



Simon Ellis  
Development and Conservation Manager  
North Herts Council  
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5 August 2022

Dear Simon

**REF: 18/01502/OP - OUTLINE APPLICATION TO BUILD UP TO 140 HOUSES: LAND BETWEEN ROYSTON ROAD AND CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE ("BK3")**

We welcome the further opportunity to comment on this outline application. We renew our strong objection to this proposal and refer to our submission dated 23 July 2018.

Our view that this development would be wholly unsustainable and disproportionate to a village the size of Barkway has not changed. We maintain the position we set out in 2018.

We have had the advantage of seeing the objection submitted by Barkway Parish Council in response to the latest consultation and we fully associate ourselves with the views set out therein.

We would highlight the following concerns that directly affect Reed, Barkway's nearest neighbour:

- Over-extraction of water from local chalk streams and disposal of sewage, as set out in the Barkway PC objection, would have a direct, and negative, impact on Reed.
- The project would inevitably lead to significantly increased traffic on Reed Joint, an already well-used, narrow, unlit, unclassified road used by horse-riders, cyclists, runners and walkers, as well as vehicular traffic. Our concerns are:
  - A development of 140 dwellings would unquestionably give rise to at least 200 additional cars, probably many more – a number unsustainable in Barkway itself, and which would have a significant impact on surrounding villages including Reed.

- Reed Joint is the quickest route from Barkway to the A10. It already carries heavy lorries associated with Hatchpen Farm, coaches from Richmonds in Barley, as well as other commercial and agricultural vehicles including the No 18 bus service. Passing places are necessary to allow traffic safely to negotiate its narrowest sections.
  - The junction with the A10 has limited visibility, and the prevalence of speeding traffic at this point is such that it has been judged necessary to install a speed indicator device. This stretch of road has seen at least two fatal accidents since 2019<sup>1</sup>.
  - Reed Joint is also the most obvious route for heavy traffic heading for Royston from Barkway. Such traffic is unlikely to use the alternative route, via Newsells, since it is in places even narrower, with tight and blind bends which such vehicles would struggle to negotiate.
  - During the (inevitably lengthy) construction phase, it is highly likely that large numbers of heavy lorries and similar traffic associated with the project would also use Reed Joint.
  - For all of these reasons we fully expect Reed Joint to become a much busier and more dangerous road than at present. It would be expected to carry traffic at a level it is ill-equipped to bear.
- We share the concern that no, or no adequate, viability study has been submitted as regards the proposal for a shop. The post office and store at Barley are well used by Reed residents who therefore have a significant interest in such facilities remaining viable.

For all these reasons we request the Council to refuse permission for this wholly inappropriate proposal.

Yours sincerely

**KEN LANGLEY**

Chair

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<sup>1</sup> See <https://www.royston-crow.co.uk/news/dogwalker-dead-a10-crash-royston-6625068> and <https://www.royston-crow.co.uk/news/man-charged-after-a10-reed-crash-5183888>