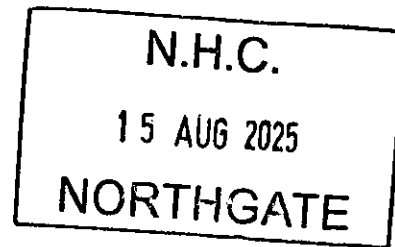


Beechwood House,
15, Royse Grove,
Royston,
Herts SG89EP.



11.08.2025.

Attention Mr B Glover, Snr Planning Officer

Dear Sirs,

Ref Outline Planning application 25/01708/OP. Land opposite Heath Farm, Briary Lane, Royston.

I wish to object to the above planning application, the grounds for which are well rehearsed given the two previous applications.

The detail of the various grounds for refusal will no doubt be covered by others including consultants for RSNTG, therefore I will avoid unnecessary repetition.

I strongly object under the following headings...

Conflict with the adopted **Local Plan**.

Loss of **Agricultural Land**.

Visual Impact and the need for a detailed **EIA**.

Access (which appears to be even worse than previously proposed).

I have resided in Royston for over 40 years (Layston Park and Royse Grove) and know the site well, regularly using the two bridleways to gain access to the Heath (SSSI) and surrounding footpaths. This is a wholly inappropriate site for development outside of the approved town boundary and I urge you to recommend refusal on **multiple grounds** including, but not exclusively the above.

Yours faithfully

A J Eggs, LLB FRICS (Retired).