

Section 2: RAG Summary

Red

Reference	Item	Comments
Highways and Transportation		
R1	Undeliverable Access – Gradients	Highway Planning Condition 5 cannot be met
R2	Insufficient Land - Use of neighbours' land outside applicant control	The access uses land outside the applicants control and the owners have not been served Notice
R3	Undeliverable Access – Highway Condition 1 cannot be met	Access is not a reserved matter and additional information has not been provided.
R4	Lack of Sustainable Transport – Highway planning	Long term Sustainable Transport Solutions are not provided, and scheme will result in reliance of private motor vehicle use.
R5	Undeliverable Pedestrian Access – Failure of safe route to school and impact on Nature Reserve/ Common Land	Highways planning condition 6 (the second condition 6 - as numbering has failed) is undeliverable at equality act standards over common land and a local nature reserve.
R6	Swept Path – Refuse and ALP (aerial ladder platform)	Fire and Rescue ALP Vehicle cannot access the development. Swept path analysis of the refuse vehicle is of a narrower vehicle with a smaller wall to wall turning radius.
R7	Undeliverable Access – Highway Condition 4 cannot be met	Access is not a reserved matter and additional information has not been provided.
Ecological Impact		
R8	Harm to SSSI – Lack of information	Natural England's request for additional information is unanswered. The application is undeliverable without resolving the issue of harm to the SSSI.
Visual and Landscape Impact		
R9	Harm to Landscape – Proposals result in a unacceptable harm to the local landscape	Scheme results in a major adverse impact on the local landscape, visually from the SSSI and dominance of the residents. This was used as a reason for refusal in 2018 and remains the case for the latest proposals.
Other Matters		
R10	Harm to Living Conditions – Associated with neighbouring properties 23 and 25	Proposals result in an unacceptable harm to the living conditions of the residents at number 23 and 25. This has been acknowledged by the applicant.
R11	S106 Contributions- No completion of legal undertaking	The application is required to be accompanied by a legal undertaking (in the form of a Section 106 obligation) and does not.

Amber

Highways and Transportation		
A1	Access Road as Major Development - Minor Access Road used to service development	Assessment of the site using Minor Access and failure to assess the safety impacts of the neighbouring junctions in terms of the access being considered Major. Further information is required, and clarification has been requested from HCC Highways.
A2	Emergency Access	Request for further clarification of the removal of secondary access and access for emergency vehicles. Consultation with Hertfordshire Fire Protection Regulatory Service has not been undertaken for the 2020 Application. Awaiting response from NHDC.
Ecological Impact		
A4	Protected Species	Only desk Based study undertaken by applicant and protected species have been recorded at and immediately adjacent to the site. Response requested on mitigation solutions proposed and updated surveys.
A5	Habitats	Only a desk Based study undertaken by the applicant and floristic interest have been recorded at and immediately adjacent to the site. Response requested on mitigation solutions proposed and updated surveys
A6	Arboriculture	Potential loss of trees along Sun Hill and Bridleway 13 from works. Risk to hedgerows from extensive earthworks onsite to provide access at acceptable gradients.

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Air Quality		
A7	Air Quality	This risk is not properly identified, quantified, or assessed by the applicant; the proposals do not comply with Policy.
Infrastructure, Flood Risk and Drainage		
A8	Source Protection Zone	The site is located within a Source Protection Zone 1 (SPZ 1). The site is also located above a designated Major Aquifer. The Source Protection Zone corresponds to the Therfield Heath Pumping Station. This is a public water supply, comprising of several Chalk boreholes, operated by Affinity Water.
A9	Flood Risk	Surface Water runoff from the access road and overland flow from the development has not be adequately assessed. The LLFA has confirmed a FoS of 10 not 5 should be applied to the site.
A10	Foul Water Drainage	The Foul Sewer for 185 dwellings, is still shown, running under the Bridleway, but there are 4 no mains water pipes supplying the whole of Royston under the 4m wide Bridleway, the pipework and manholes would possibly encroach on Therfield Heath SSSI.
Other Matters		
A11	Number of Objections	Over 440 objections have been received for this application.
A12	Pressure on local services.	HCC state the proposed development will require an extension to a local Primary School which has not yet been built and is fully allocated for approved Local Plan sites.
A13	Loss of Agricultural Land	The development will result in the use of high-grade agricultural land and will result in the loss of these fields.
A14	Local Plan	The site is not within the emerging local plan and located outside the settlement boundary. The plan is currently in advanced examination stages.
A15	Loss of Privacy and Overlooking, Right to Light	<p>The proposed site of development is at such an angle and height that future occupants of dwellings on this site would overlook adjacent properties, resulting in an invasion of their privacy.</p> <p>The elevated nature and steepness of the topography at the site would also likely result in the failure of the 25-degree line test, as stipulated within the relevant BRE Daylight and Sunlight document.</p>

Green

Housing Supply		
G1	Housing Numbers	The site will provide additional housing towards NHDC Local Plan Supply. Support towards NHDC 5-year supply is however disputed.
G2	Social Housing	The site is promoting 40% Affordable housing.
G3	Economy	The development could result in more people using the local town centre and its local retail.

Disputed Facts:

- Covenants in Echo Hill.
- Appropriateness of an EIA