

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-15063843

Dear Sarah,

Application for Approval of Details Reserved by Condition 32 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 32** 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
- 010123-SLR-HGN-XXX-DR-CH-0100 P02 - General arrangement plan
- 010123-SLR-HGN-XXX-DR-CH-0120 P01 - Existing highway layout
- 010123-SLR-HGN-XXX-DR-CH-0130 P01 - construction details plan sheet 1
- 010123-SLR-HGN-XXX-DR-CH-0131 P02 - construction details plan sheet 2
- 010123-SLR-HGN-XXX-DR-CH-0140 P02 - GPR utilities plan
- 010123-SLR-HGN-XXX-DR-CH-0150 P01 - Long Sections plan sheet 1
- 010123-SLR-HGN-XXX-DR-CH-0151 P01 - Long Sections plan sheet 2
- 010123-SLR-HGN-XXX-DR-CH-0200 P02 - Site clearance plan
- 010123-SLR-HGN-XXX-DR-CH-0500 P01 - Contours & drainage plan
- 010123-SLR-HGN-XXX-DR-CH-0700 P02 - Construction materials plan
- 010123-SLR-HGN-XXX-DR-CH-1200 P02 - Traffic signs & road markings

The application has been submitted via the Planning Portal (reference PP-PP-15063843) and the fee paid via the online payment system.

Condition 32 (Highways Off-Site Improvement Works)

Condition 32 states:

A) Design Approval

Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works as illustrated on drawing number (23324-MA-XX-XX-DR-C- 0103 Rev P05 Sheets 1-4) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

B) Implementation / Construction

Prior to the first use of the development hereby permitted, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details. Prior to the commencement of the development hereby approved, notwithstanding the drawings approved via condition 2 in-so-far as it relates to phase 1, full details in regard locations, lengths, depths, and treatments of retaining walls throughout the phase of development will be submitted to and approved in writing by the local planning authority. The details approved via this condition shall then be implemented prior to the occupation of each dwelling affected.

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

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