

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

10 July 2026

PP-Reference: PP-PP-15063801

Dear Sarah,

Application for Approval of Details Reserved by Condition 5 & 7 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 5 & 7** 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
- ROY01-LLA-P1-GF-DR-L-0101-P06 Detailed Hard Landscape Proposals - 1 of 6
- ROY01-LLA-P1-GF-DR-L-0102-P06 Detailed Hard Landscape Proposals - 2 of 6
- ROY01-LLA-P1-GF-DR-L-0103_P05 Detailed Hard Landscape Proposals - 3 of 6
- ROY01-LLA-P1-GF-DR-L-0104_P05 Detailed Hard Landscape Proposals - 4 of 6
- ROY01-LLA-P1-GF-DR-L-0105_P05 Detailed Hard Landscape Proposals - 5 of 6
- ROY01-LLA-P1-GF-DR-L-0106_P06 Detailed Hard Landscape Proposals - 6 of 6
- ROY01-LLA-P1-GF-DR-L-0201-P05 Detailed Planting Proposals - 1 of 6
- ROY01-LLA-P1-GF-DR-L-0202-P05 Detailed Planting Proposals - 2 of 6
- ROY01-LLA-P1-GF-DR-L-0203_P04 Detailed Planting Proposals - 3 of 6
- ROY01-LLA-P1-GF-DR-L-0204-P05 Detailed Planting Proposals - 4 of 6
- ROY01-LLA-P1-GF-DR-L-0205_P04 Detailed Planting Proposals - 5 of 6
- ROY01-LLA-P1-GF-DR-L-0206_P05 Detailed Planting Proposals - 6 of 6
- ROY01-LLA-P1-XX-RP-L-0601_P03 Landscape Management Plan

The application has been submitted via the Planning Portal (reference PP-PP-15063801) and the fee paid via the online payment system.

Condition 5 & 7 (Hard & Soft Landscaping – Including Sub Station)

Condition 5 states:

Notwithstanding the approved plans, prior to commencement above slab level, full details of soft and hard landscaping will be submitted to and approved in writing by the Local Planning Authority. Details will include:

Soft Landscape:

- a) Details of trees, hedgerows, habitats, ponds and other natural features it is proposed to retain or remove and details of how they will be protected during the construction phase. Such a scheme will comply with the provisions of BS5837 and BS3998. The approved scheme for the protection of the existing trees shall be implemented BEFORE DEVELOPMENT COMMENCES on the relevant development phase and be maintained in full until the development within that phase has been completed.*
- b) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants;*
- c) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of each development phase;*
- d) The landscape treatment of roads;*
- e) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details and details of the species, number and spacing of trees and shrubs;*
- f) The planting and establishment of structural landscape to be provided in advance of all or specified parts of the site as appropriate;*
- g) Full details of any proposed alterations to existing watercourses/drainage channels and details of any water features;*

No subsequent alterations to the approved landscape details are to take place unless submitted to and approved in writing by the Local Planning Authority. The landscape within each Development Parcel shall be implemented in accordance with the approved landscape details for that Development Parcel or Strategic Engineering and Landscape Element.

Condition 7 states:

Prior to the commencement of the development above slab level, notwithstanding the details approved via condition 2 in-so-far as it relates to phase 1, in relation to hard and soft landscaping, and, full details of a comprehensive hard and soft landscaping details (including planting details) and all boundary treatments pertaining to land surrounding the proposed sub-station shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping / planting details approved pursuant to this condition shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

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

Senior Planning Manager - Vistry Northern Homes Counties

garry.hutchinson@vistry.co.uk

