

14 Echo Hill
Royston
Hertfordshire
SG8 9BB

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08 AUG 2025
NORTHGATE

4th August 2025

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

Dear Mr Glover,

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

I write in connection with the above planning application, I have examined the plans and I know the site well. I wish to object strongly to the development of houses in this location.

Gladman have twice before had similar schemes rejected and whilst there are cosmetic alterations to the current one it is still fundamentally flawed for all the reasons that resulted in the plans being rejected on two separate occasions.

Apart from the actual objections to the site another fundamental objection remains that access to the site is totally inadequate. To allow construction traffic to use the only route open to all local residents, namely Briary Lane, Sun Hill and Echo Hill, would cause traffic havoc, is dangerous and would be completely intolerable for the residents immediately on the route. Even after construction the traffic caused by the additional dwellings would be problematic.

When Echo Hill was envisaged, the road was designed for a development of 50 dwellings. In the intervening 40 years the ratio of vehicles per household has increased and I recently counted 90 visible cars in Echo Hill. If this development was allowed to proceed that would suggest that post the construction phase the volume of vehicle usage would exceed 200. Clearly this is far in excess of what it was designed to cater for.

The residents of Echo Hill would like to make you aware of restrictive covenants which are in place and which we as residents of Echo Hill have the benefit of, and we reserve the right to take enforcement action if these covenants are breached.

The covenants were wrongly dismissed by NHDC planning during the previous determination of planning application 20/00744/OP.

The enforcement of the covenants would be a lengthy legal process possibly taking several years to be resolved. A tribunal action would therefore significantly delay the deliverability of the development. This factor therefore means that the possibility of a lengthy delay to implementation will become a material planning consideration in the decision-making process.

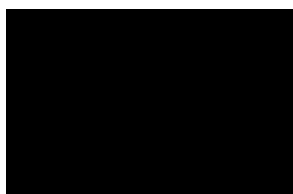
You are aware from the previously refused applications for this site the strength of feeling against this development from the community of Royston and the significant impact this development will have directly to the residents of Echo Hill. A letter from an Appointed Solicitor was issued to both Gladman and Number 24 Echo Hill during the previous application of 20/00744/OP, regarding the breach of the covenants and the intention for enforcement action, this remains the case for this latest application and Echo Hill residents will pursue this going forward for this latest application.

In addition, if the community is successful with enforcing the covenants and preventing the demolition of Number 24, both the construction traffic and main site access would not be able to enter the site via Echo Hill, the alternative would be to use the bridleway and therefore the reasons for refusal in the 2018 application associated with the negative impact to the neighbouring SSSI would still stand.

Therefore, due to the protective covenants in place, which residents of Echo Hill will enforce, it cannot be guaranteed that Gladman will be able to deliver this site and therefore this site cannot contribute towards the 5-year NHDC housing supply.

I have lived in Echo Hill for 39 years and have never witnessed such a concerted and well supported campaign as on three occasions this unwanted proposal has elicited. I trust you will appreciate the depth of opposition from the local residents and ensure that this scheme is not allowed to proceed.

Yours sincerely,

A solid black rectangular box used to redact the signature of Alan Moore.

Alan Moore