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Date:	09 December 2020	Contact name:	Phil Marshall
Your reference:	20/00744/OP Echo Hill, Royston	Telephone:	02034518582
Our reference:	PC1534-RHD-ZZ-XX-CO-Z-0001	Email:	phil.marshall@rhdhv.com
Classification:	Project related		

Dear Melissa

Echo Hill, Royston – Review of Proposed Highway Conditions

Royal HaskoningDHV has been appointed by Royston Says No To Gladman to provide transport and highways advice regarding Gladman's application for development south of Echo Hill, Royston.

We have prepared two notes outlining technical deficiencies of the application, which were submitted to yourself on 22 July 2020 and 30 October 2020 respectively. It is surprising that only the first submission has been uploaded to your website, and neither has received a direct response from the applicant.

It was very disappointing that despite the clear technical deficiencies in the proposal, Hertfordshire County Council as Highways Authority removed their objection to the scheme via a letter dated 9 November 2020. However, it is noted that the removal of objection is predicated on six conditions.

We have reviewed the six conditions, and are particularly concerned regarding the deliverability of condition five:

"5. Prior to use the gradient of the access roads shall not be steeper than 1 in 20.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policy 5, of Hertfordshire's Local Transport Plan 4 (adopted 2018)."

At present, the applicant has only shown the first section of the access road within their drawing 001220 2001DDRXXZZJPL revision P01. The vertical alignment of the access road is shown to be 1 in 30 at the junction with Echo Hill, transitioning to a gradient of 1 in 10 (twice as steep as conditioned). No indication has been given of the vertical alignment of the access road within the main site.

In the absence of any evidence from the applicant, we have undertaken an initial exercise considering the vertical alignment of the proposed access road, based on information included within the application submission including:

- Topographical Survey within the Flood Risk Assessment and Surface Drainage Strategy;
- Masterplan within the Design and Access Statement; and
- Drawing 001220 2001DDRXXZZJPL revision P01 within AHA response to HCC dated 19 September 2020

From the applicant's own data we have calculated the existing profile of the site along the route of the proposed access road shown in the masterplan. This exercise is summarised within the attached drawings:

- PC1534-RHD-GE-SW-DR-R-0001 shows the horizontal alignment of the road
- PC1534-RHD-GE-SW-DR-R-0002 shows the vertical alignment of the road

This exercise clearly demonstrates that applying the maximum acceptable 1 in 20 access road gradient will result in the access road being deeper than suggested by the applicant adjacent to existing properties and **over 3 metres below grade** within the main site. Essentially the access road is below grade within the 24 Echo Hill plot, and given the gradient of the ground to the south the road can never meet grade.

The scheme as submitted is thus **fundamentally undeliverable**; it would not be possible to provide accessible properties within the site unless considerable alterations were made to existing surface levels. Stripping several metres from the site would have significant environmental impacts, none of which have been assessed, including (but not limited to):

- Volume of Heavy Goods Vehicles required to dispose of spoil;
- Ecological Impact;
- Landscape Impact; and
- Flood Risk and Drainage Impact.

Given the application has not quantified any of these clearly significant impacts, it must be considered unsound and refused on that basis.

Yours sincerely



Phil Marshall

Director
Transport & Planning

Cc: Royston Says No To Gladman
Hertfordshire County Council Highways

Encs: Drawing PC1534-RHD-GE-SW-DR-R-0001.pdf
Drawing PC1534-RHD-GE-SW-DR-R-0002.pdf



Echo Hill

NOTES

1. Do not scale from this drawing. All dimensions are in metres unless noted otherwise.
2. All levels are in metres relative to Ordnance Datum Newlyn unless noted otherwise.
3. This drawing has been based upon survey information supplied by JLP Surveys Limited contained within the Flood Risk Assessment and Surface Water Drainage Strategy report produced by MLM Consulting Engineers Ltd (planning ref: 20/0744/OP) and Royal HaskoningDHV cannot guarantee the accuracy of data.

Key

Distance between Existing Ground Level and Alignment Level

- 0 - 1m ■
- 1 - 2m ■
- 2 - 3m ■
- 3 - 4m ■
- 4 - 5m ■

REV	DATE	DESCRIPTION	BY	CHK	APP
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REVISIONS

CLIENT

PROJECT
ECHO HILL, ROYSTON

TITLE
INDICATIVE SITE PLAN AND
TOPOGRAPHICAL SURVEY

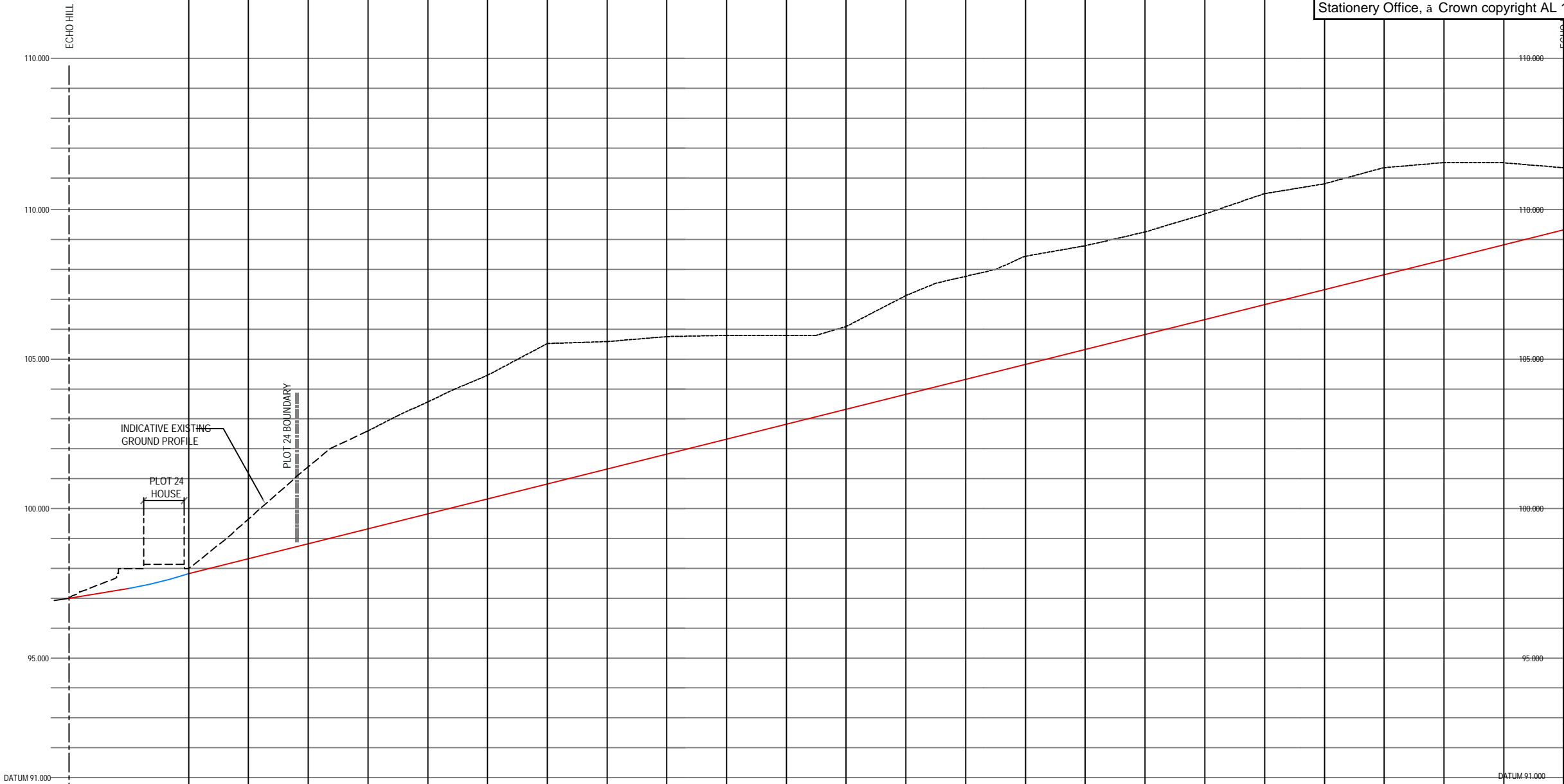


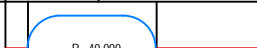
DRAWN	KM	CHECKED	PM	APPROVED	PM
DATE	07.12.20	SCALE AT A1	1:500 @ A1	AUTOCAD REF	PC1534-0001
DRAWING No.	PC1534-RHD-GE-SW-DR-R-0001	SUITABILITY	S3	REVISION	P01

DO NOT SCALE



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CHAINAGE		0.000	2.400	10.000	15.000	16.27	20.000	25.000	30.000		40.000	50.000		60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	
EXISTING GROUND LEVEL		96.993		97.986			97.998		99.653		101.398	102.599		103.638	104.600	105.500	105.600	105.700	105.800	105.800	106.100	107.100		107.740	108.400	108.852	109.300	109.800	110.448	110.800	111.329	111.500	111.500	111.300
ALIGNMENT LEVEL		96.993		97.321	97.538		97.827		98.320		99.320	100.320		101.320	102.320	103.320	104.320	105.320	106.320	107.320	108.320	109.320	110.320	111.320	112.320	113.320	114.320	115.320	116.320	117.320	118.320	119.320	120.320	
VERTICAL ALIGNMENT			G= 3.333% 1: 30.0		KF= 3.0 L= 20.000																													
HORIZONTAL ALIGNMENT																																		

LONG SECTION ALONG CENTRELINE (SCALE 1:500 HORIZONTAL, 1:100 VERTICAL)

HaskoningDHV UK Ltd.

TITLE
CROSS-SECTION ALIGNMENT

PROJECT
ECHO HILL, ROYSTON



JOB No. PC1534	DRAWN KM	CHECKED PM	PASSED PM
DATE 07.12.20	REV P01	AUTOCAD REF. PC1534-0002	
SCALE 1:500	SUIT S3	DRG No. PC1534-RHD-GE-SW-DR-R-0002	