

Name: _____

Address: _____

Postcode: _____

Date: _____

**Melissa Tyler
Planning Officer
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF**

Dear Ms Tyler,

**Reference: 20/00744/OP Outline planning permission for Land Opposite Heath Farm,
Briary Lane, Royston**

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, on the following grounds as indicated in the boxes below:

The development site is not identified in either the existing or emerging Local Plan for Royston as a site for development and is outside the settlement boundary identified in both plans. Royston is already contributing a significant number of the housing units towards the NHDC 5-year housing land supply. The application should be refused for its problematic location and its failure to comply with the adopted and emerging local plan. ☐

The development site is fundamentally unsustainable due to the location of the site in relation to services, constrained access route to the local primary school, undeliverable proposed site access and constrained nature of the highway network in Echo Hill, Sun Hill and Briary Lane. Based on these issues, the site must be judged to be contrary to **paragraphs 108, 109 and 110 of the National Planning Policy Framework**. The proposal is also contrary to local planning guidance of the Roads in Hertfordshire A Design Guide. ☐

The reason for refusal of the 2018 planning application for landscape and visual impact, still applies to the current proposals, as follows; the prominent position, the topography, the significant localised adverse impacts on the character of the area and visual receptors are essentially unchanged, marked

change in the character of the immediate locality and wider valued landscape. . ☐
The same reason for refusal should therefore still apply to the current application

In addition to the past reasons for refusal there is now the potential for significant adverse effects on the line of existing mature trees along Sun Hill and along the Bridleway. There has not been any consideration to the direct effects of the access proposals on the character of Echo Hill which would be harmed by the proposed access arrangements. The proposals would therefore be contrary to the general landscape protection policies of the **NPPF (including Paragraph 170), Policies 6 and 9 of the adopted Local Plan and a number of landscape-related policies in the emerging Local Plan.** ☐

The development site lies above a Major Aquifer, this area is also classified as a "Source Protection Zone 1" due to the high risk to groundwater contamination, making the site far less suitable for development. ☐

Due to the steep topography of the site there exists a flood risk from the concentration of surface water attenuation, the overland flows generated from proposed development and the required highway drainage for the access road off Echo Hill. These present a risk to properties located downstream of the site. Concerns have been raised with the Lead Local Flood Authority, but we feel they have failed to address these points. ☐

Due to the elevated location of the development site in relation to the existing surrounding properties, it is likely that the new dwellings would give rise to existing residents being left with a sense of being overlooked, overshadowed and dominated by new development. This would detrimentally impact on my reasonable expectations of residential amenity and privacy. ☐

The proposed development will have significant ecological impact to a number of at-risk species as specified in the UK's Biodiversity Action Plan and the RSPB Red list. Not only will the area be affected by construction and subsequent occupation, it was also be affected by the occupant's pets. The appraisal commissioned by the applicant has not addressed these points. The site has wonderful biodiversity, is on Royston's boundary and with Therfield Heath under so much pressure, it provides a quiet refuge for wildlife from disturbance. ☐

There is no capacity within the local primary school for the number of units proposed, as confirmed in the 2018 application. ☐

The development of the site will result in the loss of high-quality agricultural land ☐

To summarise, in considering all the above points, I strongly urge the council to reject this damaging and unsustainable planning proposal in accordance with the NPPF and Local Plan. I urge the council to consider the strong and well-reasoned objections from various stakeholders and consultees.

Yours faithfully,