

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-15063823

Dear Sarah,

Application for Approval of Details Reserved by Condition 11 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 11** 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
- M-CROY1-NHC-ZZ-ZZ-DR-A-0001-P1-Ecological Enhancement Plan-June 2026

The application has been submitted via the Planning Portal (reference PP-15063823) and the fee paid via the online payment system.

Condition 11 (Ecological Enhancement Plan)

Condition 11 states:

No development above slab level shall take place until an Ecological Enhancement Plan (EEP) for the site, or each development parcel, for the creation of new wildlife features including integrated bird/bat and bee boxes in buildings/structures, where heights allow swift bricks should be used, together with hedgehog holes in boundary features has been submitted to and approved in writing by the local planning authority.

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

