



Statement of Community Involvement

Land off Echo Hill, Royston

June 2025

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



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APPENDICES

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1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development at Land off Echo Hill, Royston.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

National Planning Policy Framework

- 1.2.2 The most recent version of the National Planning Policy Framework (NPPF) was published in December 2024 by the Ministry of Housing, Communities and Local Government (MHCLG). The document seeks to achieve sustainable development with three overarching objectives: an economic objective, a social objective, and an environmental objective.
- 1.2.3 Section 4 of the NPPF outlines the importance of pre-application engagement in relation to decision making. Paragraph 40 notes that *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties"* thus leading to *"better coordination between public and private resources and improved outcomes for the community."*
- 1.2.4 Paragraph 41 further states that whilst a Local Planning Authority (LPA) *"cannot require that a developer engages with them before submitting a planning application"*, they should nevertheless *"encourage take-up of any pre-application services they offer"*. Furthermore, and where deemed to be beneficial, the LPA should *"encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications"*. This is to ensure that any potential issues are resolved as early in the planning process as possible.
- 1.2.5 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

North Hertfordshire Council Statement of Community Involvement

- 1.2.6 North Hertfordshire Council's Statement of Community Involvement (SCI) was formally adopted in September 2023 and sets out the Council's approach to stakeholder engagement for planning applications within the Authority.
- 1.2.7 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 1.2.8 The SCI encourages community engagement when determining major development proposals, which should be carried out at the pre-application stage.

1.3 Gladman's Approach

- 1.3.1 Having considered North Hertfordshire's SCI and national guidance on public consultation, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application. Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both national and local policy guidance.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

- 2.1.1 Gladman have previously engaged with the Local Community on the previous planning application on the site that was submitted in June 2017. Further public consultation has been undertaken with local residents as part of the submission of this planning application.
- 2.1.2 As part of the consultation process, Gladman hosted details of the site proposals on a dedicated website, and via physical hard copy leaflet allowing residents to give their thoughts on the site.
- 2.1.3 A summary of all consultation responses received is found in the next section of this statement.

2.2 Consultation Letters

- 2.2.1 Letters outlining the site description and location plan of the site were sent to:
- Chris Hinchcliff MP
 - Ward Councillors; Ruth Brown & Bryony May
 - Royston Town Council
 - 262 Local Residents
- 2.2.2 A copy of the letters is included at **Appendix A**.

2.3 Your-Views Website

- 2.3.1 As previously mentioned, Gladman launched a dedicated website containing details of the site's location and our initial development proposals at: <http://www.your-views.co.uk/royston> and was operational from 6th May 2025, closing a month after.
- 2.3.2 A series of Consultation/Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted the Development Framework Plan of the site.

- 2.3.3 A feedback form is hosted on the website enabling the local community and stakeholders to provide a response the developments proposals. Details of how to write to Gladman to provide feedback are also provided on the website.
- 2.3.4 Copies of the boards displayed on the website are included at **Appendix B**
- 2.3.5 Copies of the 10 consultation responses Gladman have directly received are enclosed within **Appendix C.**

3 CONSULTATION FEEDBACK

3.1 Consultation Outcomes

- 3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

HIGHWAYS AND TRANSPORTATION	
Summary of Consultation Comments	Gladman's Response
Traffic and Highways Impacts	
• The local roads are too busy already and cannot handle additional vehicles. • Briary Lane (for which you would need to access the site), Sun Hill and Echo Hill has cars parked for people working in town.	• Gladman instructed GTA Civils & Transport Ltd to undertake a Transport Assessment for the site. • The Transport Assessment report indicates that the proposed development would not have a severe impact on the operation of the highway network both in terms of safety and capacity. The Transport Assessment considers the impact of the proposed development alongside other committed developments (including the approved development to the west). • Furthermore, the access & levels plans submitted alongside this application demonstrate that access via the property of 24 Echo Hill is both achievable and feasible to enable development of this site. • This site does not use Briary Lane for access.

SERVICES AND FACILITIES	
Summary of Consultation Comments	Gladman's Response
Schools/ GPs / Doctors / Healthcare	
There is a need for more infrastructure such as Schools and Dr's Surgeries.	- The NHS website indicates that nearby GP surgeries are presently accepting new patients. - New housing developments help to secure funding towards improvements in facilities such as schools and GP capacity through legal agreements which oblige the developer to make financial contributions towards specific projects if deemed necessary and CIL compliant.

Ecology	
The site cannot improve nature.	- Gladman instructed CSA Environmental to undertake a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for the site, both documents have been submitted as part of this application. - The Biodiversity Net Gain Assessment concluded that the site would provide a net gain in terms of biodiversity, in the form of improved tree planting and habitat creation on-site, and off-site credits. - It is a legal requirement for applications to provide at least a 10% net gain in biodiversity, so this will be achieved through the delivery of this site.

Amenity	
Will the public paths (PRoW) be impacted by the site	- Gladman is not proposing any changes to the Public Rights of Way around the Site. There are no PRoW within the site boundary. - If the Local Planning Authority and/or County Council request funding for improvements to the PRoW network, this will be considered during the application process. - Accessibility to the PRoW network will be increased through development of the site.

PLANNING POLICY	
Summary of Consultation Comments	Gladman's Response
Need for Housing	
The houses of this scheme will not be affordable.	This application proposes 40% (34) affordable homes on site, and therefore is compliant with Policy SP8 of the North Hertfordshire Local Plan (2011 - 2031), which outlines a target of 33% of all homes over the plan period to be affordable homes for local needs.

3.3 Response to Community Feedback Received

- 3.3.1 Gladman's response to comments received is summarised in the boxes above and any changes made from consultation to submission are outlined in the next section.
- 3.3.2 A full copy of all consultation responses received from the local community is available at Appendix C.

4 CONSULTATION REVIEW

4.1 Community Benefits

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided including market and affordable housing, landscaping and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss the ideas put forward by stakeholders throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 obligation.

4.2 Amendments to Proposals

- 4.2.1 Gladman have reviewed the feedback provided and have reflected and addressed the concerns raised through the consultation process by amending the design proposal, with the primary access proposed via Echo Hill.
- 4.2.2 Furthermore, the Development Framework Plan has been amended to address the Landscape Issues raised in the previous refusal by enhancing the tree belt to the South to reduce visibility of the site from distant public viewpoints as well as prioritising built development on the lowest areas of the site, whilst maintaining a stand-off from the existing properties back gardens.
- 4.2.3 As set out in the Design and Access Statement, all properties will be below the 111m AOD and has carefully considered the design context of the site and comments received.
- 4.2.4 Gladman will review any commentary provided during the determination period of the planning application and amend its proposals as appropriate and discuss this with relevant stakeholders including the Local Planning Authority.

5 SUMMARY

- 5.1.1 Gladman has consulted the local community prior to a planning application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of local and national planning policies and legislation.
- 5.1.2 Gladman has taken account of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways. This is to ensure that their opinions have been considered and acknowledging different members of the community will access information and respond in different ways.
- 5.1.3 This Statement of Community Involvement provides a response to the key matters that have been raised and how these have been considered within the planning application submitted.

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Appendix A

Consultation Letters (MP, Ward and Parish Councillors)



Royston Town Council
Town Hall
Melbourn Street
Royston
Hertfordshire
SG8 7BZ

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

Sent by email only: enquiries@roystontowncouncil.gov.uk

12 May 2025

Dear Councillors,

Re: Proposed Residential Development at Land east of Pirton

I write to advise that Gladman is consulting on a scheme for approximately 86 new homes at land off Echo Hill, Royston (image location overleaf) of which 40% would be affordable properties.

The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Royston's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting and new recreational routes for residents to enjoy.

Access to the site is proposed by an existing property on Echo Hill to enable the delivery of much needed housing in a sustainable location. You can read more about our proposals, view our plans and leave feedback on our website www.your-views.co.uk/royston.

Attached to the email accompanying this letter is a Development Framework Plan which forms the basis for our consultation and a final version will be submitted as part of a planning application.

The Government has outlined its target to build 1.5 million homes within this parliamentary term. To facilitate this the Government amended the National Planning Policy Framework and there is currently a real need for development which provides a range of homes and additional local benefits in a sustainable location such as this with good access to all the

services and facilities in Royston. The site will deliver 40% affordable housing for real people in real need.

We will be consulting with nearby residents and other local stakeholders ahead of submitting a planning application to North Herts Council.

If you would like any further information please do not hesitate to contact me on the details below.

Yours sincerely,



Stuart Carvel
Planning Director
Gladman Developments Ltd



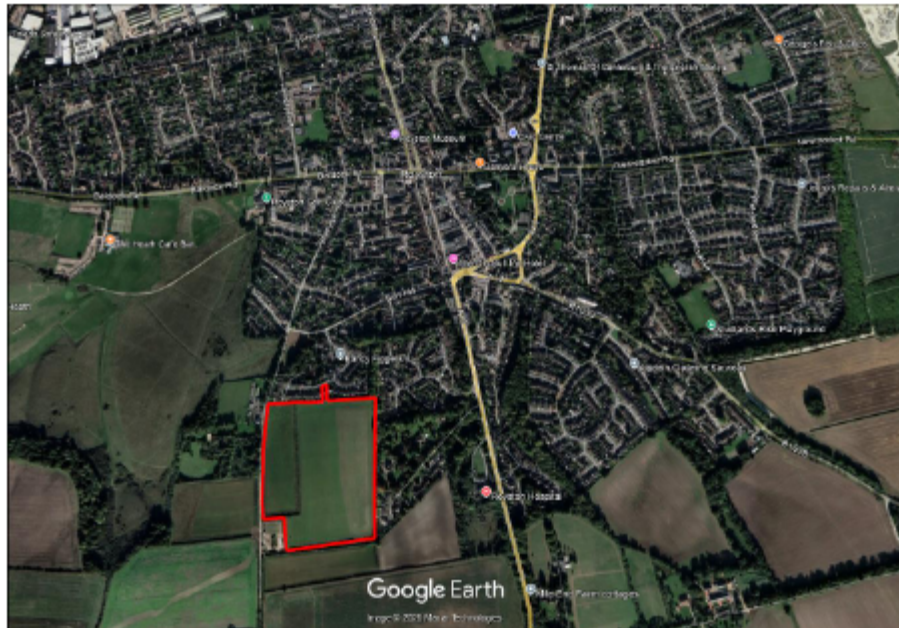


Figure 1 - Land off Echo Hill, Royston

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.



Chris Hinchcliff MP
House of Commons
London
SW1A 0AA

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

12 May 2025

Dear Chris Hinchcliff,

Re: Proposed Residential Development at Land east of Pirton

I write to advise that Gladman is consulting on a scheme in your constituency for approximately 86 new homes at land off Echo Hill, Royston (image location overleaf) of which 40% would be affordable properties.

The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Royston's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting and new recreational routes for residents to enjoy.

Access to the site is proposed by an existing property on Echo Hill to enable the delivery of much needed housing in a sustainable location. You can read more about our proposals, view our plans and leave feedback on our website www.your-views.co.uk/royston.

Attached to the email accompanying this letter is a Development Framework Plan which forms the basis for our consultation and final version will be submitted as part of a planning application.

Following the publication of the updated National Planning Policy Framework (NPPF) in December 2024, we are bringing forward this development in line with the Government's strengthened presumption in favour of sustainable development.



www.gladman.co.uk



01260 288800



land@gladman.co.uk

The Labour Party has outlined its target to build 1.5 million homes within this parliamentary term. To facilitate this the Government amended the National Planning Policy Framework and there is currently a real need for development which provides a range of homes and additional local benefits in a sustainable location such as this with good access to all the services and facilities in Royston. The site will deliver 40% affordable housing for real people in real need.

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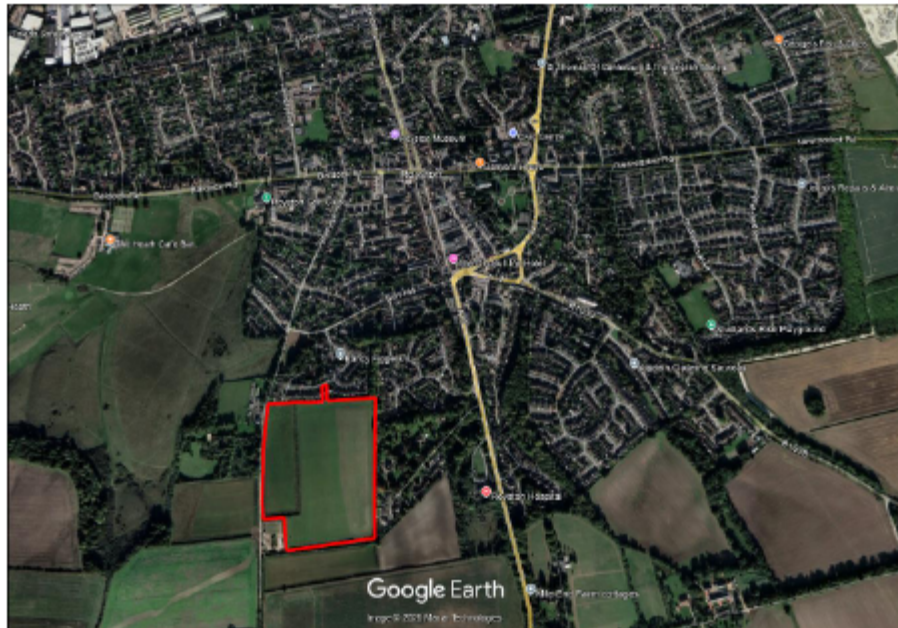


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Councillor Ruth Brown, Councillor Bryony May
C/O NHDC
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

Sent by email only

12 May 2025

Dear Councillor Brown, Councillor May,

Re: Proposed Residential Development at Land off Echo Hill, Royston

I write to advise that Gladman is consulting on a scheme in your ward for approximately 86 new homes at land off Echo Hill, Royston (image location overleaf) of which 40% would be affordable properties.

The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Royston's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting and new recreational routes for residents to enjoy.

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www.gladman.co.uk



01260 288800



land@gladman.co.uk

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Stuart Carvel
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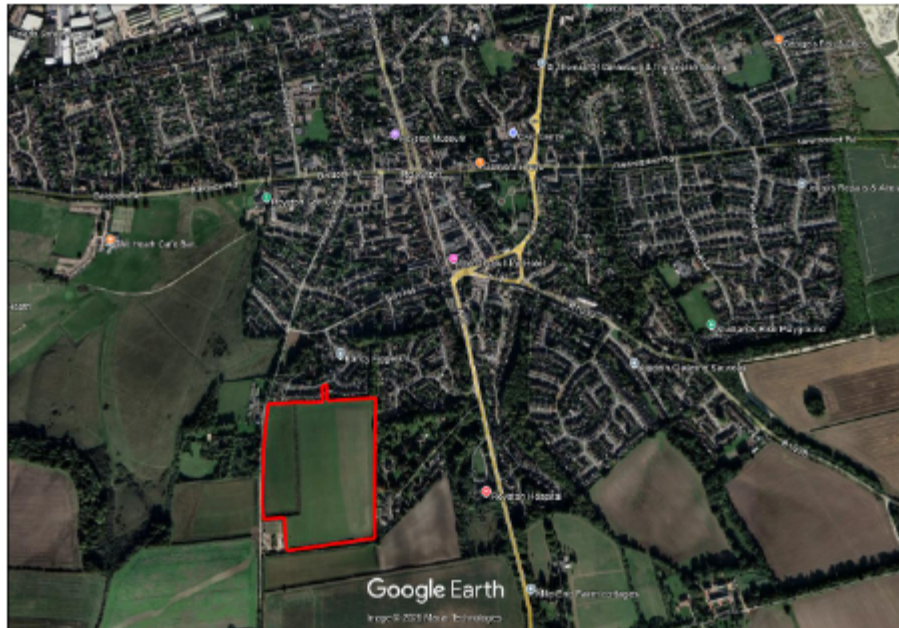


Figure 1 - Land off Echo Hill, Royston

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Appendix B

Your Views Website



NEW
HARTSHORE
DISTRICT
COUNCIL

MENU

MENU

MENU

MENU

Our Vision And Plans

The site is shown edged red on the plans below.

The Development Framework Plan shows how the site could be developed and identifies the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the constraints and opportunities for development that were identified through our initial assessments.

Gladman propose to deliver 85 dwellings as outlined in the Development Framework Plan below. Access into the Site will be formed via a property on Echo Hill.

Let us know your thoughts on the proposals below by completing the 'I have Your Say' section at the end of this webpage.

Location Plan

Aerial View

Development Proposals



Community Benefits

<

Economic Benefits

Ecological Enhancements



Green Spaces

Play Areas

Community Footpaths

>

The development will include new areas of publicly accessible green space. These open areas will include new tree and hedgerow planting, footpaths and a potential location for a community orchard.

●

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Planning Application And Project Status

We are currently at the stage of preparing an outline planning application to support the residential development of this site. An outline planning application seeks permission for the principle of development on the site. More detailed considerations such as the appearance of the dwellings or landscaping planting plans will be subject to a further planning application known as 'Reserved Matters'.

We will consider all comments submitted as part of this public consultation, which will influence our proposals. A summary of the feedback received through this consultation will be provided in a Statement of Community Involvement, which will form part of our planning application to North Hertfordshire District Council.

The local planning authority will then consider the submitted evidence and plans and determine the application.

You can check back here for further updates. A link to the application and supporting documents will be provided once an application has been submitted.

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FAQs

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>

What kind of houses will be provided?

Will our local services and infrastructure be able to cope?

What impact will it have on our environment?

The development will achieve a net gain in the biodiversity of the site. This will be achieved by a number of initiatives including new native planting, introduction of a sustainable drainage pond and the active management of all areas of open space. Our proposals can provide sustained benefits to new and existing residents through the provision of new public green spaces that are accessible for everyone to connect with and benefit from.

A specialist consultant team has been appointed to survey the proposed site's sensitivity to development, ensuring that we have comprehensively evaluated the site for ecology and wildlife and have guarded the habitats of protected species.

Have Your Say

You can let us know your thoughts by submitting the form below. Alternatively, you can write to us at YourViews Royston, Gladman House, Alexandria Way, Congleton, CW12 1LB.

Your name:

Your postcode:

Are you, or anyone you know, looking for a new home in Royston?

Y

N

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston?

Y

N

Is there the need for more homes for first time buyers or young professionals in Royston?

Y

N

Which of the following do you consider important to take into account as we finalise our proposals?

Range of types and sizes of housing

Provision of footpaths & cycleways

Provision of children's play areas

Space for older children/teenagers

New/improved natural habitats

Access to public open space and new planting

New/improved community facilities

Access to public transport

Homes for local people

What changes could be made to the Development Framework Plan to improve our proposals?

Submit

Appendix C

Copy of Consultation Responses Received

Your-Views

[Sign out](#)**Land off Echo Hill**[Clear filter](#) [Light report](#)**Report statistics**

Number of total responses: 7

Responses for access to public open space and new planting: 1

Responses for new/improved community facilities: 1

Responses for homes for local people: 2

Responses for provision of footpaths & cycleways: 1

Responses for provision of children's play areas: 1

Responses for space for older children/teenagers: 1

Responses for new/improved natural habitats: 3

Site: **Land off Echo Hill, Royston**

Name: **Billy** | Postcode: **Sg8**

Are you, or anyone you know, looking for a new home in Royston? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston? **No**

Is there the need for more homes for first time buyers or young professionals in Royston? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

None. Royston can't cope wvthe amount of people it has. The roads leading to this are appalling and constantly busy. You failed last time. Just stop being so idiotic !!

Site: **Land off Echo Hill, Royston**

Name: **ryan van der merwe** | Postcode: **SG8 9DS**

Are you, or anyone you know, looking for a new home in Royston? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Royston? **No**

Is there the need for more homes for first time buyers or young professionals in Royston? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: I believe you have already have been rejected for this proposal in past, how is this any different?

Site: **Land off Echo Hill, Royston**

Name: **Debbie Chapman** | Postcode: **sg8 9dn**

Are you, or anyone you know, looking for a new home in Royston? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston? **Yes**

Is there the need for more homes for first time buyers or young professionals in Royston? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

When are you people going to stop with this . The houses will never be affordable for people in this town . Nature cannot be improved upon so leave it alone. Yes there will be a big impact on traffic as it is already horrendous. We need more infrastructure schools Dr's surgeries and not more housing there is enough being built as there is.

Site: **Land off Echo Hill, Royston**

Name: **Jamie geraghty** | Postcode: **SG8 9AX**

Are you, or anyone you know, looking for a new home in Royston? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston? **No**

Is there the need for more homes for first time buyers or young professionals in Royston? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Homes for local people.

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Echo Hill, Royston**

Name: **Jamie geraghty** | Postcode: **SG8 9AX**

Are you, or anyone you know, looking for a new home in Royston? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston? **No**

Is there the need for more homes for first time buyers or young professionals in Royston? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Homes for local people.

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Echo Hill, Royston**

Name: **Mandy Powell** | Postcode: **SG8 9AU**

Are you, or anyone you know, looking for a new home in Royston? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston? **No**

Is there the need for more homes for first time buyers or young professionals in Royston? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

These new plans still do not take into consideration the extra transit which the local roads will not be able to manage.

Site: **Land off Echo Hill, Royston**

Name: **Mae Screeney** | Postcode: **SG8 9BB**

Are you, or anyone you know, looking for a new home in Royston? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Royston? **No**

Is there the need for more homes for first time buyers or young professionals in Royston? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - New/improved community facilities.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

This Application has been previously declined by NHDC IN 2021 !!! If your company visited Royston recently you would see how much congestion there is since Building of flats in Baldock St which has closed 2 car parks in Town. As a result Briary Lane (for which you would need access to the site) Sun Hill and Echo Hill has now car parks for people working in town. How on earth do you think your going to get access to the Site. Echo Hill has lots of young Families walking to school which has to be taken into consideration for their safety. Do you really think you can get access to the site by knocking down a House in Echo Hill ?? Royston is bursting at the seams with new Housing Developments Redrow have just completed 300 on the Baldock Road !! Linden Homes more on the Newmarket Road !!! Where is all going to end with no facilities to accommodate another 98 Houses. I strongly object this this proposal.

*EXTERNAL:Fwd: Proposed Residential Development at land off Echo Hill, Royston



tvalerieross@gmail.com
To: YourViews Gladman

[If there are problems with how this message is displayed, click here to view it in a web browser.](#)

[Reply](#) [Reply All](#) [Forward](#) [Print](#) [More](#)
Mon 02/06/2025 10:29

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

>> Can you please advise how the public paths that run past the substation down to Sun Hill will be affected. This is a beautiful walk and it would be devastating if the houses built should affect this walk in any way.
>>
>> Furthermore, There are ground nesting birds in those fields as well as hares and other wild life. I am for one totally against this build and I know others feel the same.
>>
>> Are ammenties included in the building plan? For example Doctor's Surgery, Schools, amenities?

Regards

Theresa Ross
>>
>>
>>
>> Sent from my iPhone

*EXTERNAL:ROYSTON



Gillian McMURROUGH <gilly3mac@yahoo.co.uk>
To: YourViews Gladman

[If there are problems with how this message is displayed, click here to view it in a web browser.](#)

[Reply](#) [Reply All](#) [Forward](#) [Print](#) [More](#)
Sat 24/05/2025 15:50

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i have looked at the proposed development at land off Echo Hill and, though people need homes, Royston is full to capacity as it is. We need more school places, lots more surgery facilities and generally more inferstructure in place. Our shopping facilities are stretched, it is extremely difficult to get parked anywhere in town, especially if you are disabled. When I looked at the plan, I was concerned to see that it backed onto Layston Park, which is where I live. I couldn't work out where the access road is proposed Hopefully it will not come out onto the London Road, which already gets very congested. Also access from Briary Lane leads to the A505, which again gets very busy. Basically I would not be in favour of this planning application on any terms. . .

*EXTERNAL:Royston



Danny Miles <danny@dun-bri.com>
To: YourViews Gladman

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Tue 20/05/2025 13:33

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Good afternoon

Regarding the Development plan at Echo Hill, this is something that should be opposed, the main concern would be that on average every household would have two cars, that's potentially another 172 cars or other vehicles using the connecting Briarly Lane and Sun hill for access to and from

There are already too many cars parked on street and too many vehicles driving up and down both hills, causing difficulties for access to our houses, such many more vehicles using these roads will cause many problems on a daily basis

Also schools and Doctor appointments are already difficult enough to get into

Thanks, and Regards

Briarly Lane / Sun Hill resident

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