

Flecks Lane Farm
Shingay-cum-Wendy
Royston
Herts
SG8 0HU

Ben Glover
Senior Planning Officer
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

9th August 2025

Dear Mr Glover,

Reference: 25/01708/OP Land Opposite Heath Farm Briary Lane Royston Hertfordshire

I write in connection with the above planning application. I know the site because my daughter, her husband and young daughter live on Echo Hill. I wish to object strongly to the development of houses in this location.

The development on this site is not supported by the Local Plan, and isn't required to meet housing supply as there has already been considerable development recently in Royston.

Were the proposed development to take place, there would be negative impact on the local landscape. This was the basis for the refusal of the previous application, and very little has changed. The view from both Echo Hill and Therfield Heath (a SSSI) will be negatively affected, during the demolition of No. 24, the construction process, and resultant housing.

My granddaughter is deaf, and the noise of construction will markedly increase background noise. This will make it very difficult for her to hear, listen and communicate while at home or walking around the area.

The development would loom large over Echo Hill. Our daughter's living conditions will be severely impacted by the construction, and there will be a net loss of green space after it is completed. We visit regularly and so will be negatively affected too.

The proposed development would, in my view, have catastrophic impact on highways and traffic. Echo Hill, Briary Lane and Sun Hill are already narrow and congested with traffic and parked cars. As well as residents, people park here for free to use the train station. Since the closure of the Princes Mews car park ('Morrisons') there has been an increase in the number of parked cars. I don't know how construction traffic would be able to get through, nor the increased amount of traffic from new residents. There is a disabled parking space on Sun Hill which also would impede additional traffic.

The roads in this area are steep. The slope is considerable, which makes it unsuitable for new residents with additional mobility requirements. In winter residents have to salt the roads as they are lethal in snow and ice. There are many blind junctions.

There are often vehicles parked on the roads and pavements. My daughter had a substantial house fire in recent years, and the consequences would have been even worse if the three fire engines and police car were unable to park nearby due to construction traffic or additional parked cars.

As you know from the previous refusal, the demolition of no. 24 still does not give a wide enough space for access.

There would be negative impact on the ecology of the area. It will also negatively affect Therfield Heath, an area we know well having lived here for nearly 50 years. The development of the site will also result in the loss of high-quality agricultural land.

Royston is currently struggling with access to services at GP surgeries and NHS dentists, and the development would make this worse. As stated above, Royston has recently had considerable housing development.

To summarise, in considering all the above points, I strongly urge the council to reject this damaging and unsustainable planning proposal.

Yours sincerely,
Jennifer Bell