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Planning, Growth and Sustainability Directorate
North Herts District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

7 July 2026

PP-Reference: PP-15063898

Dear Sarah,

Application for Approval of Details Reserved by Condition 21 of 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire

Vistry (Northern Homes Counties) (the applicant) are please to enclose an application for approval of details reserved by Condition 21 of 24/01013/HYA.

Permission was granted on 2 July for *“Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 106 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 219 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive”* (North Herts reference 24/01013/HYA).

In addition to this letter, the application comprises:

- Approval of Details Reserved by Condition Application Form
- Construction Environmental Management Plan (CEMP) – FPCR

The application has been submitted via the Planning Portal (reference PP-15063898) and the fee paid via the online payment system.

Condition 21 (CEMP)

Condition 21 states:

No development shall take place (including ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity), has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "buffer zones" both for species and sensitive habitats to be informed by up to date surveys.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, may include method statements.*

- d) *The location and timing of sensitive works to harm to biodiversity features.*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The following details are submitted in respect of Condition 21:

- Construction Environment Management Plan (CEMP) - FPCR

The submitted CEMP, prepared by FPCR Environment & Design Ltd (June 2026), fully satisfies the requirements of Condition 21.

In respect of criteria 'a' - *risk assessment of potentially damaging construction activities* - the document provides a comprehensive risk assessment of potentially damaging construction activities, including detailed evaluation of risks to retained habitats and protected fauna. This is evidenced in Section 3.0 and Tables 2 and 3, which identify risks such as root compaction, disturbance to badger setts, impacts on bat roost features, nesting bird disturbance, and reptile injury.

In respect of criteria 'b' - *buffer zones* - the CEMP clearly identifies biodiversity protection zones, including Root Protection Areas (RPAs), retained woodland buffers, grassland buffers, and species-specific exclusion zones. Section 5.2 - 5.5 sets out the use of Heras fencing and other protective barriers, and Figure 1 provides a Biodiversity Protection Zone Plan showing the spatial extent of these areas across all phases of the site.

In respect of criteria 'c' - *practical measures to avoid or reduce impacts during construction* - the document includes practical measures and sensitive working practices to avoid or reduce ecological impacts during construction. These are provided through detailed method statements for badgers, bats, nesting birds, reptiles, hedgehogs, and other notable species (Sections 5.6 - 5.19). Measures include licensing requirements, timing restrictions, soft-felling procedures, directional strimming, exclusion zones, and ecological supervision protocols.

In respect of criteria 'd' - *the location and timing of sensitive works to harm to biodiversity features* - the CEMP sets out the location and timing of sensitive works, supported by full implementation timetables in Table 4. These specify when ecological surveys, licensing, vegetation clearance, tree works, and supervised activities must occur, ensuring works are programmed to avoid harm to protected species.

In respect of criteria 'e' - *times during construction when specialist ecologists need to be present on site to oversee works* - details are provided on when specialist ecologists must be present, including pre-felling bat inspections, nesting bird checks, badger sett monitoring, and ecological supervision during sensitive clearance works. Section 4.2 outlines the role of the Ecological Clerk of Works (ECoW), confirming their responsibility for on-site oversight and written reporting.

In respect of criteria 'f' & 'g' - *Responsible persons and lines of communication* - the CEMP identifies responsible persons and lines of communication, including the Principal Contractor, Site Manager, and ECOW (Section 4.0). Their duties include ensuring compliance with planning conditions, maintaining ecological records, overseeing protective measures, and liaising with statutory bodies.

Finally, in respect of criteria 'h' - *Use of protective fences, exclusion barriers and warning signs* - the CEMP provides full details of protective fencing, exclusion barriers, and warning signage, including Heras

fencing around RPAs, badger exclusion zones, and cordoned nesting bird areas. These measures are described throughout Section 5 and illustrated in Figure 1.

Taken together, the submitted CEMP provides a comprehensive framework for safeguarding biodiversity during all phases of construction and meets every requirement of Condition 21. We therefore request that the condition is discharged without delay. Should you require any further information, please do not hesitate to contact me using the details below.

Yours sincerely

Garry Hutchinson

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