

Steve Spires

18 Birch Ave

Chatteris

PE16 6JJ

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Ben Glover Senior Planning Officer

North Hertfordshire District Council

Council Offices Gernon Road

Letchworth Garden City

Hertfordshire

SG6 3JF

Dear Mr Glover, Reference: 25/01708/OP Outline planning for Land opposite Heath Farm, Briary Lane, Royston I write in connection with the above planning application, I have examined the plans and supporting technical documents, and I know the site well. I wish to **object strongly** to the development in this location, on the following grounds (as indicated in the boxes below): Housing Supply and Local Plan The development site is not identified in the existing Local Plan for North Hertfordshire District Council (NHDC) and is outside the settlement boundary identified in the plan. Royston is already contributing a significant number of dwellings towards the NHDC 5-year housing land supply. The development of this site would present a significant engineering challenge due to the constrained access, steep topography and the protective covenants in place (which are to be enforced), the site is therefore unable to contribute to the NHDC 5-year housing land supply. The application should also be refused for its problematic location; its negative impact and its failure to comply with the adopted local plan (NHDC Local Plan 2011-2031).

Formal Objection to Planning Application

I am writing to formally object to the above planning application on the grounds of infrastructure capacity, road safety, and access issues.

I speak from personal experience, having worked for over 20 years with Ringway Highways, including several years as a grab lorry driver. During that time, I worked extensively on the maintenance and repair of the **soakaways** that run along **Sun Hill, Coronation Avenue, and Briary Lane**. I am therefore very familiar with the local drainage infrastructure and road conditions in this area.

From my professional knowledge, I can say with confidence that the soakaways and road structures in this location were **not designed to support the weight and frequency of heavy construction traffic**. Subjecting them to such stress over an extended construction period would very likely result in significant damage, including

failure of the drainage system and deterioration of the road surface. This would not only lead to costly repairs but also increase the risk of surface water flooding for residents.

In addition to these structural concerns, **road access is already a major issue** in this area due to the **high number of parked vehicles and the lack of available parking space**. It is frequently difficult for large vehicles to pass through safely under normal conditions. The introduction of regular construction vehicle traffic—such as HGVs, delivery trucks, and site machinery—would exacerbate this issue considerably. This could pose **serious risks to pedestrian safety**, cause daily disruption to residents, and impede access for emergency services.

For these reasons, I strongly object to the proposed development and urge the planning authority to fully consider the unsuitability of this location for high-impact construction activity.

Yours faithfully,
Steven Spires