

MEMORANDUM

To: Tom Rea
Area Planning Officer

From: Debbie Ealand
Housing Supply Officer
Ext: 4526

Your Ref: 25/00104/FP

Date: 19 February 2025

Full Planning Permission: Residential development to provide 9 flats with associated vehicular parking and access via existing dropped kerb from King James Way with ancillary bike and refuse store.

Land To The Rear Of Banyers Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ

Ref No: 25/00104/FP

Dear Tom,

Thank you for your memo of 11 February 2025 in respect of the above application for full planning permission.

There are four allocated housing sites in Royston in the Local Plan, which are expected to deliver approximately 500 new homes. The site is not an allocated site, and is located within the Town Centre boundary of Royston, in the conservation area. The site currently comprises overgrown scrubland and wooded area.

The provision of 9 flats is below the 11 dwelling threshold for delivery of affordable housing.

However, an application, ref 24/01075/FP was submitted last year for the provision of 15 flats with associated vehicular parking and access via existing dropped kerb access from King James Way and ancillary plant, bike and refuse enclosure.

Based on the provision of 15 dwellings the affordable housing requirement is 35% on sites, in accordance with Policy HS2 of the Local Plan, which would have resulted in the delivery of 5 affordable dwellings.

The applicant proposed to provide the 5 affordable dwellings as 1x 1 bed flat and 2 x 2 bed flats for rent (flats nos. 1, 2 and 8) and 1 x 1 bed and 1 x 2 bed for intermediate affordable housing tenure/ shared ownership (flats nos. 9 and 10), all of which would have been on the ground floor.

I hope this information assists you. Please contact me if you require any further information.

Regards
Debbie Ealand
Housing Supply Officer