



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

24 July 2026

PP-Reference: PP-15107131

Dear Linda,

Application for NMA to 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire

Vistry Northern Home Counties ("the Applicant") is pleased to submit an application for a non-material amendment ("NMA") to the plans approved under planning permission reference 24/01013/HYA.

Planning permission was granted on 2 July 2026 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).

This application seeks to make minor amendments to the approved plans listed in Condition 3 of planning permission 24/01013/HYA. No changes are proposed to the approved quantum of development, access arrangements, housing mix, affordable housing provision or approved drainage strategy

In addition to this letter, the application comprises:

- Site Layout – ROY1-MCB-ZZ-ZZ-DR-A-230-D5-P7
- External Material and Boundaries Plan – ROY1-MCB-ZZ-ZZ-DR-A-231-D5-P4
- Surfacing Materials Plan – ROY1-MCB-ZZ-ZZ-DR-A-232-D5-P4
- Affordable Housing Tenure Plan – ROY1-MCB-ZZ-ZZ-DR-A-233-D5-P7
- Refuse Strategy Plan – ROY1-MCB-ZZ-ZZ-DR-A-234-D5-P4
- Parking Strategy Plan – ROY1-MCB-ZZ-ZZ-DR-A-235-D5-P4
- Illustrative Streetscene AA – ROY1-MCB-ZZ-ZZ-DR-A-270-D5-P4
- Housetype 242-V3 – ROY1-MCB-ZZ-ZZ-DR-A-0302-D5-P02
- Housetype 341-V1 – ROY1-MCB-ZZ-ZZ-DR-A-0303-D5-P02
- Housetype 341-V3 – ROY1-MCB-ZZ-ZZ-DR-A-0304-D5-P02
- Housetype 351-V1 – ROY1-MCB-ZZ-ZZ-DR-A-0305-D5-P02
- Housetype 351-V2 – ROY1-MCB-ZZ-ZZ-DR-A-0306-D5-P02
- Housetype 351-V3 – ROY1-MCB-ZZ-ZZ-DR-A-0307-D5-P02
- Detailed Hard Landscaping Proposals Sheet 1 of 6 - ROY01-LLA-P1-GF-DR-L-0101-P06
- Detailed Hard Landscaping Proposals Sheet 2 of 6 – ROY01-LLA-P1-GF-DR-L-0102-P06

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Registered in England & Wales

- Detailed Hard Landscaping Proposals Sheet 3 of 6 – ROY01-LLA-P1-GF-DR-L-0103-P05
- Detailed Hard Landscaping Proposals Sheet 4 of 6 – ROY01-LLA-P1-GF-DR-L-0104-P05
- Detailed Hard Landscaping Proposals Sheet 5 of 6 – ROY01-LLA-P1-GF-DR-L-0105-P05
- Detailed Hard Landscaping Proposals Sheet 6 of 6 – ROY01-LLA-P1-GF-DR-L-0106-P06
- Detailed Planting Plans 1 of 6 – ROY01-LLA-P1-GF-DR-L-0201-P05
- Detailed Planting Plans 2 of 6 – ROY01-LLA-P1-GF-DR-L-0202-P05
- Detailed Planting Plans 3 of 6 – ROY01-LLA-P1-GF-DR-L-0203-P04
- Detailed Planting Plans 4 of 6 – ROY01-LLA-P1-GF-DR-L-0204-P05
- Detailed Planting Plans 5 of 6 – ROY01-LLA-P1-GF-DR-L-0205-P04
- Detailed Planting Plans 6 of 6 – ROY01-LLA-P1-GF-DR-L-0206-P05
- Landscape Management Plan - ROY01-LLA-P1-XX-RP-L-0601-P03

The application has been submitted via the Planning Portal (reference PP-15107131) and the fee paid via the online payment system.

Proposed Changes

This application seeks approval for a number of minor, non-material amendments to the approved layout. The changes are summarised below. The accompanying landscape plans have also been updated to reflect the revised layout.

Substation

The approved substation has been relocated from the eastern side of the main spine road (adjacent to Plot 1) to the eastern boundary of the site, immediately east of Plot 102 and adjoining the full application boundary. The revised location is less prominent upon entering the development and therefore represents an improvement to the appearance of the scheme.

Housetypes

A number of house types have been subject to very minor amendments in order to respond more effectively to site level changes. Several dwellings have also been handed to ensure that footpath arrangements and access to front doors function appropriately across the site.

Housetypes 242 / 341 / 351 revised to the following plots:

- Housetype 242 - Plots 21-22, 45-48, 75-76
- Housetype 341 - Plots 20, 27-28, 33-36, 38-41, 58-61
- housetype 351 - Plots 3-4, 55-56, 63, 42-43, 96-97, 103-105

Other Changes

- The spine road has also been marginally re-aligned.
- Across most plots there has been minor realignment of rear paths and bins / sheds position.
- The visitor bay removed next to plots 64 and 69 and added in front of plot 90
- Bin collection points adjusted for plots 79-80 and 92-93.
- The attenuation pond has been relocated approximately 15 metres to the east of its approved position. This amendment does not alter the approved drainage strategy.

For the avoidance of doubt, no changes are proposed to the approved number of dwellings, housing mix, affordable housing provision, approved access arrangements or overall development quantum. The amendments are limited to minor layout refinements and associated updates to the landscape drawings.

Given the limited nature of the amendments proposed, the Applicant considers that the changes constitute non-material amendments under Section 96A of the Town and Country Planning Act 1990. The amendments do not alter the approved number of dwellings, affordable housing provision, access arrangements, overall development quantum or approved drainage strategy. No material planning

impacts arise from the proposed changes and therefore it is considered that the amendments can be appropriately determined through the non-material amendment process.

Should the planning authority have any queries in relation to the proposals, please do not hesitate to contact me using the details below.

Yours sincerely



Garry Hutchinson

Senior Planning Manager - Vistry Northern Homes Counties

