

Keith Garner_Reference 25/01708/OP

This email is in addition to my planning objection posted to you at NHDC on 4 th August 2025.

This third Gladman planning application is not identified in the existing Local Plan for North Hertfordshire District Council and is outside the settlement boundary identified within the plan.

This proposal has now been recently rejected by Royston Town Council.

We took occupancy of number 17 Echo Hill in 1984 in the knowledge that this development of 52 detached houses with a single access from Sun Hill would because of its steep terrain be a safe and secure single development and that these dwellings had a legal restrictive covenant applied to them by Hunting Gate Homes which prevented properties to be used for/ as anything else. Therefore no. 24 Echo Hill has no legal right in law to make their house available for demolition. The personal stress and worry of this proposal has on the residence of numbers 23 and 25 Echo Hill is substantial and they and the rest of Echo Hill should not be subject to this at any stage.

Echo Hill has a very limited vehicle turning circle at the end of each cul de sac with limited vehicle turning outside of current occupants. Even now some delivery vehicles have difficulty manoeuvring in and out.

To that extent we are currently experiencing more vehicles parked at the bottom of Echo Hill entrance caused by additional vehicles now being parked on Briary Lane, Sun Hill and Coronation Avenue as a result of the recent closer of Morrison Store car park on Baldock Road. This is causing further delays in driving up these roads to reach Echo Hill, Briary Lane, Sun Hill and Coronation Avenue...houses which mostly do not have off- street parking options....hence the very restrictive Road access not only for cars but commercial vehicles and in particular any proposed construction vehicles.

It should be noticed Briary Lane by its definition is a Lane and not a Road as we currently experience it.

In addition this proposed development is outside the planning recommended distances for Education, NHS Services, local transport access, youth facilities etc., it's very steep terrain will make it difficult for cyclists, pedestrians, children and families with push chairs etc.,. There will also be a constant safety hazard to pedestrians in particular school children with significantly more vehicular movements in narrow confined feeder roads....as walking to town is not sustainable from this proposed location. All movements from this site will have to be by car or other means of transport.

Royston has already provided sufficient other housing developments on land opposite Royston Heath, Meridian Gate and on the A505 Royston by pass and some further additional dwellings planned for Newmarket Road.

This proposed development also encroaches on SSSI land space to the West and towards Royston Heath.

The terrain proposed for this development will be the highest visible in Royston and is subject to flooding with very poor drainage.

The farmland undulations associated with these proposals will create a significant demand to any construction development and may prove impossible. This construction traffic will not be able to

negotiate the access proposed with any safety and ease. During winter months the Echo Hill Road surface can be very slippery and the salt and sand bin at the bottom of the hill comes in very useful.

These proposals also remove valuable farmland which current provides bales of hay, but this land should be utilised for other important farming needs.

This field provides safe habitat for much wildlife in the form of Badgers, Hares, Deer, Hedgehogs and a wide selection of birds. All of which we see on a daily basis.

This third planning application by Gladmans must not be approved as it does not meet the requirement of local Planning, NHDC planning, the residents of Echo Hill, Sun Hill, Briary Lane, Coronation Avenue and Royston Town as a whole. The current Roadway infrastructure in and around Royston has become overcrowded with much more traffic congestion and delays. This proposed development will also have a serious negative impact on the residents of Layston Park and Royce Grove which closely boarder the field.

Additionally this application if approved could lead to significantly more than 84 dwellings with further open fields adjacent to the proposal. This would further significantly increase the traffic flow on Echo Hill ,all surrounding roads and Royston as a whole.

This third application from Gladmans which is far more damaging to the local and regional environment than previous applications must NOT receive NHDC approval or wasted time for all the reasons stated above.

Yours faithfully

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