

Susan Shewan, 2 The Dell, SG8 9BJ (Objection) Land opposite Heath Farm, Briary Lane, Royston, Herts. ref 25/01708/OP

I could not believe some of the utter rubbish included in the HCC Highways Report prepared by Case Officer Mr Senober Khan overseen by Area Manager Manjinder Sehmi. Perhaps they would care to walk (or cycle) back from the town centre carrying bags of shopping: up Sun Hill or Briary Lane (both STEEP), up Echo Hill (STEEP) and into the new estate (STEEP). They may not find it the "*pleasant walk*" described, particularly in bad weather or when icy underfoot. They estimate this "*pleasant walk*" to take 10 minutes - maybe if you are fit and active. What is not said is that it would take a darn sight longer to walk back! They exclude 3 groups from this "*pleasant walk*" namely:

- * Older adults
- * People with disabilities
- * Families with young children

excluding these doesn't actually leave many others does it? This idealised car-less society is not practical in reality!

Do "Highways" realise that the hundreds of houses along Briary Lane and its side roads, Sun Hill and Echo Hill only have one access route - namely Briary Lane and that is effectively a one way street due to parked traffic. How can they justify up to 200 more car owners in the new estate; their extra cars would exacerbate the existing congestion problems. Already due to excessive housing development in the surrounding areas, commuting drivers use this route as a rat run to avoid the centre of town or to park up for the working day. This adds to the overall congestion and is causing problems to existing residents. Where would the hundreds of present residents park if the roads were yellow-lined?

We are reliably informed that there will be no more than 37 extra 2 way trips twice daily from the new development - HOGWASH! Delivery vans and service vehicles alone will account for that number.

Perhaps, instead of banging on about trivia such as "*tactile paving*" and "*dropped kerbs*" Highways should concentrate on and address the real problems of access faced by the residents every day

Just like the past two Highways Reports for this development (18/00747/OP and 20/007/OP) this new one bears no resemblance to reality. Even more incredible is that Highways did not refuse the application on the grounds of flooding, unsuitable narrow roads, traffic congestion or topography but on the lack of a bus stop! What is the point of Statutory Consultee Reports if they fail to address the main problems?

These are just a few of the nonsensical items in the report which, although it does recommend refusal, fails to highlight the true picture and as a result "**Royston Say No to Gladmann**" have once again had to commission their own report in order to portray the actual situation.

All other objections opposing development to Gladman's speculative plan have been addressed in the admirable Royston Town Council response.

I concur with all their objections and urge NHDC to refuse the application.

Pictures attached show a few of the problems faced by residents.

Road closures preventing access and exit for prolonged periods



All day road closure on Briary Lane affecting whole area



Several hundred residents were unable to get in or out by car



Unsalted steep roads prevent car use on parts of Echo Hill



Narrow road in Sun Hill unsuitable for large heavy traffic.
Damage to Sun Hill Common is a common occurrence



Parked cars create one-lane narrow roads



**Lower Sun Hill has
Resident permit holder
parking only**

**Car park at junction of
SunHill & Coronation
Avenue filled with
commuter cars**



Echo Hill the impractical choice of access smacks of desperation

