

**Strategic Land Group**

**Lee Lane, Royston**

**Statement of  
Community  
Involvement**

**August 2013**

**Ref:2010-018-004a**

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**Ref:2010-018-004a**

**Authorised for and on behalf NJL Consulting LLP**



**Nick Lee  
Partner**

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## 1.0 Introduction

- 1.1 NJL Consulting LLP (NJL) have been instructed by Strategic Land Group (SLG) to undertake a consultation exercise for a parcel of land off Lee Lane, Royston.
- 1.2 This Statement of Community Involvement sets out when and how the local community has been consulted in relation to the proposed scheme at Lee Lane.
- 1.3 The Statement will include the following sections:

|             |                                                                                                                                                                                                                                                 |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 1.0 | An introduction to the Statement of Community Involvement and a brief overview of the proposed scheme.                                                                                                                                          |
| Section 2.0 | A summary of Planning policy and how it has steered consultation within the community.                                                                                                                                                          |
| Section 3.0 | This section will show the procedure and content of the consultation exercise.                                                                                                                                                                  |
| Section 4.0 | This section will discuss the responses received from the local community in regard to the proposed scheme and any other issues that were raised.                                                                                               |
| Section 5.0 | This section discusses how the scheme has evolved and taken into consideration the comments received from the local community and will also discuss what the next steps are in terms of the scheme schedule and additional consultation events. |
| Section 6.0 | Will provide a summary of issues discussed within the document and conclude the key points.                                                                                                                                                     |

### ***The proposed scheme***

- 1.4 The scheme that this Statement of Community Involvement relates to is a residential development coming forward through an Outline Planning application for up to 200 units, a retail provision, with all matters reserved accepts for access.
- 1.5 The proposed development site is located to the north of Lee Lane, in Royston which is within the borough of Barnsley.
- 1.6 Figure 1.1 shows the proposed site in a wider context and Figure 1.2 shows the site boundary.



Figure 1.1: Site Location



Figure 1.2: Application boundary

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## 2.0 Planning and Guidance

### ***Decentralisation and Localism Act***

- 2.1 The Decentralisation and Localism Act 2011 received Royal Assent on the 15<sup>th</sup> November 2011 and showed the Government's intentions to hand power back to communities through its on-going legislative programme.
- 2.2 Within the Act (Part 6 Planning, Chapter 4), a section titled 'Consultation before applying for planning permission' sets out the principles of pre-application consultation offering guidance on publicity and the influence of feedback on the proposals.

### ***National Planning Policy Framework***

- 2.3 On the 27th March 2012 the Government published a new planning document called the National Planning Policy Framework (NPPF) this document had the primary aim of streamlining the suite of National Policy documents and to promote Sustainable Development.
- 2.4 The NPPF includes a section titled '*Pre-application engagement and front loading*' in this section it makes reference to the benefits of pre-application discussions:

*'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'* (Para.188)

### ***Barnsley Metropolitan Borough Council Statement of Community Involvement***

- 2.5 Barnsley Council's Statement of Community Involvement (2006) lists a number of recommendations on how to consult on a development through a pre-application process and to the community.
- 2.6 The following section (section 3.0) details the process undertaken and how this accords with the requirements of the Localism Act, the NPPF and Barnsley Council's own guidance.

## 3.0 Consultation Procedure

- 3.1 A pre-application meeting was requested in the spring of 2013. The meeting was arranged for the 18<sup>th</sup> April 2013, with Joe Jenkinson, from Development Management at Barnsley Council.
- 3.2 Following this meeting, more detailed development proposals were prepared and further technical due diligence carried out. Once this was completed, a public consultation exercise was undertaken at the end of July 2013.
- 3.3 181 letters and an indicative Masterplan were sent via post to local residents for their views and comments on the proposed scheme. A copy of the letter and plan are appended to this document (appendix A). The letters explained the development proposals and their context and the plan provided some detail as to how the scheme might look.
- 3.4 Consultees were invited to respond via a dedicated email address, post or telephone.
- 3.5 Addresses were obtained from the Royal Mail website and were selected on the basis of the likely impact of the development on those addresses.
- 3.6 The same letter and Masterplan was also sent to the Local Authority Planning Department and to Local Ward Councillors.
- 3.7 Figure 3.1 highlights the approximate areas that were consulted through a mail exercise.
- 3.8 A record of consultation correspondence is appended to this document (Appendix B).



Figure 3.1: Approximate Location of Consultation Mail exercise

## 4.0 Comments Received and Applicant Response

- 4.1 Responses were received through a variety of means; primarily via email, but also by phone and post.
- 4.2 Copies of the feedback received up until and including 16<sup>th</sup> August 2013 are included at Appendix B, but names, addresses and contact details of individuals have been removed for data protection reasons.
- 4.3 A total of 12 responses have been received, amounting to 6.6% of the number of letters issued.

### ***Summary of Comments and Responses***

- 4.4 Responses to issues which emerged from the various forms of community engagement are detailed in the below, together with the applicant's response.

### ***Over development in Royston***

- 4.5 A number of responses objected to the proposals because they thought that Royston has enough development. The identified impacts of too much development ranged from traffic issues, sewer drainage issues to disapproval of the settlement boundary being altered.
- 4.6 While it is acknowledged that the perception of development impacts is often greater than the actual impacts, the adopted Core Strategy has been through an Examination in Public and has been formally adopted through a number of consultation stages. The Core Strategy requires that Royston delivers 1,000 homes over the plan period. The proposed site is the only safeguarded site within Royston, and to deliver the required housing numbers, the site must come forward for development.
- 4.7 The site is ideally positioned to accommodate growth, with access onto Lee Lane which will provide a public transport route, into Royston Town Centre (circa 1km away) and onto Barnsley and further afield.
- 4.8 The indicative masterplan shows that the proposed scheme will deliver a low density development with 15% affordable, this will provide a scheme that is not overbearing on the existing residential areas and will link into the existing green infrastructure with links through the site and onto a centre open space.

### ***Traffic Impacts and lack of Public Transport Provision***

- 4.9 5 people raised concerns with the traffic impacts and congestion the development may cause. This was by far the biggest concern. The issues raised were concerned with current speed limits on the road and how the centre of Royston will be impacted on.
- 4.10 The application has been submitted with an extensive Traffic Assessment including a detailed traffic capacity assessment. The report shows that the surrounding road infrastructure is capable of supporting the development. In addition, a number of improvements have been recommended and the scheme will come forward with a roundabout that will help mitigate the impacts of the development.

- 4.11 For further details please refer to the Transport Assessment (Croft Transport Solutions).

### ***Green Belt Land***

- 4.12 3 people raised the issue that the site was located within the Green Belt.
- 4.13 The site is allocated as safeguarded land and has been since 2000. The current UDP is now out of date and the draft Development Sites Document is currently being produced. The site has been brought forward as a possible allocation for future development. The Planning Statement that supports the application discusses the case for development in detail.

### ***Local amenity provision***

- 4.14 A couple of people raised concerns with the lack of amenity provision in the form of education and amenities.
- 4.15 Section 14 of the Education Act 1996 makes clear that Barnsley MBC has a statutory responsibility to secure sufficient school places for residents of its areas. If they identify a shortfall in provision, then they will request a contribution to be made from the developer of sufficient funds to ensure there are adequate spaces in the local schools. This contribution will be made through a Section 106 agreement. The applicant is happy to make such a contribution if it is shown to be necessary.
- 4.16 Should residents believe that additional community facilities are desirable beyond those controlled by the planning system, they could request that the Council spends a portion of the New Home Bonus that will be received as a consequence of any new residential development on those facilities.

### ***House/land value***

- 4.17 House and land values were raised and the impacts the development would have on this.
- 4.18 Impact on the value of properties is not a material consideration in the planning process. Although concerns of this nature are common, local house prices cannot be controlled by a developer. In fact, the improved infrastructure and amenity facilities that are delivered in conjunction with new development can often make areas more desirable.

### ***Wildlife***

- 4.19 3 people commented on what the impacts to wildlife would be.
- 4.20 An initial Ecological Assessment has been carried out on behalf of SLG which demonstrates that the site is of limited ecological value. The report concluded that no protected species were present on site. Removal of vegetation should therefore only be carried out outside the nesting season (March to August inclusive).
- 4.21 A detailed landscape strategy will be submitted as part of the Reserved Matters application which will be carefully designed to incorporate a wide range of native species which will help enhance the biodiversity of the site as well as offering a robust buffer to the existing residential areas.

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***General questions on the Illustrative Masterplan provided.***

- 4.22 A number of people had questions on the Illustrative Masterplan, such as the terminology used.
- 4.23 Each query was responded to individually via email.

***General positive comments***

- 4.24 A number of comments were received that identified the need for development in Royston. These comments were mainly followed by a question about the development, such as timescale, process and access.

***Potential for Community Benefits***

- 4.25 Throughout the consultation process, SLG has encouraged local residents to suggest ideas as to how the local community could benefit from the proposed development.
- 4.26 The consultation letter provided by NJL outlined the potential contribution of £1.4million that the New Homes Bonus will bring to the community.
- 4.27 The applicant will be open to community infrastructure suggestions through-out the planning process and will seek to implement those suggestions where appropriate.

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## 5.0 Scheme Response

- 5.1 The vast majority of consultation responses related either to the need for new homes in Royston or matters that could be addressed through the technical due diligence that had already been carried out.
- 5.2 However, the comments received have informed the final form of the indicative layout and, in particular, the impact of the design on existing properties that immediately adjoin the site.
- 5.3 If this application is approved the other matters raised during the consultation can be addressed at detailed design stage when a Reserved Matters Application is being prepared.

### ***Next Steps***

- 5.4 The next step is to submit an Outline Application to Barnsley Council. The Council will then undertake a statutory consultation for a period of 12 weeks, with a decision to be made within 13 weeks. Although this period is sometimes extended if additional information is required.

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## 6.0 Summary/Conclusion

- 6.1 The proposed development scheme is for up to 200 homes on land north of Lee Lane, Royston.
- 6.2 The scheme is coming forward through an Outline Planning application with all matters reserved, except for access.
- 6.3 181 letters and a Concept plan was sent to local residents and details on where to comment were provided. The letter explained the proposal and encouraged the resident's views and opinions on the scheme.
- 6.4 Only 12 responses were received which equates to 6.6% response rate.
- 6.5 The majority of responses were concerned about the following key topics:
- Over development – Concerns that Royston may be overdeveloped. Although these concerns are contrary to the Core Strategy.
  - Traffic – Concerns that Lee Lane and Royston as a whole will not be able to cope with the additional traffic.
  - Green Belt – Concerns that the proposed scheme was in Green Belt.
  - Amenities – Concerns on the impact on education and amenity provisions.
- 6.6 The report has demonstrated that the majority of concerns can be dealt with through contributions from a Section 106 agreement, or by good design which is fundamental to this application.
- 6.7 The suite of technical documents submitted as part of the planning application demonstrates that there are no impacts which would significantly outweigh the benefits of development. Detailed design of the scheme will be submitted as part of the Reserved Matters application.

# Appendix A

July 2013



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Dear Sir/Madam,

## **Residential Planning Application, North of Lee Lane, Royston**

Strategic Land Group (SLG) are pleased to announce that they are currently in the process of preparing a planning application to bring forward an Outline Planning Application for an area of land to the north side of Lee Lane, Royston.

An Outline Application means that we are applying for approval of the 'principle' of development at the site. Should that principle prove to be acceptable, the next stage will then be to submit a Reserved Matters application that will provide additional information and detail on items such as layout, siting, landscaping and confirmed house types.

To give some indication of the nature of the proposals, however, the submission will include fixed maximum parameters for certain key elements of the scheme which will be adhered to in subsequent reserved matters applications. This is an established approach to schemes where core principles can be set in the first instance and thereafter a detailed design developed. This approach enables the Local Planning Authority to maintain control over detailed design works of all elements of the scheme, and consultees to be fully engaged throughout the application process, providing them the flexibility to influence the development and create a beneficial scheme for all.

Included with this letter is the Concept Plan. This is a type of 'Masterplan' that shows our initial ideas of the indicative key parameters of the development – points of access, areas of housing, the locations of that housing in relation to the edges of the site, public green spaces and other landscape features. One of the key parameters to be fixed will be the number of homes; we currently expect this will be limited to a maximum of 200, of which 15% will be made available to those on low incomes as affordable housing. These ideas are not fixed, however, and we would welcome your comments on what you like and what you don't like.

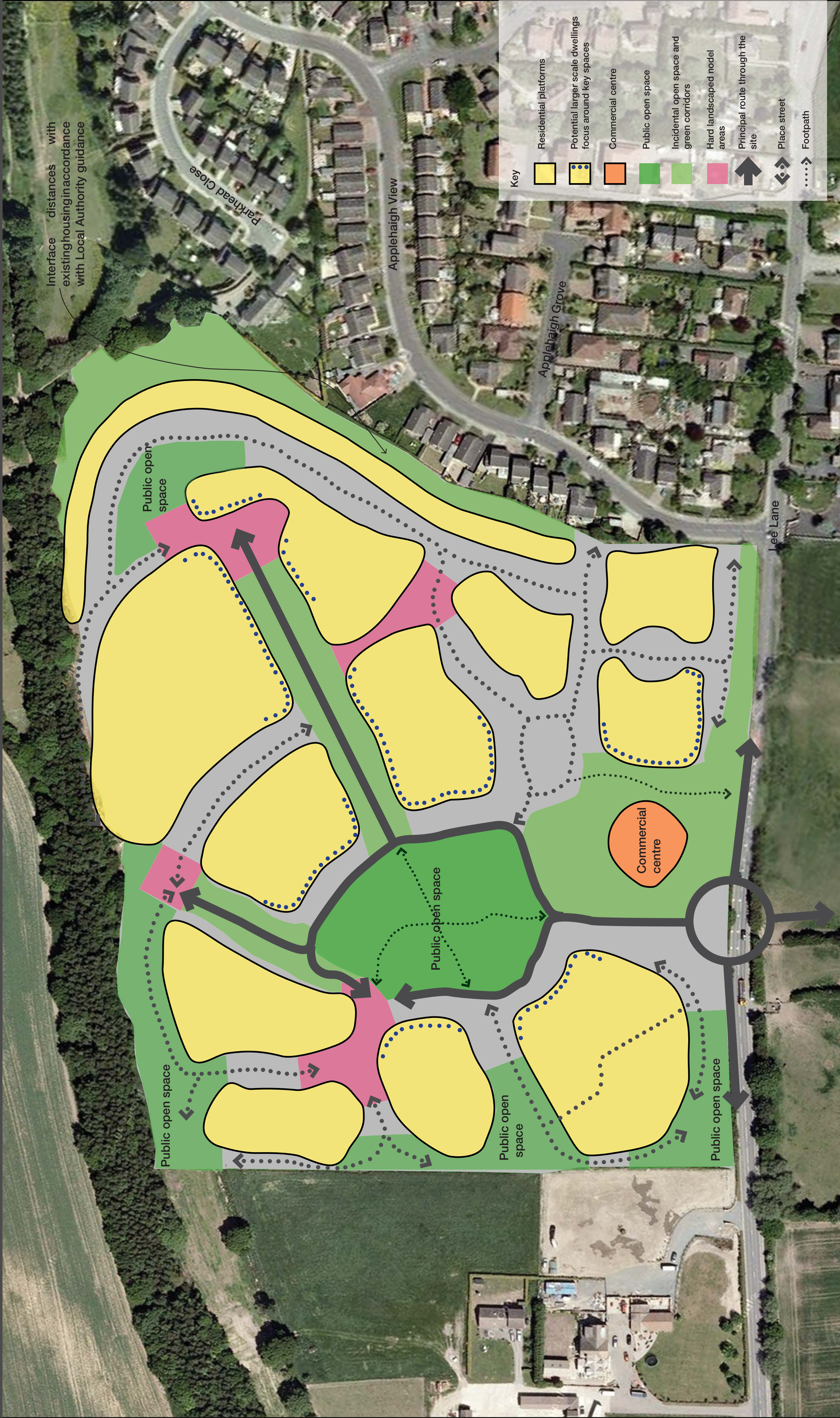
Should the development proceed, it will bring with it a number of significant benefits:

- Contributing to maintaining a vibrant Community
- Supporting the local economy
- Providing employment opportunities
- A New Homes Bonus contribution of approximately £1.4million, a significant proportion of which must be spent within the Local Community

We would currently like to know what you think of the proposals and if you have any questions, so please let us know by emailing us at [yourviews@njlconsulting.co.uk](mailto:yourviews@njlconsulting.co.uk) or writing to us at the address at the top of this letter, marking your letter 'Lee Lane Consultation.' We are interested to listen to any of your views, and look forward to hearing them in the near future.

Yours faithfully,

**NJL CONSULTING LLP**



## Appendix B

# Public Consultation Responses

**Client:** Strategic Land Group  
**Job No:** 2010-018  
**Job Name:** Lee Lane, Royston

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Names and Contact details removed for privacy.

| Name | Contact Details | For/Against | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|-----------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                 |             | <ul style="list-style-type: none"><li>- I would be interested to learn what the impact of the additional traffic will have on the junction of Lee Lane with Wakefield Road. At peak times, this junction is heavily congested and my concern lies with the fact that the additional traffic associated by the proposed development will exacerbate this problem to unacceptable levels.</li><li>- At this present time, Lee lane does not benefit from any frequent public transport service and if little or no physical mitigation measures are proposed to this junction I feel that a reliable bus service should be extended to the site to serve existing and future residents. I would welcome your views on whether this is something you and/or your clients are considering as part of any S106 Agreement.</li><li>- I also note in the Council's LDF (Development Sites Document) the land is allocated for employment and would therefore be interested to know whether a departure from this allocation would warrant any 'special measures' to be introduced in any future planning application to justify the departure. I acknowledge that the document is only at consultation stage but would be interested to learn how this is to be justified.</li></ul> |
|      |                 |             | <ul style="list-style-type: none"><li>- In principle we are not against the area being developed as we understand the requirements for future housing in the area.</li><li>- We own horses which we keep on the land. Obviously, should we support the above project we will have to find alternative accommodation for the horses either by the purchase of more land or move to a house with land attached? We are concerned about the amount of public open space shown within the possible perimeter of our land which could obviously affect the remuneration concerned with the purchase of the land for development.</li><li>- We purchased the land initially from Mr. Alan Clayton and a clause was built into the</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

# Public Consultation Responses

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | contract stating, should the land ever be sold for building development then Mr. Clayton is to receive 30% of the figure, over and above the current market value of the land for agricultural use. This raises obvious concerns on our behalf as any remuneration for the sale of the land will be reduced drastically and therefore affect our ability to move to another property to sustain our current life style.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  |  |  | <ul style="list-style-type: none"> <li>- The proposed site has frequently been flooded. Is concreting over green areas such as this really such a good idea in terms of our changing climate. Would building on this site lead to flooding on Applehaigh View?</li> <li>- An additional 200+ cars would pose serious traffic congestion at the junction where Lee lane joins the A61, especially when drivers are trying to get to work.</li> <li>- Have the implications of an increased number of pupils on the existing primary and secondary schools been looked at.</li> <li>- There has already been a new housing estate built on Lee Lane this year, which has further increased the through traffic.</li> <li>- What would the commercial centre entail; we already have a Coop, an Asda, a Sainsbury as well as smaller local shops. (Mention of a Morrison's has also been muted)</li> <li>- Would an additional 200 families be able to register with the 2 Doctors and 2 Dentists surgeries?</li> </ul> |
|  |  |  | <ul style="list-style-type: none"> <li>- I, together with most people in this area, will be strongly objecting to such an application, primarily because there are already plans <u>agreed</u> in Royston to build over 300 houses on the old spring factory site , the old high school site and on Station Road</li> <li>- To consider building another 200 would be OVERDEVELOPMENT and furthermore to build those outside the current boundaries is completely unnecessary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  |  |  | <ul style="list-style-type: none"> <li>- There is so much wildlife in those fields that would be destroyed</li> <li>- The government has said Greenland should not be used for building unless absolutely necessary. Building houses on this land is not a necessity as there are plenty of houses in Royston up for sale and are not being sold</li> <li>- More houses mean more people which means more pressure on our doctors surgeries more pressure on our schools more pressure on our roads</li> <li>- If anything we need more cycle paths and walkways, not more houses</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                         |

# Public Consultation Responses

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|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <ul style="list-style-type: none"> <li>- Will all existing footpaths and Right of Ways remain open during and after the development?</li> <li>- When will more detailed proposals be available for viewing by the local community?</li> <li>- How long will the construction of the development take to complete?</li> <li>- What will the Commercial Centre comprise of?</li> <li>- What measures will be taken to mitigate noise and dust during the development?</li> <li>- What measures will be taken to prevent Mud fouling of Lee Lane during the development?</li> <li>- Will the development be served with an adequate bus service to Barnsley and to Wakefield?</li> <li>- The sewage drainage system for this are struggles to cope with current demand. What improvements to the sewage drainage system are proposes for this development?</li> <li>- The fields of the proposed development and adjacent land frequently flood. What are the proposals to prevent future flooding in the area after the development is completed.</li> <li>- The B6428 road (Lee Lane) adjacent to the proposed site is currently unrestricted with regard to its speed limit. What will the speed limit be along this stretch of B6428 during and after construction of the proposed development?</li> <li>- What traffic calming measures will be implemented for traffic entering and leaving the village during and after completion of this development?</li> </ul> |
|  |  |  | <ul style="list-style-type: none"> <li>- Land along Lee Lane is located within the Green Belt and has been safeguarded in accordance with the UDP saved policies and held in abeyance in the LDF. It was my original impression from the various emerging development plan documents that whilst the land could come forward for development during the timescales of the Core Strategy that this would be a later phase. If this is the case, I am concern that your development proposal will come forward in advance of other sites in Royston being developed (i.e. brownfield sites) and also in advance of the wider development of Lee Lane.</li> <li>- Given the scale of development which could potentially come forward for Lee Lane (800+ houses), it is effectively adding an urban extension to Royston. I would expect to see a masterplan developed incorporating each individual site, setting out phasing, design, siting, open space and associated services and infrastructure.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

# Public Consultation Responses

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|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <ul style="list-style-type: none"> <li>- I am not convinced that developing sites on an ad hoc basis (which could occur if your proposed development is approved in advance of a wider strategy) will achieve sustainable development or achieve a design that is sensitive to the semi – rural location around Lee Lane. With this in mind I fail to understand how your development will contribute to maintaining a vibrant community.</li> <li>- With regards to your proposal, I would expect the development to encourage and promote the use of more sustainable travel i.e. provision of cycle routes which link to areas of employment and services, pedestrian walkways and encourage the provision of better public transport. My concern is that the development along with further development on Lee Lane will be car dependent and will have a significant impact on the local road network.</li> <li>- I would expect any development of the scale you are proposing to have facilities for families i.e. playgrounds. There is a limited supply of play/recreation areas in Royston. Would your development incorporate this or would monies from your development i.e. New Homes Bonus/CIL/S106 be used to improve existing facilities? There is a small playground and football pitch located at the rear of Back Lane West in Royston, but as far as I'm aware there is no other provision in the immediate area.</li> <li>- I would expect any development along Lee Lane to be sensitively designed to mitigate against its impact on the local area and surroundings. In addition I would expect the development to be designed to reduce the risk of flooding. As a resident of Royston of some 45 years we recall flooding being an issue in/around Lee Lane.</li> </ul> |
|  |  |  | <ul style="list-style-type: none"> <li>- This is green belt land and there are other sites in Royston which could be developed first, mainly brown land</li> <li>- Wildlife will suffer if houses are built</li> <li>- I have studied your plan of the area and would ask what residential platforms are and with the wording of "platform" how high will these be. Interface distances with existing housing in accordance with Local Authority guidance, again what exactly does this mean and how much area will this cover</li> <li>- What is the commercial centre to be used for? If planning is approved how long will it take to complete the site?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  |  |  | <ul style="list-style-type: none"> <li>- There are a number of development sites in Royston that would be better suited to development than Lee Lane. A large site on the high Street not far from Lee Lane has</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

# Public Consultation Responses

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|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>been neglected for a number of years and is unsightly. This site has better access to the village and would not start to join the village to Staincross</p> <ul style="list-style-type: none"> <li>- villages are now being destroyed by new and existing housing that just lies empty</li> <li>- Please inform me of the time scale of this development and what a commercial centre, outlined on the map actually means.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  |  |  | <ul style="list-style-type: none"> <li>- The land is designated green belt, people in the area bought their existing homes with this knowledge thus a fundamental change is proposed to occur with which I disapprove</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  |  |  | <ul style="list-style-type: none"> <li>- Lee Lane has always been a sought after area in Royston and this has been due to the varied properties on the Lane and a housing estate not in sight. However since the development of 35 houses on Lee Lane an estate has built up, but there is a huge difference between 35 houses and 200.</li> <li>- There is already a high significance of accidents on Lee Lane and the development of the 35 houses has meant this has had a bigger impact on the volume of traffic, noise and hazards on Lee Lane. The development of 200 houses, with the average household owning 2 cars, means there is the potential for another 400 vehicles being present on Lee Lane. This would increase noise pollution, disturbance to residents and more importantly an increase in accidents. It will also spoil the rural aspect of Lee Lane which is a feature that attracts people to this area.</li> </ul> |
|  |  |  | <ul style="list-style-type: none"> <li>- The proposed site, surrounded by hedgerows, is a haven for all types of wildlife. An idyllic area enjoyed by many, not all who live within the area.</li> <li>- There are large areas within the village, previously used for industry and commerce which have been cleared for development.</li> <li>- Increased traffic numbers which at the moment can only be guessed at, but will be significant, are also a concern.</li> <li>- The exit from Lee Lane into the busy Wakefield Rd and visa versa, which at peak times can cause significant delays.</li> </ul>                                                                                                                                                                                                                                                                                                                                 |