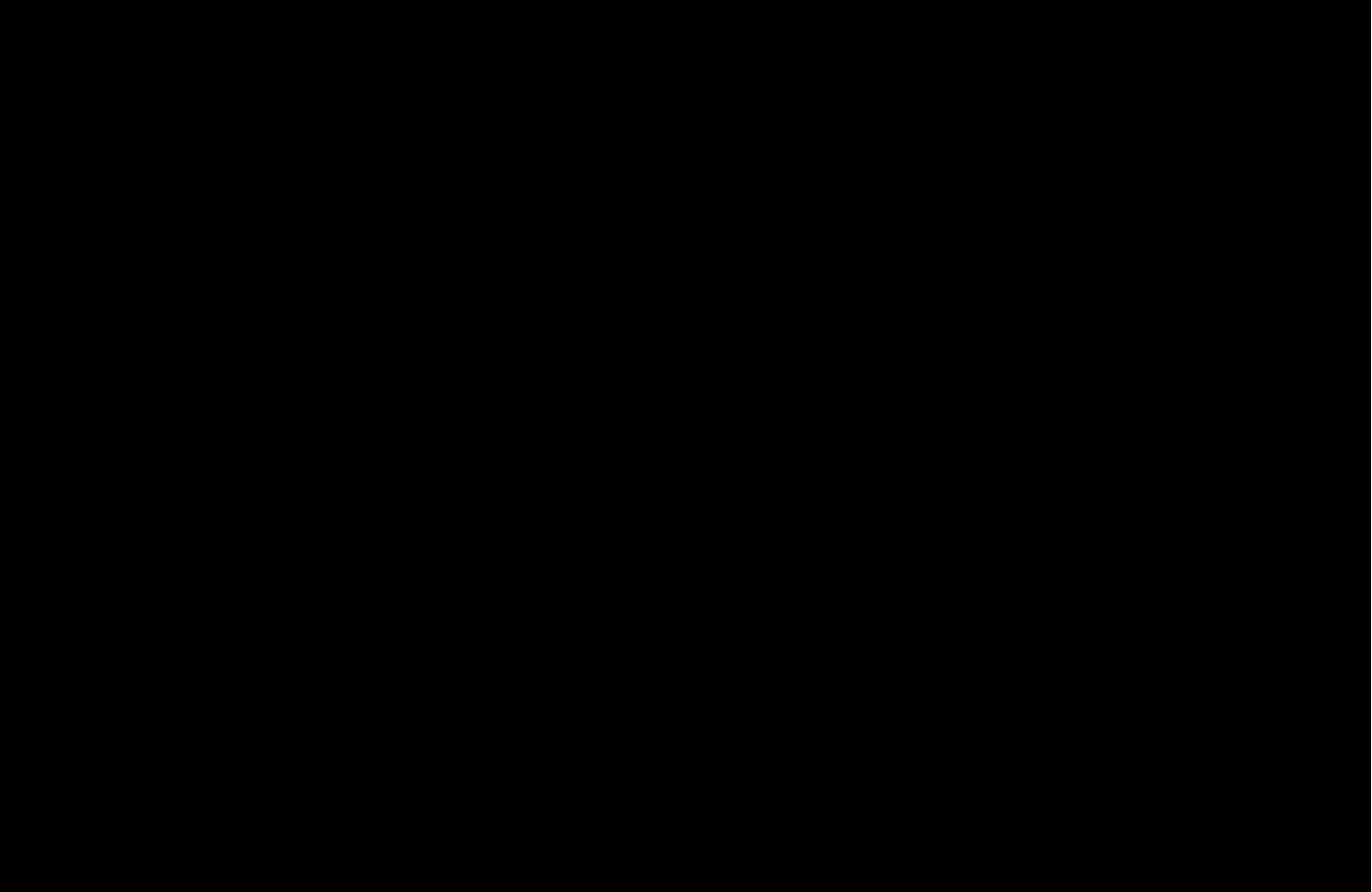




From: Nick Sutcliffe [REDACTED]

Sent: 16 March 2026 13:52

To: Cllr Nigel Mason <nigel.mason@north-herts.gov.uk>; Cllr Emma Fernandes <emma.fernandes@north-herts.gov.uk>; Cllr Clare Billing <clare.billing@north-herts.gov.uk>; Cllr Ruth Brown <ruth.brown@north-herts.gov.uk>; Cllr Val Bryant <val.bryant@north-herts.gov.uk>; Cllr Ian Mantle <ian.mantle@north-herts.gov.uk>; Cllr Bryony May <bryony.may@north-herts.gov.uk>; Cllr Caroline McDonnell <caroline.mcdonnell@north-herts.gov.uk>; Cllr Louise Peace <louise.peace@north-herts.gov.uk>; Cllr Martin Prescott <martin.prescott@north-herts.gov.uk>; Cllr Tom Tyson <tom.tyson@north-herts.gov.uk>; Cllr Dave Winstanley <dave.winstanley@north-herts.gov.uk>; Cllr Daniel Allen <daniel.allen@north-herts.gov.uk>; Cllr Tina Bhartwas <tina.bhartwas@north-herts.gov.uk>; Cllr Sadie Billing <sadie.billing@north-herts.gov.uk>; Cllr Jon Clayden <jon.clayden@north-herts.gov.uk>; Cllr Mick Debenham <mick.debenham@north-herts.gov.uk>; Cllr Joe Graziano <joe.graziano@north-herts.gov.uk>; Cllr Steve Jarvis <steve.jarvis@north-herts.gov.uk>; Cllr Claire Strong <claire.strong@north-herts.gov.uk>

Cc: Sarah Kasparian <sarah.kasparian@north-herts.gov.uk>; Committee.Services <Committee.Services@north-herts.gov.uk>

Subject: 24/01013/HYA - Land Surrounding Burloes Cottages, Newmarket Road, Royston

Dear Members of the Planning Control Committee,

I am writing on behalf of Vistry in respect of their Hybrid application for the Land Surrounding Burloes Cottages, Newmarket Road, Royston which is before the Planning Control Committee on the 19th March.

As the report states, this is an allocated site in the 2022 North Hertfordshire Local Plan (NHLP). The site is contiguous with the built up area of Royston and is able to provide a sustainable development for up to 325 much needed homes. As you will know, the Council currently lacks a Five Year Housing Land Supply which increases the need to consent suitable housing sites.

Over the past 2 years Vistry has worked closely with your planning officers and a range of statutory consultees to reach satisfactory agreement on the many aspects of this development. As part of this process, we attended and presented the proposals at the Royston Community Forum on the 24th September 2025. This builds on the long history of this site through the local plan process and the previous applications prior to 2020. We therefore trust the committee will now be in a position to approve this application.

Whilst the site's topography presents a design challenge, it also offers the opportunity to create a thoughtfully engineered scheme. The necessary earthworks and retained solutions have been fully considered, ensuring a robust and high quality development.

In respect of affordable housing, we have now reached agreement on the delivery of 46 homes for rent and 25 for shared ownership, representing 22% of the total development. This is in line with the previous consent despite the notable increase in the cost of construction since 2020. The officer's report gives "very significant weight" to this element of the proposal in the planning balance for the determination of the application.

The highway improvements include a Toucan crossing over Newmarket Road and delivery of a new footway & cycleway improvements along Newmarket Road to Poplar Drive to promote sustainable travel. In addition, a bus turning loop is provided within the site.

In addition, the development will deliver a substantial package of public benefits through agreed Section 106 contributions totalling in excess of £10 million. This includes £4,434,892 million in respect of education and £466,013 towards new primary healthcare. A contribution of £875,000 is provided for sustainable transport measures to support a new bus service, alongside £3.2 million towards wider active-travel improvements to deliver a new cycleway from Poplar Drive along Newmarket Road to the A10. Significant investment is also directed to local sports provision, with over £483,000 allocated to football, rugby, cricket, hockey, tennis and swimming facilities. A further £120,000 will enhance the Newmarket Road Recreation Ground play area, while £113,000 will support the ongoing management of Therfield Heath SSSI. Collectively, these contributions ensure the scheme delivers meaningful and lasting benefits for the local community.

The scheme delivers a new 2.3km circular permissive footpath to the south, opening up additional high-quality walking routes for residents and linking directly to the wider public right-of-way network.

Vistry intends to move forward immediately to build out the site but has agreed a viability review mechanism, along with a late stage review to enable the re-assessment of the viability at agreed stages of the development.

Granting consent for this hybrid application will enable the timely delivery of the first 106 much-needed homes, with the remaining 219 dwellings able to follow swiftly through reserved matters. We trust the committee will recognise the significant benefits this scheme provides and support its approval.

Kind regards,

Nick Sutcliffe

On behalf of Vistry North Home Counties



Nick Sutcliffe | Director

e.

W. cavendishconsulting.com

