

Growth & Environment

Linda Walker
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Lead Local Flood Authority
Hertfordshire County Council
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/01859/NMA
Date: 11 September 2026

Dear Linda

RE: Amendments to the approved plans relating to condition 3 (as Non-Material Amendment to Hybrid Application reference 24/01013/HYA granted 30 June 2026) - Proposed minor changes to house types, minor realignment of spine road and rear paths and bins, relocation of sub-station visitor parking bay and bin collection points and a relocated position of attenuation pond (to the east) – Land Surrounding Burloes Cottages, Newmarket Road, Royston

Thank you for your consultation on the above site, received on 10 August 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is a non-material amendments application for proposed minor changes to house types, minor realignment of spine road and rear paths and bins, relocation of sub-station visitor parking bay and bin collection points and a relocated position of attenuation pond (to the east). As the only portion of this application affected by flood risk and drainage matters is the movement of the attenuation basins, the LLFA will provide **no further comment** on any other matters.

The Cover Letter (Application for NMA to 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire | prepared by Vistry | dated 24 July 2026 | Ref: PP-15107131) outlines that the eastern attenuation pond is to be relocated approximately 15m east of its proposed location. This is unlikely to impact flood risk and drainage matters on site. On this basis, the LLFA has **no objection** to 26/01859/NMA in regards to the attenuation pond movement.

Informative

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Ellie

Elie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Cover Letter: Application for NMA to 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire | prepared by Vistry | dated 24 July 2026 | Ref: PP-15107131