

Suzanne De Vooght-Johnson
10 Echo Hill
Royston
Hertfordshire
SG8 9BB

14th 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 have examined the plans and I know the site well. I wish to object strongly to the development of houses in this location.

I am a resident of Echo Hill and as such am very familiar with the immediate area. Considering the roads of Sun Hill, Briary Lane and Echo Hill I can state that they are very narrow in places, have a considerable amount of traffic already using them and are often heavily blocked on one side due to parked cars making much of the roads single carriage way. Additional traffic on these already problematic roads would be very dangerous for pedestrians and vehicles alike. Also, the visibility at the junction of Echo Hill with Sun Hill is already low due to the steep, narrow road and many parked cars, additional traffic would make this junction very dangerous. Access for emergency vehicles and refuse trucks is also already difficult and adding additional housing through Echo Hill would increase the volume of traffic making this even more difficult.

Living at number 10 Echo Hill our living standards would be significantly affected during and after construction due to our proximity to number 24 Echo Hill. The high elevation of the development site in relation to the housing on Echo Hill also means that the new dwellings would overlook and overshadow the existing housing detrimentally impacting on my reasonable expectations of residential amenity and privacy.

By reason of its prominent position and the topography of the site and location outside the settlement boundary of Royston, building on this land would be likely to result in significant localised adverse impacts on both the character of the area and visual receptors, particularly when viewed from certain locations on Royston Heath.

Echo Hill is built at a significant gradient, the proposed new development will continue this gradient making the houses heavily reliant on cars due to the lack of available public transport on Echo Hill, Sun Hill and Briary Lane and the topographical challenges of the site. Based on these issues, the site must be judged to be contrary to *paragraphs 108, 109 and 110 of the National Planning Policy Framework (NPPF) and Policy T1 of the Local Plan*. The proposal is also contrary to local planning guidance of the *Roads in Hertfordshire A Design Guide*.

Local amenities in Royston are already very full - schools and doctors can not cope with an increased population.

I am also aware of the restrictive covenants which are in place in Echo Hill and which all residents of Echo Hill have the benefit of, and we reserve the right to take enforcement action if these covenants are breached. The covenants were wrongly dismissed by NHDC planning during the previous determination of planning application 20/00744/OP. The enforcement of the

covenants would be a lengthy legal process possibly taking several years to be resolved. A tribunal action would therefore significantly delay the deliverability of the development. This factor therefore means that the possibility of a lengthy delay to implementation will become a material planning consideration in the decision-making process.

You are aware from the previously refused applications for this site the strength of feeling against this development from the community of Royston and the significant impact this development will have directly to the residents of Echo Hill. A letter from an Appointed Solicitor was issued to both Gladman and Number 24 Echo Hill during the previous application of 20/00744/OP, regarding the breach of the covenants and the intention for enforcement action, this remains the case for this latest application and Echo Hill residents will pursue this going forward for this latest application. In addition, if the community is successful with enforcing the covenants and preventing the demolition of Number 24, both the construction traffic and main site access would not be able to enter the site via Echo Hill, the alternative would be to use the bridleway and therefore the reasons for refusal in the 2018 application associated with the negative impact to the neighbouring SSSI would still stand. Therefore, due to the protective covenants in place, which residents of Echo Hill will enforce, it cannot be guaranteed that Gladman will be able to deliver this site and therefore this site cannot contribute towards the 5-year NHDC housing supply.

There is already significant pressure on council resources, similar applications on this land have been discussed and consequently refused twice. This third application is virtually the same as previous; it is a waste of precious NHDC resource to spend time discussing this again.

To conclude due to the reasons mentioned above I wish to strongly express my objections to this unsuitable and unsustainable planning application.

Your sincerely,

Suzanne DeVooght-Johnson