

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

1 Saffron Street
Royston
Herts - SG8 9TR

5th August 2025

Dear Mr Glover,

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

I am writing with regard to the above planning application, I have examined the plan and I know the site well. I wish to object strongly to the development of houses in this location.

This application is unsuitable and should be refused on the grounds of detrimental effects upon local amenity value for residents of Briary Lane, Sun Hill and Echo Hill. As well as consideration for the residents of Royston. The points to support my objection are listed below –

The site is outside of the Royston town boundary, it is not identified in the existing Local Plan for North Hertfordshire District Council (NHDC).

It is not identified in the town NHDC Local Plan 2011-31.

Detrimental effect on the residents of 23 and 25 Echo Hill if an access is permitted over #24.

The heavy construction vehicle disturbance and access restrictions to residents of Briary Lane, Sun Hill & Echo Hill. With future increased car journeys were the development to be completed.

Access to the site is unsuitable due to the approach gradients and road design.

The ecology of the site is beneficial to the local community and to that of the adjacent SSSI of Royston Heath. The planning application continues the destruction of precious chalk grassland, natural flower & ground bird nesting sites and Badger habitat.

The visual appearance will be detrimental to the local landscape.

The local health service and school resources would be further stretched.

The site has previously been farmed but is currently left to grass or hay, which has significant natural environmental benefits for birds, insects, mammals and water attenuation.

There is not a public transport provision, the steep approach gradients will not encourage pedestrians or cycling, leading to increased numbers of car journeys on the local narrow access roads.

To summarise, in considering all the above points, I strongly urge the council to reject this damaging and unsustainable planning proposal.

Yours faithfully,

Alan Linsdell

Maureen Linsdell