GK 9429 8877 0GB

20 Echo Hill
Royston
SG8 9BB
10.10.18.

N.H.D.C.
15 OCT 2018

Melissa Tyler Re. 18/00747/OP
NHDC
PLANNING DEPT. LETCHWORTH.

Dear Ms Tyler.

Enclosed is a hard copy of my further objections with more annotated photographs.

I do find it hard to understand why a planning application, outside the settlement boundary, not in any existing or emerging local plan, should be considered by NADC planning.

I look forward to having the reply from Natural England and seeing the Archaeological report too

Thank you again for talking to me regarding this matter.

Yours sincerely

Mr. J. Rossignol Bubbins D.Bo(D)

Further objections to the planning application 18/00747/OP

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All of my existing objections still stand

Education provision

This has not been adequately addressed by Gladman, to say they would contribute to expansion of the local school does not really help the problem as Tannery Drift school has been expanded recently ,with no more space to expand.The County council has already stated there is only provision for 50 more houses as all other development has been accounted for and 50 more houses could be taken up by other small developments within the town. The walking and cycling routes to secondary schools in the town are not ideal and to suggest Bridleway 14 should be improved does not help, as this is a Green Lane area with protected flora and fauna.

Highway and safety

Gladman's new submission does not improve on any of the previously raised objections. It fails to address the safety concerns with the volume of traffic involved on Briary Lane SunHill and Coronation Road. Suggesting a bus is diverted to the site is totally impractical as no allowance for turning such a service has been included. The bus is far more likely to travel from Briary Lane to Sun Hill as the old unprofitable service did before.
They do not take into account the current common land is played on by children a further safety risk. They propose to take part of the common land removing the car park and replacing it further up, this was identified by the inspector at the recent public enquiry for deregistration of this land who stated " I laccept that there are other car parks elsewhere on the common,but the loss of this facility would impact on people who park in this area to access the common. The evidence indicates that it is a fairly well used public facility and its removal may lead to cars parking on the surrounding streets to the detriment of local residents. "
The proposal from Gladmans for car parking to be moved further up the hill quite a distance from the current parking does not give the same easy access to the heath.It also appears on a bend,on a steeper hill with a greater passage of vehicles ,is again unsafe particularly for the more vulnerable members of our town. As the proposed parking on properties on the development is restricted al think the residents will park there to the detriment of users of the Heath.
The introduction of more paths across the site, as indicated by the general advice of Natural England, would not help the management of the area for the conservation of chalk downland or increase bio diversity. There would be greater numbers of people and dogs ,let alone cats ,would be detrimental to the whole site ,the green Lane on bridleway 14 and conservation projects in the fields and footpaths to the south and the SSSI of Therfield Heath.Ideally chalk grassland should be grazed by sheep and so fenced.
I cannot find any where a reference as to how they plan to access the site with the plant needed to put in drainage etc nor manage the large amount of extra traffic that construction will also make, and the consequent disruption to the current residents
There are many other high ways concerns.
Long term closure of Sun Hill can be expected and disturbance of the common land play area to facilitate the installation of a sewage system.
Lines of sight for vehicles pedestrians and cyclists are poor
From Briary Lane to Stakepiece road to SunHill
From Briary Lane into SunHill
From Coronation Avenue into SunHill
And SunHill onto A10 also for cyclists to see people walking from the Heath or Stakepiece Road.
Footpaths are not wide enough at the top of Briary Lane between Lankester Road and Stakepiece (too narrow and because of the bank no possibility of widening) to take buggies / mobility scooters and even worse on bin days.
Pavement /footpath from end of SunHill to A10 London road too narrow for buggies mobility scooters pedestrians need to be single file.
Local Walking and cycling plans April 2017 has still to identify directness of route gradient,safety,connectivity and comfort . Briary Lane is not suitable as I think I have said before it has a gradient of over 11.7% for 100 metres. the road is not wide enough for a vehicle to safely pass a cyclist and the exit at the T junction slopes steeply making it difficult for a cyclist to stop safely
Gladman's isocromes are inaccurate ,there is no public access to Greys farm from that direction and bicycles are prohibited from the Heath.

Traffic levels will still increase as of yet there is not a local culture to live without vehicles and delivery vehicles have increased significantly in the last 10 years.

Draft Heads of Terms
Gladman's propose to put in a pedestrian crossing near to the fire station when we already have one!
Resurfacing of public rights of way, these rights of way are bridleways and therefore need to be usable by horses not necessarily pedestrians and certainly not large usage by vehicles,or bicycles.

Landscape and Visual impact

The new plan is as bad or worse than the original plan, noattention has been paid to the impact on those people backing onto the north eastern corner of the site , mitigation is proposed for all other housing backing onto it. Gladmans propose to plant extra trees in the hedge line and some in the gardens of the houses backing onto Echo Hill north eastern end. These trees could easily be cut down by the people living in the new houses, The trees will dominant the gardens. looking at the plans , the gardens would possibly be no more than 15metres deep. My garden is only 11.3 metres .We have in the past maintained and cut the trees along the boundary annually ourselves . When the trees are allowed to grow too tall they shade my property. If this is not a shared boundary who will maintain the trees? Cutting and placing back cuttings into a neighbours gardens doesn't make for good community relations. The trees form part of my garden. Their removal could seriously alter the structure of the hillside These trees are deciduous so the impact of the properties behind would be even greater for about 6months of the year.
Photo of my garden in winter below.

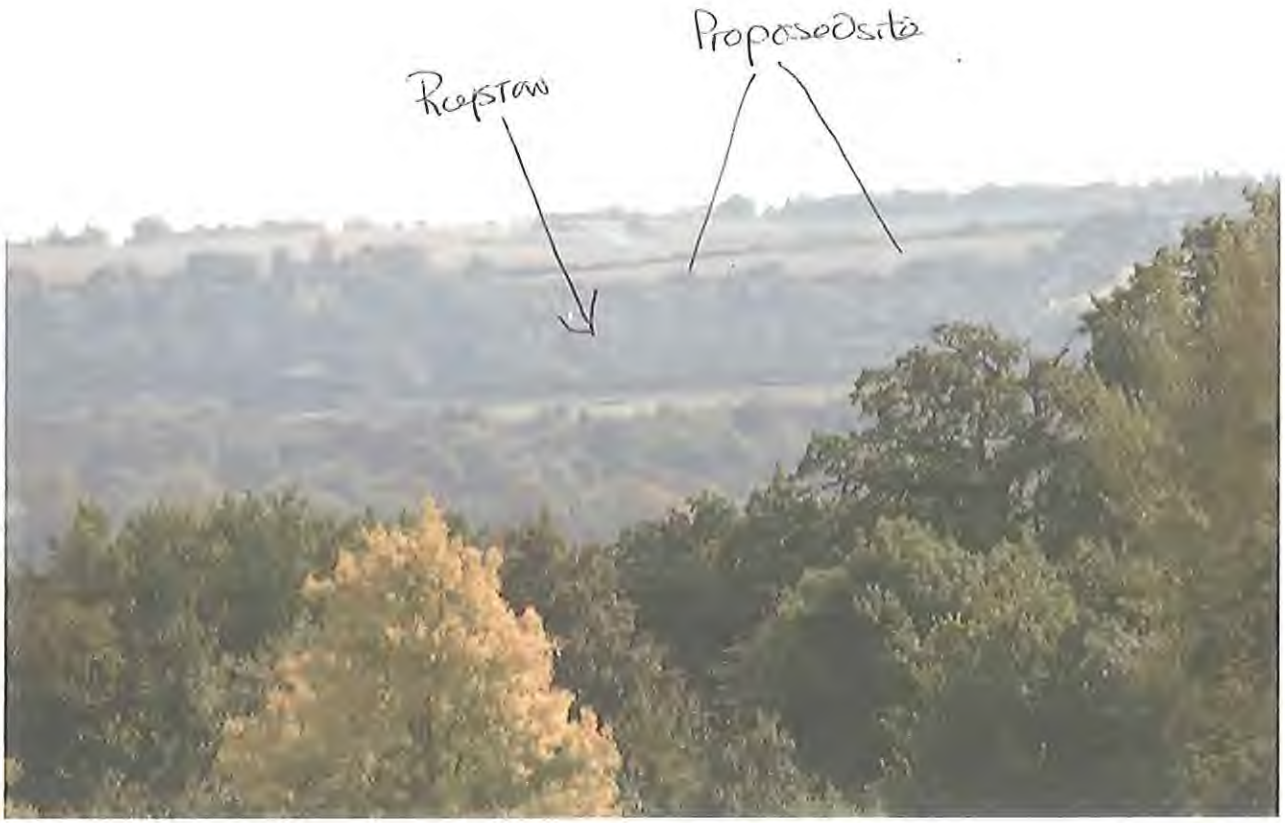






These views are from my bedroom, you can see, although misty, how the ground rises and any building

would dominate my property and see into it easily as we are much lower. See photos above.The trees on the boundary are on a bank about a metre high (the ground rises 1in 10).
The buildings on this slope would need to be specially built to cope with the sloping terrain . This would mean major excavations to achieve the maximum height staled of 8.5 metres . The chalk structure is already highly fractured which could lead to stability issues .
The noise, dust and disturbance to myself and neighbours has not been addressed. Chalk is a substance that transmits noise and vibration through it easily ,causing a statutory nuisance for a prolonged period. This is unacceptable, it has not been addressed by the developer.
The construction nuisance has not been addressed at all.Nothing in place for the removal of soil,chalk etc,or the delivery of materials and heavy machines used in construction.



This photo is a view of the proposed site from the north of Royston

The photograph above is taken from the north of Royston and shows how the proposed site will stand out on the fields above Royston ,which is a town so far cleverly concealed in the landscape. The fields are approximately a third of the way down the photo and a slightly yellower green. There is a band of trees to the right and the more pale brown area next to the trees is the triple SSSI on the heath. The new development would be right on the rim of the bowl into which Royston is set See next page



This is another view from the north of Royston showing the triple SSI on the heath more clearly.

The updated Visual and Landscape Impact assessment still underestimates the significant impact the development will have on the scarp slope , which is cited by NHDC as being a significant part of the landscape which should be maintained. See Scarpes Slope South of Royston Area 228.

The density of houses on the current master plan shows a greater density and a greater mass of elevated units which would have a larger impact especially as a two storey building could need an elevated platform to be constructed as stated previously to fit the topography.
The mitigation proposed in the Landscape and Visual Impact Assessment would take a minimum of 15 years to reduce the impact .Even assuming the proposed trees are not removed or die, the time suggested for the reduction from a significant to a moderate level of impact is not acceptable.The proposed trees would eventually be 15 metres tall totally shading my garden and property. They could even fall on my property.

The adopted LOCAL PLAN Policy 57 and the Emerging local plan policy D3 is relevant to protection of living conditions associated with the existing residents.Gladman' plans are in conflict with these relevant local planning policies. Their proposal is still outside the settlement boundary , it is not in the emerging local plan and there have been no real mitigation measures proposed to stop the loss of privacy to our homes and gardens.
For the proposals to meet Secure by Design a fence or wall would have to be put up at the rear of our properties. In the case of my home and my neighbours a fence would be in an elevated position, as there would be little space between the existing properties and the development this would have an overbearing and dominant effect on our homes.Placing such a barrier would destroy the current trees a beautiful feature when in blossom in the spring and a place of safety and food for birds, mammals and insects but also stopping serious erosion from the hill above.

reasons I have already stated that the proposed development would cause me to loose my privacy in my house and garden by its overbearing impact and be subject too excessive noise, dust ,dirt pollution and the extra stress as a pedestrian of increased traffic levels on my local roads.

To summarise I object to 18/00747/OP because;
It is outside the settlement boundary
It is not in the emerging local plan.
The access is unsuitable ,unsafe and would involve another public enquiry.
Local infrastructure cannot support it .
The potable water supply would be put at risk .
It would be detrimental to the local visual landscape.
General long term disruption for residents of Royston.

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