

<b>Summary of Comments</b>	
<b>Scheme Design</b>	<b>Responses</b>
<ul style="list-style-type: none"> <li>• Masterplan doesn't consider the key constraints and impact on neighbouring properties</li> <li>• Clearly a formulaic design and has nothing to offer the town</li> </ul>	<p>The masterplan has been formulated to respond to the constraints and opportunities presented by this site. A detailed analysis of these can be found in the supporting documents of the application, most notable the Design and Access Statement and the Landscape Appraisal.</p> <p>The proposals are, we believe, a measured and proportionate response to the site, providing high quality housing.</p>
<ul style="list-style-type: none"> <li>• There is no detail on the number of houses</li> </ul>	<p>The application will be for up to 120 houses.</p>
<ul style="list-style-type: none"> <li>• Poor quality proposals</li> </ul>	<p>This application is in outline with all matters reserved except for access. Detailed design including housing types and more will be determined at Reserved Matters stage.</p>
<ul style="list-style-type: none"> <li>• Extend attenuation basins along full length of site</li> </ul>	<p>The attenuation basins have been carefully designed to reflect the requirements of the proposals to reduce the likelihood of flooding on site or anywhere else.</p>
<ul style="list-style-type: none"> <li>• Use empty houses on military bases</li> </ul>	<p>This is not something that is within our control and not therefore a consideration for this scheme at this time.</p>
<ul style="list-style-type: none"> <li>• In principal this is a good thing, but too many houses</li> </ul>	<p>The proposals are, we believe, a measured and proportionate response to the site, providing high quality housing.</p> <p>In order to deliver the level of housing that is required across North Hertfordshire, Royston will be required to accommodate additional growth.</p>

<ul style="list-style-type: none"> <li>• Development of the site seems rational</li> <li>• Plans look ok</li> <li>• In favour</li> <li>• Impressed with proposals</li> </ul>	<p>Your positive messages are appreciated</p>
<p><b>Planning</b></p>	<p><b>Responses</b></p>
<ul style="list-style-type: none"> <li>• No more housing is required in Royston</li> <li>• Does not form part of local plan</li> </ul>	<p>In order to deliver the level of housing that is required across North Hertfordshire, Royston will be required to accommodate additional growth.</p> <p>Policies concerning development in the open countryside and settlement boundaries are restrictive of development and do not support the delivery of development that is clearly required to meet needs.</p>
<ul style="list-style-type: none"> <li>• Development of greenbelt land and not wanted by locals</li> </ul>	<p>The proposals do not impact on any greenbelt land.</p>
<ul style="list-style-type: none"> <li>• Visual impact will be detrimental</li> </ul>	<p>The visual impact of these proposals has been considered and has influenced the scheme design. A detailed analysis of these can be found in the supporting documents of the application, most notable the Design and Access Statement and the Landscape Appraisal.</p>
<ul style="list-style-type: none"> <li>• Planning blight</li> </ul>	<p>It is unclear exactly in what terms this relates so it is difficult to provide a detailed response. However our application includes a detailed planning statement that may go some way to addressing this concern.</p>
<p><b>Access and Highways</b></p>	<p><b>Responses</b></p>
<ul style="list-style-type: none"> <li>• Access is difficult/dreadful</li> <li>• Briary Lane is unsuitable</li> <li>• Impact on traffic levels in Royston</li> <li>• Provide double-yellow lines along Briary Lane</li> </ul>	<p>Detailed discussions have taken place throughout the formulation of this scheme with the Local Authority Highways department. The relevant correspondence can be found in the Transport Assessment that accompanies this application, which shows Highways have been satisfied with the proposals to date.</p> <p>The Transport Assessment found that the proposed development would not have a severe impact on the operation of the highway network both in terms of safety and capacity. The Transport Assessment does assess the impact of the proposed development alongside other committed developments.</p> <p>If the local highways authority deem further improvements to traffic management plans and access then these can be made as part of a reserved matters application.</p>

	A Stage 1 Road Safety Audit has been carried out as part of this application and shows the access can be delivered in a safe manner.
<ul style="list-style-type: none"> <li>• Provide allocated parking within scheme</li> </ul>	This application is in outline with all matters reserved except for access. Detailed design including scheme parking provision and more will be determined at Reserved Matters stage.
<ul style="list-style-type: none"> <li>• Provide additional access maybe from the A10</li> </ul>	This is outside the scope of this proposal and outside our land control so isn't something that can be offered.
<ul style="list-style-type: none"> <li>• Land owner cannot prove ownership of track</li> </ul>	Our land owner has provided us with a statutory declaration in relation to the bridleway ownership. Notices have been served on all of the registered owners of the land forming part of this planning application.
<b>Infrastructure</b>	<b>Responses</b>
<ul style="list-style-type: none"> <li>• Infrastructure won't cope</li> <li>• Rail services will need to up their game</li> <li>• Provide children's nursery places</li> </ul>	New housing developments help to secure funding towards improvements in facilities such as schools and GP capacity through legal agreements which oblige the developer to make financial contributions towards specific projects if deemed necessary and CIL compliant.
<ul style="list-style-type: none"> <li>• Drainage concerns</li> </ul>	The Water Authority has agreed a point of discharge and confirmed capacity in the existing network. Any improvements required to this will be implemented by them prior to first occupation of the new dwellings, and they will have sufficient time to have these in place, as required.
<ul style="list-style-type: none"> <li>• Pollution zone 2</li> </ul>	The site is entirely within Flood zone 1 in terms of flooding risk. There is a groundwater protection area zone that impacts on this scheme, but our proposals will respond to the requirements of this and will not cause an adverse effect, or have an adverse effect on this.
<ul style="list-style-type: none"> <li>• Flood risk unresolved</li> </ul>	Storm water will be collected on site using on site SUDs and an attenuation basin before being discharged at a rate better than existing so as not to increase the risk of flooding elsewhere.
<ul style="list-style-type: none"> <li>• Lack of water pressure in area</li> </ul>	This has not been raised as a concern or issue by the Water Authority but will be addressed prior to first occupation of the new dwellings by them, and they will have sufficient time to have these in place, as required.

<ul style="list-style-type: none"> <li>• Royston has lost cinema, butchers, clothes shops and high street shops are empty and unprofitable</li> </ul>	<p>Our proposals have been carefully considered and we believe despite these concerns Royston is still a sustainable location and capable of sustaining the recent growth as well as our proposals. We believe that the additional spend generated by our proposals will help to attract new businesses to Royston.</p>
<b>Impact on Residential Amenity</b>	<b>Responses</b>
<ul style="list-style-type: none"> <li>• People care deeply about the Heath</li> </ul>	<p>The Heath has been carefully considered as part of our proposals and we agree it is an important feature. We do not believe there will be a significant adverse impact caused by our proposals. We have met with Natural England and subject to us agreeing to contribute towards mitigation measures the impact on the Heath does not cause a concern to them.</p>
<ul style="list-style-type: none"> <li>• Object due to loss of green lanes into the countryside and green space</li> </ul>	<p>It is unclear what is meant by "green lanes". The proposal includes for an upgrading of the existing bridleway but access will be retained to the wider countryside and green space.</p>
<ul style="list-style-type: none"> <li>• Leave green fields alone</li> </ul>	<p>Policies concerning development in the open countryside and settlement boundaries are restrictive of development and do not support the delivery of development that is clearly required to meet needs.</p>
<b>Ecology</b>	<b>Responses</b>
<ul style="list-style-type: none"> <li>• Impact on birds on site</li> <li>• Land is used for protection of wildlife and has special planting for this</li> </ul>	<p>A full ecological impact assessment and survey work has been carried out and the impact of development proposals considered. Mitigation, as required, will be provided to ensure the impact on protected species will not be adversely impacted.</p>
<b>General</b>	<b>Responses</b>
<ul style="list-style-type: none"> <li>• Gladman is not a local company and don't know what's best for Royston</li> </ul>	<p>Our Planners keep a close eye on relevant planning applications within Royston and the District as a whole to remain up-to-date on local and District wide developments.</p>
<ul style="list-style-type: none"> <li>• You are opportunistic hawks who care nothing for the local communities</li> <li>• Greed and profit for individuals</li> <li>• Aimed at making a profit</li> </ul>	<p>Gladman is committed to helping families access the homes they need in sustainable locations where people choose to live and want to stay.</p> <p>Gladman is committed to providing scheme benefits required by communities should these be identified to us as part of the application process, and subject to CIL-compliance.</p>

<ul style="list-style-type: none"> <li>• Leaflet is full of errors</li> <li>• Errors and mistakes in consultation leaflet</li> </ul>	<p>We have seen an error in the leaflet where we've referred to Royston as a village not a town. This is an unfortunate error on our part. The remainder of the leaflet is correct and no specific errors have been identified to us by locals who we appreciate have a better understanding of the area than us, and can help to shape our proposals to better reflect the needs of the community.</p>
<ul style="list-style-type: none"> <li>• Link in leaflet doesn't work</li> </ul>	<p>This has been checked and appears to work correctly.</p>
<ul style="list-style-type: none"> <li>• Consider the provision of OAP "play equipment"</li> </ul>	<p>This appears to be a good idea and one we'll explore further with the Local Authority through the application process. Should this be agreed it will be delivered within the scheme as part of the Reserved Matters application.</p>