

Section 1 : Introduction

This document is intended to enable the reader to rapidly capture the status of application 20/00744/OP. It consists of 4 sections:

- 1) This Introduction which includes general principles.
- 2) The Red/Amber/Green RAG Summary which classifies aspects of the application into:
 - **RED** – Reasons the application **cannot** be approved
 - **AMBER** – Planning matters that are negative in the planning balance
 - **GREEN** – Planning matters that are not negative in the planning balance

It is essential to consider the RAG as a dynamic / working document as aspects of the application may move out of RED as and when they are mitigated or into RED if other issues arise.

- 3) The Detail goes into the reasons each aspect of the application has its current status. This will reference application documents, Hertfordshire standards and the policies.
- 4) Disputed facts is the final section which lists aspects of the application where facts are not agreed. While not part of the planning balance the application will need to resolve these differences at some point.

N.B. At this stage only sections 1 and 2 are for circulation. 3 and 4 are in early draft and need further internal review and these will be issued when available.

General Principles

The application is for outline planning permission with all matters reserved except for access. The definition of “access” was agreed between the applicant and the LPA to be the standard definition that *“covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site”*.

While other aspects of the application remain reserved, and issues or how they are resolved can appear as conditions or simply be for later consideration, article 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires the application to fully explain how any specific issues which might affect access to the development have been addressed.

The general principle applies that, because it is not reserved, access must be fully addressed as part of the outline permission and until access is fully addressed in accordance with article 9 this application must be viewed as incomplete and as such refused.

Hertfordshire County Council Highways (HCCH) in their response (e-mail 3) have mandated some planning conditions that have the effect of deferring when the applicant will fully explain how any specific issues which might affect access to the development will be addressed. The LPA must view this as contrary to the general principle that matters that are not reserved should not be in effect made into reserved matters by planning conditions.

HCCH refer in their response (e-mail 3) to diagrams that are not available to the public or other consultees, contravening another general principle - that the planning process should be transparent. Until all relevant documents are made available to the public and other consultees by the LPA the LPA must not determine the application.