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Roy Curtis
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Royston
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17th August 2025

Dear Mr Glover,

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

I write in respect to the above planning application; I have scrutinised the plans and having lived in Royston for 67 years, early life 27 years in Coronation Avenue and the last 19 in Hillside, both addresses very close to the proposed development, therefore I know the site exceptionally well! I wish to object strongly to the development of houses in this location.

The location of proposed development site is profoundly unsuitable, unsustainable and likely to exacerbate unsafe road traffic conditions both during construction and on completion. The access and exit routes are already overburdened with traffic and difficult to negotiate, this includes Briary Lane, Echo Hill, Coronation Avenue, Sun Hill and the additional adjoining roads. Especially as the afore mentioned residential areas except Echo Hill were built without consideration to offroad parking due to their date of construction (basically before people had cars) presenting hazardous situations. Currently due to the number of cars parked "on the road" leads to stretches of single carriageway and that fact that the roads are narrow and the pavements are narrow too it already presents a significant health and safety risk to both motorist and especially pedestrians. Another consideration here is that access for emergency services is challenging. The inevitable increase in road traffic on these routes will significantly increase its inherent risks. This must surely conflict with the National Planning Policy Framework and local planning guidance of the Roads in Hertfordshire.

It is paramount that consideration is giving to the above paragraph and the effects on existing residents and users of these roads. I emphasise that as a resident and daily user as both a driver and pedestrian on these roads, they are already overburdened, difficult to negotiate and hazardous.

The steepness of Echo Hill and the steepness and Sun Hill as it exits onto the A10 as the proposed cycle route would be challenging and dangerous. The narrowness of Sun Hill would be challenging and dangerous to pedestrians too. The proposal must be contrary to safe practice and planning guidance.

As far as I am aware the proposed development site is not identified in the existing Local Plan for North Hertfordshire District Council (NHDC), it is indeed outside the settlement boundary identified in the plan. Royston is already contributing a significant number of housing developments towards the NHDC 5-year plan. The development of this site would be more than challenging due to the already overburdened access and steep landscape. The application should also be refused for its problematic location; its negative impact and its failure to comply with the adopted local plan (NHDC Local Plan 2011-2031).

Nothing has changed since the refusal of the 2018 and 2020/21 planning applications with respect to the landscape and its visual impact. It would introduce a significant change in the character of the immediate locality and the wider cherished landscape, such as Therfield Heath. Therefore, the same reason for refusal should therefore still apply to the current application.

It is proposed that 24 Echo Hill would be demolished to provide the access road, this would have a massive detrimental impact on the living standards to the families of the surrounding dwellings and indeed much of Echo Hill during both the construction and following habitation of the development. Furthermore, the location of the development site being higher in relation to the surrounding existing properties, is likely that the existing residents would be left with the feeling of being overlooked and dominated by the new development.

There are other issues such as

- Additional demand on an already overstretched local health capacity.
- Potential for flooding. Briary Lane already suffers torrents and deposited debris during heavy rain.
- A negative ecological impact
- Loss of quality farming land

As a long-term resident of the area, especially familiar with the overburdened if not hazardous access and exit routes, also considering all the points raised above and, I strongly urge the council to reject this damaging, unsustainable planning proposal.

Yours faithfully

Mr Roy Curtis