

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

09 July 2026

PP-Reference: PP-15063811

Dear Sarah,

Application for Approval of Details Reserved by Condition 8 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 8** 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
- 2307-831-010 Rev0 Retaining Walls Layout - May 2026

The application has been submitted via the Planning Portal (reference PP-15063811) and the fee paid via the online payment system.

Condition 8 (RETAINING WALLS)

Condition 8 states:

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.

The retaining wall treatment will be masonry and will colour match with the dwelling plot.

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

