

N.H.C.

14 AUG 2025

NORTHGATE

24 Layston Park
Royston
Herts
SG8 9DS

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

10th August, 2025

Dear Mr Glover,

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

For the third time I am objecting to this almost identical planning application, there is no significant difference to make it more acceptable. Having lived in Royston for the past 46 years, we have seen it grow out of all proportion to the facilities now offered, while the roads have become more and more congested. The position of the proposed site will only make that worse.

A recent report from the Cambridge and Peterborough Integrated Care System, Property Service for the application 21/00765/OP states, "GP practices show a significant health Infrastructure deficit, and existing surgeries do not have capacity to absorb any additional residents". It is already very difficult to get a GP appointment here in Royston with alternatives offered in other Granta Group surgeries, mostly a car drive away. Funding has been mentioned in mitigation but the GP practices are all land locked meaning the proposed site would conflict with Policy SP7 of the NHDC Local Plan and 55 to 58 of the NPPF.

A previous supporting claim by Gladman was that the site was within walking distance of a supermarket. That is no longer the case, the supermarket has been demolished and is being replaced by flats for older people. In any event it is highly unlikely that residents on the proposed development would want to carry any shopping they might do in Royston (we have a small Tesco convenience store and a twice weekly market) up such steep roads. The same difficulty would apply to parents walking their children to and from school. For the same reason, the suggestion that new residents could cycle is not realistic. All reasons that the traffic would increase still further.

For these and other important negative environmental impacts, acceptance of this planning application would be highly detrimental to Royston and I urge the Planning Committee to refuse it. I'm sure if members were to visit the proposed site and surrounding roads they would agree that the plan is unsupportable.

Yours sincerely,

Derek M Bunting

