

PLANNING STATEMENT INCORPORATING OPEN SPACE ASSESSMENT AND AFFORDABLE HOUSING STATEMENT

LAND SURROUNDING BURLOES COTTAGES, NEWMARKET ROAD

Prepared by Strutt & Parker on behalf of Vistry Northern Home Counties and
Sir Francis Newman

April 2024

Site Name: Land surrounding Burloes Cottages

Client Name: Vistry Northern Home Counties and Sir Francis Newman

Type of Report: Planning Statement

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APPENDIX A – ILLUSTRATIVE MASTERPLAN FOR PERMISSION 14/02485/1

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Strutt and Parker in support of a hybrid planning application by Vistry (Northern Home Counties Sir Francis Newman) ('the applicant') for:

“Hybrid application for residential development of up to 325 dwellings comprising: (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and (b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive.”

- 1.2 Outline planning permission was previously granted on the site in 2020 for up to 325 dwellings and reserved matters approval given for 83 dwellings. The site is also allocated in the adopted Local Plan for residential development. The applicant has worked closely with the Council throughout the preparation of this new application and it is considered the delivery of the site will make a positive contribution to the town.

- 1.3 The Plan led approach at Section 38(6) of the Planning and Compulsory Purchase Act 2004 necessitates that development proposals are determined in accordance with the statutory development plan unless material considerations indicate otherwise. As such, the purpose of this Statement is to assess and justify the proposed development within the planning policy context. In doing so, the sections of the report are as follows:

- **Section 2: Site and Surroundings**
Analysis of the application site and surrounding area
- **Section 3: Planning History**
Overview of the relevant planning history
- **Section 4: The Proposed Development**
A description of the proposed development and discussions with the Council
- **Section 5: Policy Context**
Identification of relevant local and national policies
- **Section 6: Affordable Housing Statement**
Overview of affordable housing provision
- **Section 7: Open Space Assessment**
Details relating to the provision of open space
- **Section 8: Planning Assessment**
An assessment of the proposals within the context of the development plan and other material considerations
- **Section 9: Conclusions**
Concluding assessment of the proposals

- 1.4 This Statement seeks to establish that residential development of this site is achievable, deliverable and suitable, and that high quality development will greatly enhance the site and surrounding area.

- 1.5 This Planning Statement is to be read in conjunction with the following assessments, plans and other supporting documents as follows:

Document Name	Author
Application forms and certificates	Ceres Property
Planning Statement including Open Space Assessment and Affordable Housing Statement	Strutt & Parker
Design and Access Statement	McBains
Arboricultural Impact Assessment	Ruskins
Ecological Impact Assessment including BNG Assessment	FPCR
Therfield Heath Mitigation Strategy	FPCR
Flood Risk and Drainage Assessment	Ingent
Transport Assessment	Markides Associates
Travel Plan	Markides Associates
Landscape and Visual Impact Assessment including Landscape Strategy Plan	Liz Lake
Sustainability Statement	AESSC
Construction Environmental Management Plan	Vistry
Desk Study and Ground Investigation Report	GEA
Archaeological Geo-physical Survey	CgMS
Site Waste Management Plan	Turley

Table 1: Reports submitted in support of the application

- 1.6 The following drawings have been prepared by McBains and are submitted in support of the outline application. A note has been set out after each plan below to confirm if the plan is for formal determination or for illustrative purposes only.

Drawing Name	Drawing Number
Illustrative Framework (Illustrative)	ROY01-MCB-ZZ-ZZ-DR-A-0140-D5-P2
Land Use Parameter Plan- (formal determination)	ROY01-MCB-ZZ-ZZ-DR-A-0150-D5-P1
Access and Movement Parameter Plan (formal determination)	ROY01-MCB-ZZ-ZZ-DR-A-0151-D5-P1
Building Heights Parameter Plan (formal determination)	ROY01-MCB-ZZ-ZZ-DR-A-0152-D5-P1
Site Location Plan (formal determination)	ROY01-MCB-ZZ-ZZ-DR-A-0105-D5-P1
Site Sections (Illustrative)	ROY01-MCB-ZZ-ZZ-DR-A-0275-D5-P1

Table 2: Drawings submitted in support of whole application

- 1.7 The following drawings have been submitted in support of the full application relating to the provision of 102 dwellings. Detailed plans so far as they relate to drainage, highways and landscape are contained within their respective reports.

Drawing Name	Drawing Number
Site Location Plan Phase 1	ROY1-MCB-ZZ-ZZ-DR-A-0210-D5-P1
Site Layout Plan	ROY1-MCB-ZZ-ZZ-DR-A-0230-D5-P1
External Materials and Boundary Plan	ROY1-MCB-ZZ-ZZ-DR-A-0231-D5-P1
Surfacing Material Plan	ROY1-MCB-ZZ-ZZ-DR-A-0232-D5-P1
Refuse Strategy Plan	ROY1-MCB-ZZ-ZZ-DR-A-0234-D5-P1
Parking Strategy Plan	ROY1-MCB-ZZ-ZZ-DR-A-0235-D5-P1
Highways Adoption Plan	ROY1-MCB-ZZ-ZZ-DR-A-0236-D5-P1
Illustrative Street Scene AA	ROY1-MCB-ZZ-ZZ-DR-A-0270-D5-P1
Illustrative Street Scene BB-CC-DD	ROY1-MCB-ZZ-ZZ-DR-A-0271-D5-P1
The Hazel V1	ROY1-MCB-ZZ-ZZ-DR-A-0105-D5-P1
The Hazel V3	ROY1-MCB-ZZ-ZZ-DR-A-0106-D5-P1
The Cyprus V2	ROY1-MCB-ZZ-ZZ-DR-A-0107-D5-P1

Drawing Name	Drawing Number
The Cyprus V3	ROY1-MCB-ZZ-ZZ-DR-A-0108-D5-P1
The Spruce Side Patio V1	ROY1-MCB-ZZ-ZZ-DR-A-0109-D5-P1
The Spruce Side Patio V2	ROY1-MCB-ZZ-ZZ-DR-A-0110-D5-P1
The Spruce Side Patio V3	ROY1-MCB-ZZ-ZZ-DR-A-0111-D5-P1
The Spruce Rear Patio V3	ROY1-MCB-ZZ-ZZ-DR-A-0112-D5-P1
The Chestnut Rear Patio K1	ROY1-MCB-ZZ-ZZ-DR-A-0113-D5-P1
The Chestnut Rear Patio K2	ROY1-MCB-ZZ-ZZ-DR-A-0114-D5-P1
The Chestnut Rear Patio V3	ROY1-MCB-ZZ-ZZ-DR-A-0115-D5-P1
The Chestnut Side Patio V1	ROY1-MCB-ZZ-ZZ-DR-A-0116-D5-P1
The Chestnut Side Patio K2	ROY1-MCB-ZZ-ZZ-DR-A-0117-D5-P1
The Chestnut Side Patio V3	ROY1-MCB-ZZ-ZZ-DR-A-0119-D5-P1
The Aspen K1	ROY1-MCB-ZZ-ZZ-DR-A-0120-D5-P1
The Aspen K2	ROY1-MCB-ZZ-ZZ-DR-A-0122-D5-P1
The Aspen V3	ROY1-MCB-ZZ-ZZ-DR-A-0123-D5-P1
The Mulberry K1	ROY1-MCB-ZZ-ZZ-DR-A-0124-D5-P1
The Mulberry V2	ROY1-MCB-ZZ-ZZ-DR-A-0125-D5-P1
The Mulberry V3	ROY1-MCB-ZZ-ZZ-DR-A-0126-D5-P1
The Maple	ROY1-MCB-ZZ-ZZ-DR-A-0127-D5-P1
The Maple K1	ROY1-MCB-ZZ-ZZ-DR-A-0128-D5-P1
The Maple V3	ROY1-MCB-ZZ-ZZ-DR-A-0130-D5-P1
The Maple V2	ROY1-MCB-ZZ-ZZ-DR-A-0131-D5-P1
AF1 M4(3) + AF2 Maisonette V3	ROY1-MCB-ZZ-ZZ-DR-A-0150-D5-P1
The Hydrangea V3	ROY1-MCB-ZZ-ZZ-DR-A-0151-D5-P1
B4 V3	ROY1-MCB-ZZ-ZZ-DR-A-0152-D5-P1
B6 V3	ROY1-MCB-ZZ-ZZ-DR-A-0153-D5-P1
Garages	ROY1-MCB-ZZ-ZZ-DR-A-0170-D5-P1
Sales Garage	ROY1-MCB-ZZ-ZZ-DR-A-0171-D5-P1

- 1.8 A Strategic Masterplan document has been prepared in accordance with Policy SP9 which has helped to inform the proposals. This will be submitted for consideration by the Council separately and is discussed in further detail in Chapter 4.

2. SITE AND SURROUNDINGS

Location

- 2.1 Royston is a town in the north-east of the District, situated approximately 21km south-west of Cambridge and 20km north-east of Letchworth Garden City. There are a number of smaller villages and hamlets located nearby, and it serves as a key service centre for the local area.
- 2.2 It is located on the strategic road network with the A10 running north-south through the town providing connections to Cambridge and London. The A505 runs east-west, providing links to the A1(M), M11 and A11. The town is located on the Cambridge Line, and direct rail services are provided to Cambridge (15 minutes), King's Lynn (1 hour 10 minutes), Letchworth Garden City (13 minutes), London Kings Cross (39 minutes) and Brighton (2 hours 11 minutes) amongst others.
- 2.3 A number of bus services also link the town with the surrounding rural hinterland.
- 2.4 As a main settlement in Hertfordshire, the town has excellent services and facilities which includes schools, sports facilities, employment opportunities and local shops and supermarkets. The proximity of the site to the key services are set out in the accompanying Transport Statement.

The Application Site

- 2.5 The application site extends to approximately 14.77 hectares and sits to the south of Newmarket Road on the eastern edge of the town. It is located on the south side of Newmarket Road and provides a natural extension to the town. It comprises a single agricultural field. One tree is located in the south east of the site.
- 2.6 The site is well contained by an extensive mature tree belt on all four boundaries. Along the northern boundary are Burloes Cottages, these are excluded from the application site.
- 2.7 The site is bounded by mature tree belts, with the principal access point on Newmarket Road adjacent to the existing Burloes Cottages. There is a secondary access from Burloes Hall Track leading to Burloes Hall on the eastern side of the site. The site is rectangular in shape sloping upwards from Newmarket Road.
- 2.8 The site currently has a 132kV power line crossing overhead.
- 2.9 North of the site is Newmarket Road beyond which is the development site known as 'Land east of Garden Walk'. Planning permission for the Garden Walk site was granted in December 2016 for 'Residential development and community open space with new access onto the A505 (all matters landscaping, layout, access, scale, appearance reserved)' (reference 14/02485/1). The Illustrative Masterplan for this site is enclosed at Appendix 1 and shows the approximate location of the LEAP and Chalk Grassland and Woodland Community Open Space. This consent has been implemented and the majority of dwellings have been occupied.

3. PLANNING HISTORY

3.1 Table 3 below sets out the relevant planning history for the site.

Reference Number	Description	Decision	Date
17/00110/1	Outline application for up to 325 dwellings including single site access and temporary construction access, with all other matters reserved including landscaping (including open space, and pedestrian links), appearance, layout and scale.	Approved	February 2020
19/03032/FP	Construction of infrastructure road network, attenuation basin, substation and emergency/construction access	Approved	November 2021
20/01138/RM	Reserved matters application including appearance, layout, scale and landscaping for the erection of 83 dwellings with associated sub-station, infrastructure, including attenuation basin and Local Area of Play (pursuant to outline planning permission granted under ref 17/00110/1 including the approval of drainage details for this phase required by condition 10 of that permission) (as amended by plans received 25th September 2020; 24th November 2020; 20th January 2021; 25th January 2021; 24th February 2021 and 6th July 2021).	Approved	April 2022
20/01476/D OC	Discharge of Condition 5 (Construction Traffic Management) as attached to Planning Application 17/00110/1 granted on 28.02.2020	Approved	July 2020
20/01497/D OC	Discharge of Condition 6 (Construction Method Statement) as attached to Planning Application 17/00110/1 granted on 28.02.2020	Approved	July 2020
21/00827/D OC	Discharge of condition 16 (Waste Management Plan) as attached to Planning Application 17/00110/1 granted on 28.02.2020	Approved	May 2021

Table 3: Relevant Planning History

3.2 Planning permission 17/00110/1 ('the original outline permission') establishes the principle of residential development on this site. Reserved matters approval has been granted for phase 1 of the site under 20/001138/RM. As reserved matters approval for the remainder of the site was not sought within three years of the grant of planning permission, the opportunity to do so has now lapsed and therefore this application will provide a new consent to replace the now expired outline consent.

3.3 Planning permission 19/03032/FP ('the infrastructure permission') granted planning permission for key pieces of infrastructure across the whole site including the main spine road and the emergency access. This permission has not yet been implemented but the opportunity exists to do so until November

2024. The details of the emergency access which were approved as part of this application are the same for the new application.

- 3.4 To discharge Conditions 5, 6 and 16 of the outline planning permission, a Construction Environmental Management Plan (CEMP) (Conditions 5 and 6) and Waste Management Tool Kit (Condition 16) were submitted. These have been resubmitted (and in the case of CEMP, updated) in support of this new application.

4. THE PROPOSAL

4.1 Planning permission is sought for:

Hybrid application for residential development of up to 325 dwellings comprising: (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and (b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive.

Strategic Masterplan

- 4.2 In accordance with Local Plan Policy SP9 (Design and Sustainability), a Strategic Masterplan has been prepared in liaison with the Council. Three workshops were held with the Council on 20 November, 15 December and 5 February 2024. The Strategic Masterplan has been informed by technical and design evidence and this in turn has informed both the detailed and illustrative layouts for the site. This will be submitted in due course.

Phase 1

- 4.3 Full planning permission is sought for 102 dwellings in the western area of site which extends to 3.42 hectares.
- 4.4 The proposed layout is shown on Drawing DR-A-0210-D5-P1. The principle of Phase 1 has already been established through reserved matters approval 20/001138/RM which this proposal largely replicates. The key changes include some layout amendments and provision for an additional 19 dwellings extending towards the southern boundary of the site.
- 4.5 Of the 102 dwellings there are:
- 4 bungalows
 - 4 maisonettes
 - 33 semi-detached properties
 - 61 detached properties
- 4.6 A mix of homes will also be provided as follows:
- 1 Bed – 2
 - 2 bed – 12
 - 3 bed – 41
 - 4 bed – 47
- 4.7 All homes are NDSS compliant and, with the exception of the bungalows, all properties are 2 storeys.

- 4.8 6 dwellings are delivered to M4(3) standard whilst all properties, with the exception of the maisonettes, meet M4(2) standards.
- 4.9 Each dwelling is provided with at least two allocated parking spaces, apart from the groundfloor wheelchair accessible one-bedroom maisonettes which are each provided with a single blue badge parking space. A total of 210 allocated spaces are provided for the dwellings. The proposals also include a total of 28 unallocated visitor spaces.
- 4.10 At least 1 secure covered cycle space per dwelling will be provided; either within the curtilage of the dwelling, or in a communal area.
- 4.11 Electric vehicle charging provision will be provided in accordance with building regulations Part S.
- 4.12 Further information on the proposed layout and design is contained within the Design and Access Statement, prepared by McBains, submitted in support of the application.
- 4.13 A new access into the site is proposed from Newmarket Road towards the north-east of the site. This will provide both vehicular and pedestrian access to the site. The existing access into Burloes Cottages will be closed and a new access to these proposed from the primary road. The new access details are the same as those previously approved by the original outline permission and its subsequent reserved matters approval, and also the full infrastructure permission.
- 4.14 Full permission is also sought for the emergency access along the eastern boundary off Burloes Hall Track. This is the same as approved through the infrastructure planning permission. This access will also be used for construction traffic during the development phase.
- 4.15 Pedestrian access is also proposed from the site to Valley Rise to the east, subject to deliverability.

Landscape and Open Space

- 4.16 A Landscape Masterplan has also been prepared by Liz Lake Associates in support of the application (LVIA, Appendix C). This sets out landscape proposals for the full application but also provides a proposed strategy for the outline area. This Masterplan comprises the following main elements:
- Central village greens creating strong focal points within the scheme and creating opportunities to retain existing on-site vegetation.
 - All new planting to plot frontages and landscapes verges will be mixed native, including some evergreen to ensure a good screen and enhance the biodiversity of the Site and a connection to existing landscape features.
 - Setting the proposed dwellings back from the edges of the Site to allow existing boundary vegetation to be retained and enhanced with new planting to public open spaces.

- Building finishes to reflect the adjacent residential developments to allow for there to be no visual distinction drawn between the consented and proposed developments.
- Opportunities for new tree planting along road frontages throughout the scheme, providing an increase in canopy cover across the Site. Trees shall be planted at varying sizes and species (of local provenance) to allow for a range in height and diversity in tree stock.
- Enhancement of wooded edges to the Site with new shrub and tree planting, where utilities easements allow, enhancing green infrastructure within the Site.

4.17 It is envisaged that approximately 3 hectares of open space will be provided across the whole site including a Locally Equipped Area of Play (LEAP) in the south-east corner. Further details of on-site and off-site open space provision is discussed in Chapter 7 (Open Space Assessment).

Outline Proposals

4.18 The below Parameter Plans are submitted with the application which will define and control the development for the purposes of the planning permission. Detailed submission pursuant to the planning permission will be in general accordance with the parameter plans.

Land Use Parameter Plan

4.19 This plan shows the proposed split between the residential land and proposed green areas. This includes the proposed 6-12m landscape buffer around the site, green links, existing vegetation to be retained and the approximate location for drainage attenuation basins.

Access and Movement Parameter Plan

4.20 This plan shows the potential alignment of the primary road and the potential bus turning area. It also shows the indicative alignment of pedestrian routes and proposed access points to the permissive footpaths to the south and west of the site.

Building Heights Parameter Plan

4.21 As confirmed on this Plan, the majority of properties will be up to 2-2.5 storeys (10m up to ridgeline). In the centre of the site along the primary access road, the plan allows for up to 3-3.5 storey homes (up to 15m ridgeline) to be built.

Power Lines

4.22 The site currently has a 132kV power line crossing overhead. It is anticipated this will be buried in accordance with national guidance.

5. PLANNING POLICY CONTEXT

- 5.1 The plan led approach at Section 38(6) of the Planning and Compulsory Purchase Act 2004 necessitates that development proposals are determined in accordance with the statutory Development Plan, unless material considerations indicate otherwise. An important material consideration in the determination of planning applications is that of Government planning policy and guidance, which takes the form of the National Planning Policy Framework (NPPF) (2023) and Planning Policy Guidance (PPG) respectively.
- 5.2 The site lies within the local authority area of North Hertfordshire District Council and thus the adopted Local Plan (November 2022) provides the starting point for the consideration of this application. Royston does not have a Neighbourhood Plan.
- 5.3 Following a prolonged examination, the Inspector found the plan sound subject to an early review of the plan which needed to have been undertaken by the end of 2023 at the latest. At its Cabinet meeting on 24 January 2024, the Council agreed to Review its local plan noting work would commence during 2024/25 on updating the technical studies. The Council has not yet updated its Local Development Scheme.

Adopted Local Plan (2022)

- 5.4 The following policies are considered relevant to the determination of this planning application:

- SP1 (Sustainable Development in North Hertfordshire)
- SP2 (Settlement Hierarchy and Spatial Distribution)
- SP6 (Sustainable Transport)
- SP7 (Infrastructure requirements and developer contributions)
- SP8 (Housing)
- SP9 (Design and Sustainability)
- SP10 (Healthy Communities)
- SP11 (Natural Resources and Sustainability)
- SP12 (Green Infrastructure, Landscape and Biodiversity)
- SP13 (Historic Environment)
- CGB1 (Rural Areas Beyond the Green Belt)
- T1 (Assessment of Transport Matters)
- T2 (Parking)
- HS1 (Local Housing Allocations)
- HS2 (Affordable Housing)
- HS3 (Housing Mix)
- HS5 (Accessible and Adaptable Housing)
- D1 (Sustainable Design)
- NE1 (Strategic Green Infrastructure)
- NE2 (Landscape)
- NE4 (Biodiversity and Geological Sites)
- NE8 (Sustainable Drainage Systems)
- NE10 (Water Conservation and Wastewater Infrastructure)
- NE11 (Contaminated Land)
- HE1 (Designated Heritage Assets)
- HE4 (Archaeology)
- RY10 (Land south of Newmarket Road)

- 5.5 An overview of the key policies is provided below.
- 5.6 Policy SP2 (Settlement Hierarchy) identifies Royston at the top of the settlement. It sets out that approximately 80% of housing development within the District will be directed to the six towns at the top of the hierarchy, which includes Royston. It states that: *‘The Council wishes to focus the majority of new development on the towns (including urban extensions to existing towns in order to maximise use of existing facilities, social networks and infrastructure, and maximise opportunities to deliver new infrastructure’¹.*
- 5.7 Policy SP8 (Housing) sets out the Council’s housing strategy for the plan period and the means by which its housing requirement will be met. The policy notes a range of housing tenures, types and sizes should be provided along with a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties subject to up-to-date-assessments of housing needs.
- 5.8 Policy HS1 (Local Housing Allocation) sets out the Council’s policy on how planning permission will be granted on allocated sites. It states that *‘Planning permission for residential development and associated infrastructure on these sites will be granted where:*
- a. Development proposals accord with the indicative number of homes shown;*
 - b. Proposals successfully address site specific considerations; and*
 - c. Unless site-specific considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this Plan’.*
- 5.9 Policy HS2 (Affordable Housing) sets out the Council’s proposed approach to the delivery of affordable housing across the District over the plan period. It states that for sites of 25 or more dwellings, such as this proposed scheme for land south of Newmarket Road, Royston, the target percentage of dwellings to be affordable will be 40%. It should, however, be noted that this figure is a target and not a requirement, and as required by the National Planning Policy Framework should be subject to viability.
- 5.10 Policy HS3 (Housing Mix) notes proposals will provide for an appropriate range of house types which take into account the latest evidence including the Strategic Housing Market Assessment.
- 5.11 Policy HS5 (Accessible and Adaptable Housing) requires proposals to demonstrate that at least 50% of homes can be built to the M4(2) standards and that 10% of all homes will be M4(3).
- Section 4 of the Local Plan identifies a series of local housing allocations for Royston. Paragraph 13.295 states that *‘Royston is the third largest of four towns in North Hertfordshire when measured by population. The relative isolation of the town means it plays an important service role for many of the surrounding villages in both Hertfordshire and Cambridgeshire’².* Paragraph 13.299 states that *‘Four sites are allocated in Royston providing for almost 500 new homes. 1,421 further homes have been built or granted planning permission since 2011’.*
- 5.12 Land south of Newmarket Road, Royston is identified as Allocation RY10. The policy sets out a dwelling estimate of 300. As set out within paragraph 13.3 of the Local Plan these figures are not a target and do not necessarily represent the maximum number of new homes that will be built.

¹ Paragraph 4.1.1 of the Local Plan Proposed Submission (October 2016)

² Paragraph 13.285 of the Local Plan Proposed Submission (October 2016)

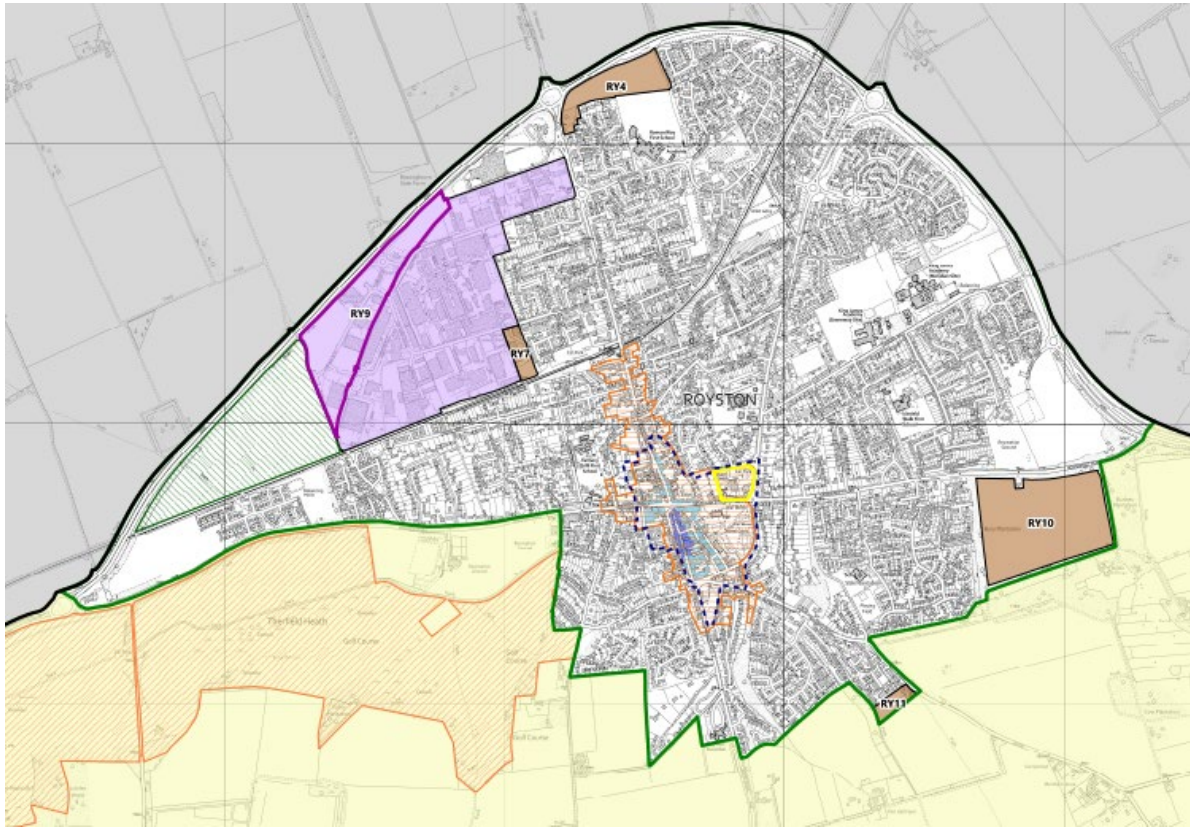


Figure 1: showing Policies Map for Royston with the application site identified as RY10

- 5.13 The site-specific criteria relating to Site Allocation RY10 stated that consideration should be given to a number of key factors, which are duly set out below. It states the following:
- *Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible;*
 - *Design and layout to respond to topography;*
 - *Address potential surface water flood risk through SuDS or other appropriate solution;*
 - *Archaeological survey to be completed prior to development;*
 - *Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery’.*
- 5.14 It is therefore reasonable to conclude that the proposed development is compliant with the adopted Local Plan, due to the fact that the application site has been put forward as an allocation for residential development. This is discussed in further detail in Chapter 8.
- 5.15 Policy T2 (Parking) requires parking for residential development to comply with Appendix 4 of the Local Plan as set out below.

Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard
1 bedroom	1 space per dwelling minimum	1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling
2 – 3 bedrooms	2 spaces per dwelling minimum	
Retirement developments (e.g. warden assisted independent living accommodation)	1 space per dwelling minimum	1 secure and covered space for residents per 5 units.

Figure 2: Residential Car Parking Standards

6. AFFORDABLE HOUSING STATEMENT

- 6.1 In accordance with Policy HS2 (Affordable Housing) proposals for 25 or more dwellings should provide 40% affordable housing.
- 6.2 The original outline application was accompanied by a Viability Appraisal which demonstrated that policy compliant affordable housing was not viable, and an affordable housing provision of 22% was therefore agreed.
- 6.3 Following submission of the application, once the relevant Section 106 planning obligations have been agreed in draft between parties, it is then the intention to undertake a further viability assessment on the site. This will be prepared upon receipt of the draft Heads of Terms from the Council as it is not possible to calculate this without understanding the contributions the applicant will be required to make to the Council and County Council.
- 6.4 Policy HS2 of the Local Plan also sets out an expectation that 65% of the affordable housing will be rented and 35% will be other forms of affordable housing. The exact mix of the affordable housing will be subject to further discussion as part of the viability process.

7. OPEN SPACE ASSESSMENT

- 7.1 This section of the report sets out the justification for the provision of open space on the site.

Policy Overview

Local Plan (2022)

- 7.2 Policy NE1 (Strategic Green Infrastructure) seeks to protect, conserve and where possible enhance the strategic green infrastructure network. It requires new proposals to create new strategic green infrastructure and include suitable mitigation measures or appropriate replacement to satisfactorily address any adverse impacts on the strategic green infrastructure network.
- 7.3 Policy NE4 (Biodiversity and Geological Sites) seeks to protect, enhance and manage biodiversity. Of particular note, it requires applicants to demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to the hierarchy of protection below:
- i. locating on an alternative site with a less harmful impact;
 - ii. providing adequate mitigation measures; or
 - iii. as a last resort compensated for.
- 7.4 This policy also requires developers to integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. It requires 12 metres of complimentary habitat to be provided around wildlife sites, trees and hedgerows.
- 7.5 Policy NE6 (New and Improved Open Space) requires proposals to meet the needs arising from the development having regard to the Council's open space standards and other relevant guidance.
- 7.6 Footnote 132 in supporting paragraph 11.27 confirms that North Herts District Council are using the 'Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' can be used as guidance in determining the amount of open space which is to be provided on a site.

Therfield Heath SSSI SPD (November 2022)

- 7.7 Therfield Heath is a SSSI located to the west of Royston approximately 1.7 km west of the site. The site falls within the 1.9km Zone of Influence around the SSSI.
- 7.8 The purpose of the Therfield Heath SSSI Mitigation Strategy is to set out the details of the recreational pressures that can impact on the SSSI and the measures that could be used to help change those pressures in the future.

Open Space Requirements

- 7.9 Employing the Council's broad occupancy figure of 2.4 persons per household the population of this development will be 780 persons as shown in Table 4 below.

Dwellings	Average Household Size	Population
325	2.4	780

Table 4: Projected Population

- 7.10 Applying the Fields in Trusts Standards, this site would be required to provide 4.4 hectares of open space.
- 7.11 Within the SSSI Zone of Influence, the Therfield Heath Mitigation Strategy recommends that 8 hectares of open space per 1000 population (Sustainable Area of Natural Green Space 'SANG' standard) be provided. If these standards are to be applied to this development of 325 dwellings, then 6.24 hectares of open space would be required.
- 7.12 As shown in Section 3 of the Design and Access Statement, the provision of the Fields in Trust Standards and SANG requirements would result only half the site being available for built development. This would not only render the site unviable but it result in the site not being able to provide a substantial contribution the Council's acute housing needs.

Open Space Provision

- 7.13 The Illustrative Masterplan proposes approximately 3 hectares of open space on this site. This will be designed to provide natural habitats including the retained woodlands, meadow grassland and native species scrub planting. This interconnected open space provides a circular route approximately 1.8km long. A Local Area of Play (LEAP) is proposed in the south-east corner of the site as shown on the Landscape Masterplan (LVIA, Appendix C).
- 7.14 It is considered that there is a very strong case on this development to deviate from open space standards set out above. Whilst viability and maximising housing provision is one key factor, the proximity of this site to existing open spaces and the existing footpath network is another.
- 7.15 The existing footpaths and permissive footpaths surround the site, are shown on Figure 2 in the accompanying Recreational Mitigation Strategy submitted in support of the application. The permissive footpath to the south of the site is within the ownership of the landowner and as part of this application the landowner has confirmed that the use of this permissive path will be allowed. This permissive route provides an informal footpath approximately 2.69km in length. This provides an ideal dog walking route and can help to significantly reduce activity on Therfield Heath. It benefits from a route that does not involve the need to cross over a road, which therefore fully accords with the requirements of the SPD. The location of this route also provides an alternative informal route within the inner Zone of Influence that can be used by both new and existing residents.
- 7.16 The site is also well resourced for active play and open space as shown on Figure 3 in the Recreational Mitigation Strategy. To the north of the site, beyond Newmarket Road, are recreation grounds, playing fields and a skate park. The development proposals will provide a new crossing

over Newmarket Road, providing a safe link from the site to these facilities which include the extensive additional open space delivered as part of application 14/02485/1 to the north of the site as shown on the Illustrative Masterplan attached at Appendix 1.

Summary

- 7.17 The mitigation strategy has been designed to provide recreational resource within the site, enhancement to recreational resource within the inner 1.9km Zone of Influence for Therfield Heath, enhanced links to existing recreational resources immediately adjacent to the site and educational resources to future residents. Adopting this range of measures meets several of the main elements of the overarching strategic mitigation strategy recommended by the council in the Therfield Heath SSSI Mitigation Strategy (November 2022). Given this, as set out in the Recreational Mitigation Strategy, we conclude that there will be no significant adverse effects on the condition of the Therfield Heath SSSI as a result of the proposed development and all residents will benefit from good access to recreation and play provision both on site and within the substantial areas of open space to the north of Newmarket Road.

8. PLANNING ASSESSMENT

Principle of Development

- 8.1 The principle of development has been confirmed through outline planning permission 17/00110/1 for up to 325 dwellings and Policy RY10 (Land south of Newmarket Road) in the Local Plan.
- 8.2 The site is located in Royston which sits at the top of the settlement hierarchy identified in Policy SP2 (Settlement Hierarchy and Spatial Distribution). The site is available now and can be delivered in the next 1-5 years, thus making a valuable contribution towards the Council's housing land supply. From 1 April 2024 the Council is required to deliver 1,120 dwellings per annum to 2031 and thus it is essential the Council's strategic allocations are permitted to come forward to meet these requirements. This is one of the sites that has been identified to meet the Council's 5 year housing land supply.
- 8.3 In accordance with Policy HS1 (Local Housing Allocations), planning permission will be granted on sites allocated in the Plan which broadly accord with: (1) the indicative number of homes (2) the proposals successfully address site specific policy considerations, and (3) a variety of homes are provided. These requirements are discussed in further detail below.

(1) The indicative number of homes

- 8.4 Policy RY10 suggests the site will deliver 300 dwellings. However, as set out at footnote 33 of the Local Plan, housing figures in the Local Plan "are not targets and do not necessarily represent the maximum number of new homes that will be built."
- 8.5 The original outline permission confirmed that the principle of 325 dwellings is acceptable on this site. The applicant has engaged with officers at the Council through the Masterplan process which through various capacity studies has also concluded that this number of dwellings is appropriate.

(2) The proposals successfully address site specific policy considerations

- 8.6 The site-specific policy for this site is Policy RY10. This requires:
- Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible;
 - Design and layout to respond to topography;
 - Address potential surface water flood risk through SUDs or other appropriate solution;
 - Archaeological survey to be completed prior to development; and
 - Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
- 8.7 In accordance with this policy, the application is accompanied by a site-specific landscape assessment (in the form of an LVIA) and tree survey (in the form of an Arboricultural Impact Assessment). The impact on both the landscape and trees is discussed in further detail below but in both respects it anticipated the proposals will result in limited harm.

- 8.8 The site has been the subject of a Masterplan process and the proposed layout has been informed by this and the technical assessments undertaken taking into account the site's topography. This will be submitted shortly after the submission of the planning application to satisfy the requirements of policy SP9 of the Local Plan.
- 8.9 The Flood Risk and Drainage Assessment (discussed in further detail below) concludes that the use of SuDS on the site is appropriate and it identifies water infrastructure requirements and mechanisms for delivery.
- 8.10 Finally, a desk-based archaeology assessment has been submitted in support of the application and further archaeology work can be conditioned if considered necessary.
- 8.11 On the basis of the above, it is considered the proposals accord with Policy RY10.

(3) A variety of homes are provided.

- 8.12 A variety of homes have been provided as discussed in further detail below.
- 8.13 In light of the above, it is considered the proposals accord with Policies HS1, and the principle of development is acceptable.

Housing Mix

- 8.14 A range of housing tenures, types and sizes will be provided across the site in accordance with Policy SP8 (Housing). The proposed mix for Phase 1 is set out in Chapter 4 of this Statement.
- 8.15 Within Phase 1, the majority of homes proposed are 3 and 4 bed. It is acknowledged that Policy SP8 anticipates a broadly even split between smaller and larger properties, however, for viability reasons a range of 1-5 bedroom houses are proposed. In Phase 1, all dwellings are 1 and 2 storey houses. In later phases, it is envisaged that a proportion of 3-3.5 storey apartments will be delivered along the primary road (as shown on the Building Heights Parameter Plan) which will lend themselves to the delivery of smaller units. It is considered that higher storeys will be appropriate in the centre of the site as they will add further character and act as key focal points along the primary road. As noted in the LVIA, there is limited visibility into the site due to the intervening vegetation and topography, and it is not considered their provision will have a negative visual impact upon the site.
- 8.16 The Viability Assessment will be prepared upon receipt of the draft Heads of Terms from the Council as it is not possible to calculate this without understanding the contributions the applicant will be required to make to the Council and County Council. This will also inform the amount of affordable housing to be provided as discussed in Chapter 6 of this Statement.
- 8.17 With the exception of the maisonettes, all dwellings in Phase 1 are M4(2) compliant. This is in excess of the 50% required by Policy HS5 (Accessible and Adaptable Housing). 6 of dwellings (6%) of the dwellings will meet M4(3) standards. Whilst this is slightly lower than the 10% required by Policy HS5, it is envisaged that the required mix will be achieved across the whole following the completion of later phases.

Landscape

- 8.18 A Landscape and Visual Impact Assessment (LVIA) has been undertaken in support of this application.
- 8.19 The site is not covered by any landscape designations and it is not considered valued in the context of the NPPF.
- 8.20 The LVIA notes that whilst the proposed development brings new built elements into an undeveloped part of the landscape resource (at the site) which will inevitably change the character of the site, the proposed elements are of a type, design, colour, scale, height, mass and footprint that are comparable with the adjacent land uses to the west, which have already influenced the character of the surroundings locally. The landscape resource of the site itself will be improved and enhanced through the planting of new features, including new trees and hedgerows. These new elements will provide a positive contribution to character and have a beneficial effect on the resource of the site.
- 8.21 In accordance with Policy NE2 (Landscape) it is considered that the proposals respect the sensitivities of the surrounding landscape character area, and do not cause unacceptable harm to the character and appearance of the surrounding area.

Ecology

- 8.22 An Ecological Appraisal has been submitted in support of this application. This report notes that only existing habitat on the site identified as meeting the criteria for classification as Habitat of Principal Importance under the Natural Environment & Rural Communities (NERC) Act is the eastern plantation broadleaved woodland. This woodland is to be retained.
- 8.23 The potential for a number of protected species has been found on site, but as set out in the Ecological Appraisal, the impact on these can be mitigated.
- 8.24 A Biodiversity Net Gain (BNG) Assessment has been undertaken and this confirms it is not possible to achieve net gain through on-site provision alone. However, the applicant has been able to identify an off-site parcel of land in part of the field to the east of the application site which is available for BNG and is within land that is owned by the joint applicant. By using this land, a BNG net gain of 10.01% can be achieved.
- 8.25 In accordance with Policy NE4 (Biodiversity and Geological Sites), the proposals allow for an ecological buffer around the site. The policy requires a 12m buffer and whilst we have sought to achieve this where possible, and indeed often over provided for example in the south-east corner and along the eastern boundary, in some places the buffer only extends to 6m. However, given that the proposals are enclosed by substantial planting and 10% BNG will be delivered, it is considered that an appropriate buffer has been provided.
- 8.26 On the basis of the above, it is considered the proposals comply with Policy NE4 (Biodiversity and Geological Sites) in the Local Plan.

Trees

- 8.27 An Arboricultural Impact Assessment (AIA) has been submitted in support of this proposal.
- 8.28 To allow for the proposed access, a number of trees will need to be removed. To allow for the emergency access from Burloes Hall Drive two early-mature beech trees growing beyond the edge of the field along with 2 semimature trees growing close to the edge of the driveway are to be removed. All other trees will be retained, including those within the field in the south-east, will be retained in accordance with Policy RY10 (Land south of Newmarket Road). As noted previously, the two access points into this site have been previously approved through the original outline permission and the infrastructure permission. The principle of the removal of trees to allow for these is therefore considered acceptable.
- 8.29 In accordance with Policy NE4 (Biodiversity and Geological Sites) a buffer will be provided around the site boundary and the existing tree in the centre of the site.

Heritage and Archaeology

- 8.30 There are no heritage assets within the site or within its vicinity. The proposals are well screened and will not have a negative impact on any heritage asset in the town or its surroundings.
- 8.31 A Pre-Determination Archaeological has been submitted in support of the application and this has determined that there is little of archaeological interest in the magnetic data aside from the activity recorded in the north-east corner of the site.
- 8.32 As a result of this it is considered that in line with local and national planning policy, North Hertfordshire, in determining this planning application could secure further archaeological requirements through the placing of archaeological planning condition(s) on any consent that may be granted.

Highways

- 8.33 The Transport Assessment submitted in support of the original outline application included off-site capacity analysis to demonstrate that the impact of the development could be readily accommodated, albeit with some localised mitigation at certain arms of off-site junctions, the delivery of which was secured via S106 Agreement. The Transport Assessment prepared in support of the new application has revisited the trip generation assumptions adopted within the original Transport Assessment and demonstrated that they are robust.
- 8.34 The new Transport Assessment then reviewed the status of a pending application, Land north of Flint Hall (21/00765/OP), which has been informed by off-site capacity analysis that demonstrates that the cumulative impact of that development and other committed developments across Royston, including the subject site, can be readily accommodated without severe impact. This position is agreed by Hertfordshire County Council as set out within their most recent consultation response. On the basis that this analysis includes the impact associated with the subject site it is believed that capacity analysis is not necessary. Notwithstanding, the Applicant would not object to the previously agreed financial contributions towards capacity improvements being retained, subject to further viability considerations.

- 8.35 The proposals will be well served by public transport. It is envisaged that the existing circular bus route 16 will access the site as part of its diverted route that will occur in association with the Garden Walk site to the north, with the route continuing east toward the A505, from which it will access the Garden Walk site before travelling east toward Royston town centre.
- 8.36 A Residential Framework Travel Plan has also been prepared. It is envisaged the Travel Plan will be secured as part of any S106 Agreement.
- 8.37 On the basis of the above, it is considered that the proposals accord with Policy SP6 (Sustainable Transport) and Policy T1 (Assessment of Transport Matters) which seek to secure sustainable transport measures and ensure development will not lead to highway safety problems or cause unacceptable impacts upon the highways network.

Access

- 8.38 The proposals retain the same access arrangements as previously approved by the original outline permission and the infrastructure application, with the retention of a single point of access to serve the site in the form of a simple priority junction.
- 8.39 As set out in the accompanying Transport Assessment, vehicle swept path analysis confirms a public bus and large refuse vehicles can negotiate this access junction.
- 8.40 The existing vehicular access into Burloes Cottages will be removed and a new access proposed from the proposed spine road.
- 8.41 Full planning permission is also sought for the emergency access from Burloes Hall Track to the east of the application site. This will also be used as a construction access into the site. Construction traffic details were approved in the Construction Environmental Management Plan (CEMP) which was submitted to approve conditions 5 and 6 of the outline planning permission.
- 8.42 The proposals include a signalised pedestrian crossing immediately west of the proposed site access, ensuring safe connectivity with the existing Newmarket Road footway on the northern side of the carriageway.
- 8.43 Pedestrian access is also available to the adjacent permissive footpaths along the western boundary of the site as shown on the Access and Movement Parameter Plan.
- 8.44 On the basis of the above, it is considered that the proposals accord with Policy T1 (Assessment of Transport Matters).

Car Parking

- 8.45 In accordance with Policy T2 (Parking), the proposals adopt a parking strategy where each unit is provided with at least two allocated parking spaces, apart from the 2 x one-bedroom maisonettes, which are ground floor wheelchair accessible units, provided with a single blue badge parking space each. A total of 210 allocated spaces are provided for the dwellings.
- 8.46 The proposals then include a total of 28 unallocated visitor spaces, a ratio of 0.27 spaces per unit. The proposals therefore include a total of 238 car parking spaces.

- 8.47 Electric vehicle charging provision will be provided in accordance with building regulations Part S.

Servicing and Refuse Collection

- 8.48 The internal road network is sufficient in size to accommodate emergency vehicle, delivery vehicle and refuse vehicle access.
- 8.49 In terms of refuse, the proposals include a number of bin collection points, where residents will bring their individual bins on collection days.
- 8.50 Refuse vehicles will then be able to get within an acceptable drag distance of these bin collection points, with turning heads provided where reversal distances would otherwise be excessive.

Flood Risk and Drainage

- 8.51 In accordance with Government flood mapping, the site is located in Flood Zone 1 and the majority of the site has a very low risk of flooding from surface water. A small area of the site to the east of Burloes Cottages is subject to surface water flooding but this can be mitigated as part of the proposals.
- 8.52 A Flood Risk and Drainage Assessment has been submitted in support of the application and this notes that the proposed development will manage and intercept the overland flows by attenuating up to 1 in 100 year + 40% climate change and infiltrating at source via create soakaways, basins, swales, rain gardens and permeable paving sub-base. In addition a basin will be located at the low point and freeboard within the basin will provide an extra measure in capturing exceedance flows of over land flows therefore no risk from surface water flooding.
- 8.53 Appendix 1B of the Assessment sets out the detailed drainage strategy for Phase 1 of the development.
- 8.54 It is envisaged that foul water will drain via a new adoptable gravity sewer network with the final connection to an existing Anglia Water manhole.
- 8.55 In light of the above, it is considered the proposals comply with Local Plan Policies NE7 (Reducing Flood Risk) and Policy NE8 (Sustainable Drainage Systems).

Air Quality

- 8.56 It is not considered an Air Quality Impact Assessment is required in support of this proposal as the proposals will not significantly increase traffic on the surrounding road network. The development is located in a sustainable location and is well served by public transport. It is not located within an AQMA.
- 8.57 In accordance with Policy D4 (Air Quality), where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere. The Applicant is willing to provide these where reasonable.

Sustainability and Energy

- 8.58 In support of this application, an Energy and Sustainability Appraisal has been prepared which specifically seek to address Policy SD1 (Sustainable Design and Energy Efficiency) and Policy SD2 (Renewable and Low Carbon Energy Generation).
- 8.59 All dwellings will be built to Part L standards and as noted above, electric vehicles charging points will be delivered in accordance with Part S.
- 8.60 The Statement has demonstrated that the proposals will achieve the required carbon reductions through higher fabric standards and the renewable energy systems. PV designs will be worked up in due course, but the indicative SAP calculations undertaken in the report for each house type indicate that all dwellings will be specified with solar PV systems between around 0.81-3.65 kWp, depending on the specific characteristic of the homes.

Water Efficiency

- 8.61 As set out in the Sustainability and Energy Statement, it has been determined that the typical calculated internal water consumption would equate to circa 107 litres/person/day, and therefore the proposals satisfy the requirements of 125 litres/person/day.
- 8.62 It is therefore considered the proposals comply with Policy NE10 (Water Conservation and Wastewater Infrastructure).

Contamination

- 8.63 A Ground Investigation Report has been submitted and notes Contamination testing of a number of samples of made ground has not measured any elevated concentrations of contaminants.

9. CONCLUSIONS

- 9.1 This hybrid planning application is submitted on behalf of Vistry North Home Counties for:

“Hybrid application for residential development of up to 325 dwellings comprising: (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and (b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive.”

- 9.2 The site is allocated in the Local Plan (2022) and outline planning permission and reserved matters approval has previously been granted for 325 dwellings and 83 dwellings respectively. The principle of this development is therefore considered to be strongly supported in planning terms.
- 9.3 This Statement has comprehensively assessed the proposals against national and local planning policy. It demonstrates that the site is located in a very sustainable location and its development will provide much needed new homes in North Hertfordshire. The proposals have been subject to extensive discussions with planning officers North Hertfordshire District Council and the scheme is a design led development that responds to the characteristics of the site. There are no technical reasons that prevent the delivery of the site with key pieces of infrastructure (such as the site access) having previously been approved.
- 9.4 In accordance with national policy it is therefore requested that the application is approved without delay.

Appendix A – Illustrative Masterplan for permission 14/02485/1

RESIDENTIAL DEVELOPMENT AND COMMUNITY OPEN SPACE WITH NEW ACCESS ON LAND NORTH OF NEWMARKET ROAD, ROYSTON, HERTS.

INDICATIVE SITE LAYOUT

