

NORTH HERTFORDSHIRE DISTRICT COUNCIL

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Date: 12 April 2021

Dear Sirs

Application 20/00744/OP – Land opposite Heath Farm Briary Lane Royston, Hertfordshire

I refer to your letter dated 8 April 2021 sent to Melissa Tyler regarding the above matter. I am instructed by the planning department to respond on their behalf. I note the points you make in your letter and have identified 4 salient points which I shall address in turn.

Access – this issue has been raised by the officer with the applicant and a response was received dated 14 December 2020 which is accessible on the planning portal and is sufficient for the officer's purpose.

EIA – This site is the same as the previous site application area 18/00747/OP. A screening opinion was adopted for the previous site application area (which was for a higher number of dwellings). The result of the screening opinion for the larger scheme was that it was not considered to require an EIA and the Council have been able to fully consider the proposal through the extensive application material submitted. This is specifically covered in the officer's report at 4.3.35 to 4.3.38.

The tilted balance – your letter is of course correct that given SSSI is a protected area listed in Footnote 6 of the NPPF, as per NPPF 11d(i) it is necessary to consider whether any adverse impacts would occur to the SSS and if so whether such adverse impact "*provides a clear reason for refusing the development proposed*" before going on to undertake the 'tilted balance' assessment in 11d(ii). We consider the conclusion that none of the policies under 11d(i) provide a clear reason for refusal is plain from a fair reading of the officer's report as part of her material planning considerations in paragraph 4.

SSSI – your letter seeks to suggest matters have not been taken into account when in fact matters have been considered in detail. This is specifically covered in the officer's report at 4.3.39 to 4.3.52.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nurainatta Katevu', written over a horizontal line.

Nurainatta Katevu
Legal Regulatory Team Manager and Deputy Monitoring Officer
Legal and Community