

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Gladman Developments
Gladman House
Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB
United Kingdom

Applicant:

Gladman Developments

PARTICULARS OF DEVELOPMENT

Application: 25/01708/OP

Proposal: Erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS) following demolition of No. 24 Echo Hill with all matters reserved save for access.

Location: Land Opposite Heath Farm, Briary Lane, Royston, Hertfordshire,

Refused Plan Nos: I000619_DL_101_E I000619_DL_02 13378/2101/P2

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 16 July 2025.

1. By reason of its prominent position, the topography of the site, and location outside the settlement boundary of Royston, the proposed development would

result in significant localised adverse impacts on both the character of the area and visual receptors, particularly when viewed from certain locations on Therfield Heath and adjacent public bridleways. While these impacts could be mitigated to a limited extent, the combination of residential built form on high ground, the associated urbanising infrastructure, and development breaking the skyline, would act to occasion a marked and adverse change in the character of the immediate and intermediate locality and wider valued landscape. This adverse impact would conflict with Policies SP9, SP12, and NE1 of the North Hertfordshire Local Plan 2011-2031, and Section 12 and Section 15 of the National Planning Policy Framework (2024).

2. By reason of the location of the application site, the topography of, and distance from the closest bus station, the proposal would represent an unsustainable development and would not give all users of the development a genuine choice of transport modes. The proposal would therefore fail to comply with Policies SP6 and T1 of the North Hertfordshire Local Plan 2011-2031, Policies 5 and 6 of the Hertfordshire Local Transport Plan, and Section 9 and 12 of the National Planning Policy Framework (2024).
3. In the absence of sufficient detailed information, the applicant has failed to demonstrate that a safe and suitable access can be provided to serve the proposed development for all users. The Local Planning Authority and Highways Authority cannot conclude that the proposal would not result in an unacceptable impact on highways safety. The proposal is therefore contrary to Policies SP6 and T1 of the North Hertfordshire Local Plan, Policy 5 of the Hertfordshire Local Transport Plan, and Section 9 and 12 of the National Planning Policy Framework (2024).
4. By reason of the scale of the development proposed, the location of the proposed access and the associated traffic movements through the access, the proposed development would result in significant adverse impacts to the amenities of nearby neighbouring residential properties, and in particular the living conditions of occupiers of Nos. 23 and 25 Echo Hill. The proposal would therefore fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 and 15 of the National Planning Policy Framework (2024).
5. In the absence of an acceptable Flood Risk Assessment, the proposal has failed to demonstrate that the development would not give rise to the potential for an increased risk of flooding elsewhere. The proposed development would fail to comply with Policy NE7 and Policy NE8 of the North Hertfordshire Local Plan 2011-2031 and Sections 12 and 15 of the National Planning Policy Framework (2024).
6. At the time of determining the planning application, the subject of this decision notice, has not been accompanied by a valid legal undertaking (in the form of a completed S106 Obligation) securing the provision of the requisite infrastructure and financial contributions towards off site infrastructure or on site affordable housing. The secure delivery of these obligations is required to mitigate the impact of the development on the identified services in accordance with the adopted Developer Contributions Supplementary Planning Document (2023), Policy SP7 of the North Hertfordshire Local Plan 2011-2031 and Section 4 of the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 25 February 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local

planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.