities for local community needs. This criterion states that development must comply with the strategic policy and should therefore be deleted as it duplicates the policies in the emerging Local Plan.	Policy change	There is no detail in NHDC Policy SP2. Criterion d) has been deleted.
BN H7	Building Extensions	21	The policy broadly repeats Policy D2 – House extensions, replacement dwellings and outbuildings in the emerging Local Plan and should be deleted from the neighbourhood plan. If the policy is retained and amended, the policy title should also be amended to include outbuildings and garages.	Policy change	Policy amended to reference NHLP Policy D2 and some additional criteria
BN H6	Infill Development	21	I would be concerned that as this policy is currently worded it could encourage building in gardens. Barkway has quite a unique morphology with large gardens and fields attached to houses on a linear High Street which is probably due to the legacy of the Coaching Inn period. I wonder if this policy could be tweaked to focus more on brownfield sites and supporting development that retains/references the unique layout of the village?	Policy change	Add into a) 'large gardens' and into c) 'village layout.
BN H6	Infill Development	21	Concern that as worded the policy encourages building in gardens which would serve to further damage the linear layout along the High Street of Barkway.	Policy change	See reply to BNNP06
BN H7	Building Extensions	22	B) The Plan states that ‘Materials used are similar to those of the existing house’. Again, current conservation philosophy supports good quality modern interventions in historic settings, there are many guidance notes on this from Historic England and SPAB etc. I wonder if perhaps this could be tweaked to say ‘Materials used are complementary to those of the existing house’	Policy change	Policy BN H7: Change b) to say 'Materials used are complementary to...,
BN NE1	Local Green Spaces	30	Include the 1.5 acre of woodland enclosing Footpath 14 from the High Street to open fields – known as 3 Roop Lane.	Policy change	Added as a new LGS
BN NE2	River Quin Protection	30	We believe that the tributaries of the River Quin should also be specified in the policy wording. Any adverse activity on a tributary is likely to have a direct effect downstream on the River Quin. Two significant tributaries of the Quin run through the Parish, over land around Nuthampstead. (see attached geology map of the Report area showing the alluvial deposits in pale brown of the River Quin to the west and also its tributaries to the east)	Policy change	BN NE2 now includes tributaries of the Quin
BN NE1	Local Green Spaces	30	Suggestion for addition: Wheatsheaf Meadow Garden	Policy change	Added as a new LGS

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN NE2	N/A	30	<p>We strongly suggest that commercial activities with the potential to seriously pollute water courses in the event of an uncontrolled incident should not be supported. This is also related to Policy BN NE2, the protection of the River Quin.</p> <p>Visual pollution should be minimised. The use and maintenance of natural vegetation as screening should be strongly encouraged for any commercial development that does not fit in sympathetically with the immediate surroundings. There should be no development or construction, including masts and chimneys, at a level above the average level of surrounding houses.</p> <p>Agricultural facilities may need to be included under some sections of the Policy. For example, it seems unreasonable to establish a new silage heap or set up a grain processing facility in close proximity to housing. To enhance the environment and wellbeing of the community, any expansion of an existing industrial operation should be accompanied by a reduction in emissions and the adoption of a 'best practise' approach to emission control and waste management should be encouraged.</p> <p>All signage should be minimal, low level, discreet and in keeping with the surrounding area. Signage should be limited to one per entrance, any additional signage being set back inside the relevant area.</p> <p>Commercial operations that are likely to significantly increase the volume of HGVs through Barkway and Nuthampstead should not be supported. This was a concern to 86% of respondents in the recent survey in Barkway. (Section 3.10.5)</p> <p>We propose an annual summary report on their environmental and social impacts, both positive and negative, be made to the community by larger enterprises and any landowners of multi-use industrial areas.</p> <p>We suggest that a two-way conduit for information between stakeholders is encouraged with a member of the Parish Council acting as a liaison officer and who would facilitate periodic reporting on commercial activities in the Parish.</p> <p>We feel that the proposals above would help in some way to emphasise the position of the community as expressed in Para 1.4 regarding the protection and enhancement of the environment along with environmental and social impacts, adding necessary focus on commercial activities which is currently unclear in the Plan. Potential commercial operators would benefit from understanding the position of the local community enabling them to better establish their social licence to operate and as a result, be better placed to provide sustainable employment.</p>	Policy change	Extra para added into policy BN E1 to cover some omissions control and potential of pollution to the River Quin.

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN NE3	Conserve and Enhance Biodiversity	32	It would be helpful if the local wildlife sites in the policy were referenced in accordance with the map include in the neighbourhood plan as Appendix F. It is not clear which description matches each reference number. The emerging Local Plan includes a policy for biodiversity and geological sites which sets out a range of restrictive criteria which should be taken into account when considering development proposals. The wording in the draft neighbourhood plan should be reviewed to ensure that there is no conflict. The wording in criterion a) states “Does not impact” – on reading the policy it is assumed that this is a negative impact rather than a positive impact but it is not clear and should be amended. Criterion b) – should “habitat” be plural?	Policy change	BN NE3 - change a) to clarify that this means no negative impact and change b) to say habitats Change Appendix F to clearly show each of the sites listed in this policy
BN NE5	Chestnut Avenue Protection	46	A policy in a neighbourhood plan cannot require the local planning authority to serve a tree preservation order. The wording of the policy could be reviewed to ensure that any development does not have a negative impact on this group of trees.	Policy change	Policy BN NE5 - last sentence should be changed to say 'Any development must not have a negative impact on this group of trees.'
BN NE4	Priority Views	46	Suggestions for additions: 1. View from the Joint, near the mast northwards towards Cambridgeshire 2. View from Earls Wood westward towards the village. 3. View from Footpath No 8 and the Buckland Road eastwards towards the village	Policy change	Views reviewed and maps updated
BN HA2	Non-designated Heritage Assets	53	Policy BN HA2 includes a list of historic structures which have been identified as non-designated heritage assets. Heritage assets include archaeological remains and historic landscapes, as well as historic buildings so it is important that it is clear that the policy will help to conserve all heritage assets and not just those specifically mentioned. Consultation of the Hertfordshire historic environment record will allow the Plan to be aware of all the non-designated heritage assets which have currently been identified in the parishes. Nevertheless it is encouraging that this policy makes an effort to be locally distinctive.	Policy change	HA2 expanded and listed buildings deleted from policy

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN HA2	Non-designated Heritage Assets	53	<p>There is a thread in the Plan which seems to assume that non-designated heritage assets refer to structures. For example a conservation area statement is repeatedly referred to. This is not true, they can include below ground archaeological remains as well as historic gardens and landscapes. The latter is noted amongst the reasons for retaining some Priority Views in Policy BN NE4 and should have a wider application in the plan.</p> <p>The Plan has not consulted the historic environment record, which is a requirement of the NPPF. It therefore does not have access to the full range of non-designated heritage assets which have so far been identified in the parishes.</p> <p>The Plan does not include any provision for heritage assets that have not yet been identified or provide for this to happen.</p>	Policy change	Historic environment record consulted to get a full range of non-designated heritage assets and add to policy HA2. Include a reference to the historic environment record in appendix D. Wording updated.
BN HA2	Non-designated Heritage Assets	53	<p>Stallibrass Almshouses Ex Inn The Chaise and Pair, No. 1 High Street</p>	Policy change	Included in policy
BN L1	N/A	55	<p>Policies BN L1 & BN L2 - The District Council acknowledges that there are a number of facilities within the villages which are valued by the community and that these should be retained where they are viable. However, the policies as drafted duplicate the provisions of Policy HC1: Community Facilities in the emerging Local Plan and should be deleted.</p>	Policy change	Additional wording added to demonstrate local circumstances
BN L3	Development of a Community Hub	56	<p>The District Council welcomes the idea for the development of a community hub to serve Barkway and Nuthampstead. However, as written the policy seems to indicate that this would be acceptable only if existing facilities are used, is this the intention? The criteria set out in the policy set out what such a facility could be used for and as such are not planning issues and should be deleted from the policy.</p>	Policy change	Policy BN L3 - change 1st sentence to say ...potentially use existing facilities and remove the list of what the facility could be used for (the supporting text covers this)

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN L1	Valued Community Assets	56	<p>I don't think individual named businesses should be listed as Valued Community Assets.</p> <p>a) Walsh's Garage, Barkway dog training centre, The Woodman Inn and Barkway Service station are businesses which may thrive, move, fail or simply come to a natural conclusion. I don't think the Parish Plan should require their presence for the next ten years. To take a hypothetical example, if Brian decides he's had enough of fixing cars and wants to sell up and retire to the coast, are we really saying that the next person to buy his land must run a repair garage and call it "Walsh's Garage"? Why? What's the benefit to the village? Or is the desire that there must be a business of some kind at that location? And, if so why? What if the next owner wants to use the plot to run a bike repair shop, is that OK? Should the Parish Plan stop that?</p> <p>b) I understand the value of a pub in the village, but it doesn't have to be the Tally Ho or the Woodman in, does it? And the pub doesn't have to be located where it currently is, does it? Isn't the desire of the Plan, that there should be a Public House with each of the village boundaries? If so, then isn't that what the plan should state?</p>	Policy change	Policy re-written
BN L1	Valued Community Assets	56	<p>The airstrip being categorised as a leisure facility valued by the community is entirely misleading and bare of fact. It is not something used by the local community nor a commercial business open to the public; It is in the middle of a working farm, privately owned and has no public access via road or footpath, all access gates from the road are kept locked outside of working hours and has clear signage stating that it is a working farm and active airstrip with no unauthorised access. It is used by only a handful of small light aircraft mostly over the summer months via a rental agreement and they in turn grant access to allow the model aircraft club (not based on the airstrip but some land adjacent to the shooting ground) to fly over the strip when not in use. Both have substantial public liability insurance; strict health and safety procedures; authorised access to specific persons and guidelines in place due to the high-risk activities carried out there and would not welcome additional foot traffic which would increase the potential of significant harm. By highlighting the area in the plan as a community asset, it implies that it is an area openly accessible to the public which we have been working hard to discourage.</p> <p>It is difficult to see why the Airstrip We feel that our comments strongly support the need to have the airstrip removed.</p>	Policy change	Policy BN L1 amended to remove airstrip as it is not open to the public.

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN L4	Protected Recreational Open Space	3.5.14/ 57	<p>The extent of the cricket ground needs to be defined accurately on Map inset 2. As this clause leads to the policy BN L4 Protected Recreational Open space the description at 3.5.14 needs to be amended to reflect the basis of occupation of the ground and the lack of open access. It should include</p> <ul style="list-style-type: none"> • That it is a privately owned cricket ground which is rented by Cokenach Cricket Club under a commercial lease solely for the use as a cricket club and for the playing of cricket by their members, visiting teams and their supporters. • The ground is not used or available for the wider community and is restricted to the Cricket Club and their invited visitors • The land is not open for recreational use by anyone, it is not open to the public and there are no public rights of way on the site • The owners were not approached directly or consulted on regarding inclusion in advance. It is not expected to be available for open public use after the plan is published <p>Any amenity, accessibility, community value or setting must be in context of its purpose and recognise that this is not public land. The clause needs to make it explicit that the designation as Recreational Open Space does not give any rights of access, community or other use. Whilst we recognise the site may have particular importance to the village as a cricket ground the wording of the policy lacks clarity and gives the misperception that it is an accessible open space, which it is not.</p>	Policy change	Change Policy BN L4, second para, b) replace 'residents' with 'users'. Add to para 3.5.14 "
BN L4	Protected Recreational Open Space	57	Remove R5 - Barkway Stud	Policy change	Policy BN L4 - remove R5
BN L1	Valued Community Assets	57	<p>We also request for the airstrip to be removed. This is not a community asset and should not be categorised as a leisure facility valued by the community as this is in the middle of a working farm which is privately owned and has no public access via road or footpath. A private working farm is not a place for the general public to be able to freely wander around and is not safe to do so with machinery in regular use and light aircrafts in use on the airstrip. The airstrip is used by just a small number of light aircrafts through a rental agreement who have strict health and safety procedures to adhere to and would not welcome any additional foot traffic with the potential of significant harm.</p> <p>Again, we as landowners have at no point been consulted before this plan went to draft. It is stated that the local planning authority or the qualifying body should contact landowners at an early stage about proposals to designate any of their lands as Local Green Space. The airstrip cannot be considered as a valued community asset and we would like this removed from the plan.</p>	Policy change	Policy BN L1 amended to remove airstrip as it is not open to the public.

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN E1	Preserving and Developing Local Employment Opportunities	58	The 2nd and 3rd sentences in the policy are largely descriptive and should be taken out of the policy but incorporated into the supporting text. Examples of types of development which might be supported are described in the final sentence. However, would a large extension to a business premises be acceptable?	Policy change	Last two sentences removed
BN E2	Superfast Broadband	58	Could the policy be amended to support the provision of facilities to support broadband coverage would be supported? There is an example of a policy like this in the recently “made” Preston Parish Neighbourhood Plan.	Policy change	Policy BN E2 - change to similar wording for Preston NP
BN L4	Protected Recreational Open Space	58	The objective of Policy BN L4 to develop, preserve and maintain community facilities is welcomed. However, the policy emphasis of Policy BN L4 on the ‘open space’ aspect and the inclusion of the shooting ground therein, is concerning. The reference to open space implies some form of public access, which of course raises potential safety issues The shooting ground is evidently an important local facility which provides employment to several local people and shares vital economic links with other local businesses, including the local gunsmith and village pub. The business is better defined as a leisure and/or recreational facility. While Policy BN L4 does fit appropriately with a number of the sites listed, for example the recreation or cricket grounds, in terms of the shooting ground, it is leisure/ recreational offering that we understand the Neighbourhood Plan seeks to retain, as set out in paragraph 3.5.16. We therefore request that the policy is reviewed to differentiate between areas protected to preserve/improve the provision, quality and accessibility of the open space, and those leisure/ recreational facilities which the community seek to retain and enhance.	Policy change	The areas listed in policy BN L4 reduced to R1, R2, and R3
BN E1	Preserving and Developing Local Employment Opportunities	58	In third sentence, remove the words “Barkway Stud,”	Policy change	Policy BN E1 - remove reference to Barkway Stud

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN L4	Protected Recreational Open Space	58	We are exceedingly concerned that the categorisation of the lake under Leisure as a recreational open space (important to the local community) as it implies a public amenity as opposed to a private lake within our farm which has no public access and is purely on private land accessed with permission only. It is a manmade feature and has no historical relevance to the area. We request this area to be removed from the plan to ensure no misinterpretation can be made as to the function of the site and thus ensure we can comply with our legal obligations of a duty to care within our health and safety responsibilities.	Policy change	Nuthampstead fishing pond is removed as a recreational open space and map amended
BN L4	Protected Recreational Open Space	58	With regard the sites listed as important to the local community. I agree with protecting recreational open space, however I don't understand why the Nuthampstead fishing pond is listed as public open space as it is on private land with private access. I would suggest that this is removed as a listed protected space to ensure credibility for the other spaces listed.	Policy change	Policy BN L4: Remove R9 - Nuthampstead fishing pond from the list as it isn't used by the general public. Map amended.
BN L4	Protected Recreational Open Space	58	The area referred to as the Nuthampstead fishing pond should be removed from the neighbourhood plan document as the description is both misleading and meets only minimal criteria to be selected as a potential site. owners, it has no historical interest as it is a relatively new addition compared to the history of the area. We believe that there is no public interest in including the lake site on the neighbourhood plan and it should therefore be removed.	Policy change	Nuthampstead fishing pond is removed as a recreational open space and map amended
BN L4	Protected Recreational Open Space	58	We request for the area of the fishing lake to be removed from the plan as this is not a recreational open space, it is our own private lake on private farmland which has no public access.	Policy change	Nuthampstead fishing pond is removed as a recreational open space and map amended

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN E1	Preserving and Developing Local Employment Opportunities	59	<p>Agriculture and rural business are an important employer in the neighbourhood (8.1% defined at clause 1.21). NPPF and PPG and the local plan supports rural businesses, a prosperous rural economy and the development and diversification of agriculture.</p> <p>The Neighbourhood plan should in accordance with clause 1.2, 1.3 and 1.4 should make reference to national and local planning policies for rural businesses. NPPF is supportive of rural businesses being allowed to grow and has policies on the reuse of rural buildings. Policy BN E1 should refer to the growth and expansion of all types of business in rural areas, including agriculture, through the conversion of existing buildings and well designed new buildings. We would hope it would promote the development and diversification of agricultural and other land based rural businesses in a sustainable manner as per objective 6. Some references and policies in this neighbourhood plan conflict with this policy and local and national planning policies. Agriculture as an industry evolves and the principles and processes involved in agricultural enterprises change over time. In the future agricultural businesses in the parish may need further agricultural buildings to meet their business demands and needs, which will allow them to develop, expand and to provide employment opportunities. It would be beneficial if the plan could support this.</p>	Policy change	Agricultural businesses now covered in policy
BN E2	Superfast Broadband	59	<p>I think the term "superfast broadband" has a specific meaning with gov/planning circles and is a classic example of a misnomer. "Superfast" is actually quite slow and refers to broadband download speeds of 24Mbps or more (source: https://www.gov.uk/guidance/building-digital-uk#superfast). That's not what is meant is it?</p> <p>I suggest the policy title is "Internet infrastructure" and would be better expressed as "All new residential and commercial development proposals within Barkway and Nuthampstead must include the provision of fibre optic broadband infrastructure to each premises - that is infrastructure to provide "Fibre To The Premises" (FTTP). This requirement will not apply to proposals to change existing premises that are already served by FTTP, or by FTTC (Fibre To The Cabinet)".</p> <p>There shouldn't be any "get out" of the requirement for new developments.</p>	Policy change	Policy and supporting text amended to highlight the difference between FTTP and FTTC
BN E2	Superfast Broadband	59	<p>"Superfast Broadband" (defined as at least 30Mbps) is very old technology. BT deliver this via FttC (Fiber to the Cabinet), but still use copper cables to the house. Since 17th March 2020 the government have committed new legislation to ensure all new build homes come with "Gigabit speed Broadband" (defined as at least 1000Mbps). This requires fiber to each individual house. The UK government propose to make this a legal requirement, so there should also be no exclusion clause as stated within this plan.</p> <p>Also worth noting that neighbouring Essex villages already have gigabit fiber (supported by Essex council and Gigaclear). Mandating gigabit fiber</p> <p>The requirement in BN E2 should be changed to Gigabit Broadband (from Superfast Broadband) and the exclusion clause should be removed.</p>	Policy change	Policy and supporting text amended to highlight the difference between FTTP and FTTC

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN T1	Sustainable Transport Provision	60	The policy states that electric vehicle charging points could be provided at each end of the village. It should be noted that conditions have been used across the District requiring residential properties to incorporate an Electric Vehicle (EV) ready domestic charging point. The second paragraph of the policy should be simplified with the details of the types of initiatives deleted from the policy and included in the appendices.	Policy change	Detail reduced and Action Plan in Appendix added to
BN T1	Sustainable Transport Provision	61	one charging point at each end of the village would not be enough	Policy change	Policy amended
BN T1	Sustainable Transport Provision	61	Fully support the provision of electric charging points – a major blocker for electric car adoption today in the village given many homes do not have driveways. Agree with the aspiration to support autonomous vehicles. Disagree with funding a minibus. We already have viable alternatives (Royston Community District Transport, and the bus service to Royston – why not just support these services being improved instead?).	Policy change	Policy amended
BN T2	Vehicle Parking in Residential Development	62	The second sentence of this policy should be deleted as the introduction of HGV restrictions is not a planning issue.	Policy change	Policy BN T2 - change 2nd sentence to remove reference to HGV weight restriction
BN T4	Safe and Accessible Walking and Cycling Routes	62	Policy BN T4 - Suggest that the first sentence in the policy is amended. New developments should feature an appropriate package of safe and attractive walking and cycling routes that link to schools and services.	Policy change	Policy BN T4 - change 1st sentence as suggested

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN T5	Vehicle Parking in Residential Development	63	<p>Policy BN T5 - The emerging Local Plan sets car parking standards for new residential development. This policy supports those standards and as such it is not necessary to include the policy in the neighbourhood plan. Consideration could be given to amending the 2nd and 3rd sentences which would provide a policy which would support a proposal for additional off-street parking?</p> <p>The Basic Conditions Statement (para 5.4) suggests that new car parking standards are introduced in the neighbourhood plan, but that does not appear to be the case. The Basic Conditions Statement should be reviewed to ensure that it is correct.</p>	Policy change	Policy BN T5 - re-worded to make it clear that additional off-street parking (more than in the Local Plan) is required. New wording to replace 2nd & 3rd sentences ' Due to the limited public transport facilities in Barkway and Nuthampstead, household car ownership is higher than the county average and off-street parking for new development therefore needs to be at least 2 spaces per dwelling unless there is a clear justification for a lower standard'. Comparison of % car ownership for Barkway and North Herts added
BN T4	Mitigating Traffic Impact	63	BN T4: Urgently need to improve cycle / e-scooter routes to Royston from Barkway. This is the main reason many continue to drive – the cycle route is exceptionally dangerous, with busy / blind bends on a 60mph speed limit road. How about taking some braver steps to promote green transport, including provision of electric car charging points and autonomous vehicle support as already mentioned, but why not consider designating the Barkway to Royston direct road a cycleway in part, and / or reduce the speed limit to encourage cars to use the A10 instead?	Policy change	Change BN T2 to say services such as shops.
BN H8	Backland Development		Please see comments made in respect of Policy BN H1.	Policy change	BN H8. Change to clarify that this is for small-scale development
N/A	N/A	3.10.8/61	The left-hand photograph shows the number plate on the red vehicle which should be blurred if it is kept in the neighbourhood plan.	Photo change	Photo amended

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A		1.4/4	We agree with the sentiment expressed in Para 1.1 concerning the improvement of the area (final sentence) and propose a change in Para 1.4 as follows '... seeking to protect and enhance the environment...'. There is now a broad movement to try and improve the environment rather than just maintain the status quo and the wellbeing of the community is surely served by adopting this position. This proposed additional wording would then also mirror that used in the 'Our Vision' statement (Section2) of the Plan regarding the protection and enhancement of our neighbourhood's character.	Para change	Change para 1.1.4 to include 'and enhance' in relation to the environment
N/A	N/A	1.16 - 1.17/7	The plan does not indicate the building growth already achieved in the village since 2011.	Para change	57 homes have been built of granted planning permission in Barkway since April 2011 - detail added in new section
N/A	N/A	20	I believe this paragraph should be updated as BK2 is now complete – not pending.	Para change	Amend para 3.2.7 to reflect that BK2 is complete
N/A	N/A	3.2.8/ 20	The sentence 'BK3 is opposed by residents' should read 'BK3 is strongly opposed by residents' (see NP page 55 policy BN L2 Existing Pubs, where the word is inserted)	Para change	Change para 3.2.9 to state strongly opposed
BN NE2	River Quin Protection	30	The policy as written requires that development should not be permitted within at least 10m from River Quin. This is different to the 8m buffer required in the emerging Local Plan policy, NE9 – Water quality and environment. Whilst the supporting text states that the Environment Agency has provided guidance for the Braughing Neighbourhood Plan, has the same guidance been provided by the Environment Agency in support of this policy?	Para change	EA have not responded to this NP. However, although the district plan policy NE9 states 8m, this river is a chalk river which needs more protection than an average river so guidance provided by EA for the same river should apply in this case. Text justification added.

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A	N/A	31	The Forestry Commission works with communities and partners with the aim of protecting, improving and expanding England's woodlands. Within those aims it is my role to give guidance on the protection of ancient woodlands i.e. woodlands that are known to have existed before the date of 1600 A.D. Looking at our mapping system I see that the parishes of Barkway and Nuthampstead include 10 ancient woodlands, which is an extremely valuable asset in a comparatively small area. The ancient woodlands are ; Rokey Wood, Earl's Wood, Scales Park, Pondbottom Wood, Wigney Wood, Cross Leys, Messop's Wood, Sheepwash Grove, Ash Grove, Oaks Bushes	Para change	Change para 3.3.11 to reference all ancient woodlands (though some of these are already mentioned as wildlife sites in 3.3.13 - only Pondbottom, Wigney, Cross Leys & Oaks Bushes are not on that list).
N/A	N/A	39	Remove the last sentence of the second paragraph under photograph of View 6 (referring to Barkway Stud)	Para change	Remove last sentence of 2nd para under photo of View 6 on page 39
N/A	N/A	45	V12 - View from Skylark Cottage towards Cokenach. The objective of the neighbourhood plan is not to protect an individual's private view. Many other views from residential properties equal this view in merit, which are not included. The narrative regarding this view is subjective and clearly protecting a non-objective opinion regarding the agricultural buildings. Inclusion is confused as to why this view is included and the criteria it meets. We do not believe this is an outstanding view that is particularly different to many others along this road and others leading into or out of the village. The description that defines the view shows a subjective view that is in contradiction of Clauses 1.2, 1.3, 1.4, 1.7.1 and 1.7.2, Objective 6 and BN E1. Much of the description includes details of a private meadow in the foreground of the proposed protected view. In light of the importance highlighted of this meadow and use by the community and wider population should this be included within BN L4 as a Protected Recreational Open Space?	Para change	The meadow shown in view V12 would not qualify as a recreational open space as it is a private meadow & not used for recreation and it did not meet the criteria for a LGS so the only way of protecting this attractive meadow is via a view. The importance of this view is that it protects the views in several directions from the Hertfordshire Way. The view is from the road and not from the cottage. Amend title of V12 and map to show view from road.
N/A	N/A	1.3/ 47	NPPF supports a prosperous rural economy to enable the sustainable growth and expansion of all types of business in rural areas. We would welcome if the policies of this neighbourhood plan could promote rural and agricultural businesses in line with NPPF. This is not reflected in many of the policies of this neighbourhood plan and is in direct conflict with the personal views regarding agricultural buildings detailed in V12.	Para change	Policy BN E1 outlines support for the local economy. Add 'residential' before 're-use' in V12 description. Views don't prevent development but could influence design.

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A	N/A	3.4.5/ 48	It is not clear what the map of Barkway Village signifies or is trying to illustrate. Would this map be better placed in the appendices?	Para change	Change the wording in para 3.4.5 to reference a new appendix and move the Barkway village map below this para to this new appendix
N/A	N/A	3.4.5/ 50	Paragraph 3.4.17 includes a reference to a website, British Listed Buildings. The definitive list of designated heritage assets is available through the Historic England website and the link should be amended.	Para change	Change para 3.4.17 to reference Historic England
BN HA2	Non-designated Heritage Assets	52	<p>The government guidance states that "...Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets..." (my italics)</p> <p>The document doesn't detail for each listed Non-designated Heritage Asset, the criteria by which the asset was deemed to have "local historic importance". I think the rationale for their inclusion should be included in the policy, or at least a link to the rationale.</p> <p>And what is the process for adding or removing assets from the list of non-designated heritage assets?</p> <p>Also, I wonder about the last paragraph in this section. What are the "...other non-designated heritage assets..." mentioned? Are these assets that may be declared as "heritage" in the future? Or is there another list somewhere of additional non-designated heritage assets, and if so, where is it?</p>	Para change	Explanatory text and policy amended. A new Appendix contains the rationale for each non-designated heritage asset.
N/A	N/A	56	Remove paragraph 3.5.13 in its entirety	Para change	Remove para 3.5.13
BN L4	Protected Recreational Open Space	57	The policy identifies a number of recreational open spaces in the Parishes. However, the wording of the policy largely duplicates the provisions of Policy NE4: Protecting open space in the emerging Local Plan which could cause confusion when considering development proposals in the future.	Para change	Policy is retained because it identifies the recreational open spaces valued by the community and now refers to NHLP policy NE5

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN L4	Protected Recreational Open Space	58	<p>The definition of these areas as 'recreational open space' is extremely misleading. As a document in the public domain the use of the word 'open' will lead to confusion as to the rights over this private land. Many of the sites are not public land. The context and existing use of these privately owned, managed and let sites mean the policy needs to recognise that they are not public land and are not open for free public access. As private property they could be locked at any time. The policy needs to make it explicit that the designation as Recreational Open Space does not give any rights of access, community or other use. We would therefore express concern that the plan is misleading as to the accessibility onto this private land to the general public. We request that all the site details are reviewed and should be amended to refer to their private ownership and not shown in anyway as accessible to the public without permission to prevent confusion by the general public and local residents. The policy does not define what rights are being created by this designation and this needs to be clearly defined before any of these sites are publicised in the public domain</p> <p>R4 - There is no public access to the cricket ground, it is a let property which is solely for the use of the village cricket team. The site is not available to local residents other than those who are members of the cricket team and there is no plans to increase the access in the future as this is a let site with exclusive possession. There are no public rights of way crossing or within the ground. By using this description, the security of the site could be compromised and could lead to unauthorised use by individuals with associated health and safety concerns for the cricket club and an increase in their risk liability. As a privately let property the club could lock the gates to this area at any time.</p>	Para change	Clarification included in now included in text.
BN E1	Preserving and Developing Local Employment Opportunities	59	<p>Likewise, as we have indicated above, the business is an important element of the local economy and it is suggested that specific reference should also be made within section 3.6 and in policy BN E1. It is the intention to improve the shooting ground over the coming years with upgrades to the facilities and the inclusion in and support of this policy would be appreciated.</p>	Para change	Change para 3.6.2 to include the shooting ground as an existing local employer

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A	N/A	59	<p>Para 3.6.4 should also include expansion of any existing facilities as well as the creation of new ones.</p> <p>Para 3.6.4 should read 'sympathetically designed and maintained to.....'. It should be deemed unacceptable to develop a facility in line with the Plan and then change the operation to conflict with the Plan.</p> <p>The term '24 hour activities' in Section 3.6.4 does not adequately cover the required situation and should be replaced with 'activities during anti-social hours'. For example, an operation requiring the frequent movement of HGVs delivering or collecting supplies throughout the night should not be supported even though the facility may only be operational for 20 hours/day.</p> <p>The term 'noisy' requires better definition. Noises that are unacceptable include both low level, continuous noise as well as intermittent loud noises. For example, the noise of a mechanical production line or continuous canned music or a phone ringing over an amplified loudspeaker should be avoided.</p> <p>The term 'malodorous' is inadequate. Many smells would not be described as malodorous but are also totally inappropriate to being emitted in a village environment. For example, the smell of cooking food is perfectly acceptable in a kitchen as is the scent of perfume in a social situation - neither are necessarily deemed malodorous but neither would be appropriate to be emitted over our villages. Just as for noise, there should be no emissions of smell other than low level, occasional and intermittent.</p> <p>Prevailing wind direction should not be considered an adequate mitigating factor for either noise or odour emissions.</p> <p>The impacts of air and noise pollution related to traffic are mentioned elsewhere in the report as a factor that could potentially affect the health and wellbeing of the community and it would seem logical that the Plan should take the very logical next step by aiming to avoid future development of the same impacts created by commercial/ industrial operations.</p>	Para change	Last bit of para re-written
N/A	N/A	4.3.3/ 65	Priorities section. For information - The Parish Council does not own the Village Hall	Para change	Change the last bullet in 4.3 to remove the words about parish council ownership

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A	N/A		<p>In addition to the detailed comments on individual policies, there are a couple of more general comments which we would like to make:</p> <ul style="list-style-type: none"> · There are a number of policies in the neighbourhood plan where the words “will normally be permitted” or “should be” are used. Some of these phrases lead to some uncertainty about how a policy can be applied. There is some useful guidance prepared by Locality on writing planning policies which might be helpful in addressing this issue: file://srvfp02/UserDocs\$/cskeels/Documents/Downloads/Writing-planning-policies-toolkit-HK-071218-0907-COMPLETEDJS-complete-%20(1).pdf · There is a significant amount of explanatory text throughout the plan. Consideration should be given to moving some of this text into appendices which will help to focus the neighbourhood plan on the planning policies. · It would also be helpful if the chapter headings were made clearer so that they stand out in the document. 	Para change	<p>Checked all occurrences of 'will normally be permitted' or 'should be' and changed to follow guidance. Move some of the text to appendices e.g. para 1.22-1.31 and some of section 3.4. make sure that all headings stand out more - maybe bold and larger font</p>
N/A	N/A	10	Objective 1 - Could the wording be simplified? “To ensure that all new development is well designed and sympathetic.....”	Objective change	Change objective 1 as suggested to simplify text
N/A	N/A	10	Objective 2 - Could the wording be simplified, by deleting the later part of the sentence? “To preserve the character, appearance and setting of all designated and non designated assets.”	Objective change	Change objective 2 as suggested to simplify text
N/A	N/A	11	Suggestion for addition: ‘ To promote and actively encourage the development of sustainable transport solutions to / from nearby towns and villages. ’	Objective change	Objective 7 amended to include sustainable transport
N/A	N/A	12	<p>Reference L2, this land was until recently the orchard belonging to Townsend House, 109 High Street where we have lived since 1973. Three years ago we got permission to build ourselves a house in the orchard which we moved into in January 2020.</p> <p>Recently a surveyor for the Land Registry completed plans showing the orchard as a separate dwelling area and new owners have now moved into Townsend House. I imagine that the plans as shown in your recent document were completed some time ago which may explains the wrong delineation, although it was never a village amenity.</p>	Map change	Change the border of L2
N/A	N/A	12	Map Insets 2 and 3: there seems to be a gap between the two...	Map change	Maps redrawn

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
N/A	N/A	12	Policies Map - Layout observations : There are 4 different blocks outlined. Why are they not connected at the edges? Also - Inset 1 and 2 could have been put on one page for better continuity and visual comprehension? It would also better illustrate the significance of the area of the green outline in comparison to the area of BK3. The area outlined by the green line and the BK3 area coloured yellow, when compared, IS HALF AS MUCH AGAIN.	Map change	Maps redrawn
N/A	N/A	14	Map Inset 2 – Barkway Central Map. The plan is incorrect. An area greater than just the cricket pitch is shown on the plan, which includes part of arable field and a conservation area. The private farm track separates the pitch and the field. The plan should be corrected to show the correct extent. The cricket pitch is not public recreational space. It is privately owned and let on a lease. It is not ‘open’ space. The map is therefore misleading and should be amended before being put in the public domain.	Map change	Change the boundary of R4 on main map & inset 2. Recreational open space is not the same as Local Green Space and it does not matter if it is leased or owned as long as it is being used for recreational purposes
N/A	N/A	14	V3 – View South to Recreation Ground. There is no public right of way at the point where the view is shown and no open public access. This view therefore is not publicly accessible as per 3.3.14. The field does not form any form of link between the privately let Cricket Club and the recreation ground and there is no public right of way over the Cricket Club to or from this field. These statements are misleading and any references to such should be removed as factually incorrect.	Map change	Change the arrow for V3 to clearly show it from a public ROW or the road. Does the text need to be changed as the public RoW stated in the text to support V3 is being disputed?
N/A	N/A	15	We also take this opportunity to clarify the site area of the shooting ground shown on Map Inset 4 on page 15 and attached aerial photograph detailing the extent of the facility.	Map change	Change the outline for R8 (the shooting ground) on the maps (main & inset 4)
N/A	N/A	15	Remove R5 as identified on Policies Map Inset 3 - Barkway south map	Map change	Maps redrawn
BN NE1	Local Green Spaces	30	L2 : Field to the west of Rushing Meadow. My Comments are : 1. The area is under represented on Map No 3 2. My understanding is that the footpath mentioned is in fact a RUPP and is still identified on the Herts CC map as leading into Rushing Meadow and not as indicated in the photograph.	Map change	L2 area changed
BN NE4	Priority Views	33	In this section, it would be helpful to have a map insert on each page showing the location of the view in addition to the maps showing the location of the views on pages 11 -15.	Map change	Detailed Views Maps now in Appendix with photographs and Views evidence

Policy No.	Policy Name	Para/ Page	Comment Summary	Action	Change Required
BN HA3	Barkway Conservation Area	54	Would be helpful to have a map showing the Conservation area in this section of the neighbourhood plan or a link to the District Council website as the conservation area boundary is split over two pages earlier in the document?	Map change	Add a new map before 3.4.28 to show just the conservation area in one map
N/A	N/A	3.3.14/33	The statutory basis of this policy in local or national planning (Local Plan, NPPF, PPG) should be outlined. The criteria listed in this plan are wide, vague and prone to being subjective. We would suggest there is a conflict of interest in V12. More information is required on the rigorous criteria testing of each view required - how was each specific point was identified, rather than for example 50m east or west of that point, why was that view determined appropriate for inclusion in comparison to others and how were the affected landowners consulted?	Append change	Priority views are a key aspect to include in Neighbourhood Plans. Landowners do not need to be consulted on priority views specifically. See new Appendix with evidence for views.
N/A	N/A	51	In the section on Heritage, would it be useful to add web links to a) The definition of a "Designated Heritage Asset"? https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#designated-heritage-assets b) The definition of a "Non-designated Heritage Asset"? https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated c) The Barkway Conservation Character Statement? https://www.north-herts.gov.uk/sites/northherts-cms/files/Barkway%20CA%20Character%20Statement.pdf and because these phrases have a particular meaning, where they appear in the text, perhaps they should have capital letters? IE "Non-designated Heritage Asset", rather than "non-designated heritage asset" or use Italics? This last point about font style should apply throughout the document, I suggest. My personal preference would be to use italics.	Append change	Appendix updated to include definitions. Capitalisation and italics suggestions not accepted as Historic England does not use capitals.
N/A	N/A		Wherever references are made to other documents and policies, include a web link to that document or policy.	Append change	Include web links in Appendix D