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Our Ref : 26/01859/NMA

Contact : Linda Walker
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Date: 7 October 2026

Dear Sir / Madam,

Amendments to the approved plans relating to condition 3 (as Non-Material Amendment to Hybrid Application reference 24/01013/HYA granted 30.06.2026) - 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, Hertfordshire,

I refer to your application to make a non-material amendment for the above development.

Section 96A of the Town and Country Planning Act allows a Local Planning Authority (LPA) to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The key issue for consideration is whether the proposed minor changes to the approved development would result in a material change to the nature or impacts of the approved development.

Re-location of the SuDs feature – The applicant has confirmed that neither the overall design and appearance of the SuDS feature nor the associated drainage scheme would be amended as part of this Section 96A non-material amendment application. The proposal is limited to relocating the SuDS feature 15 metres eastwards within the site. This change is somewhat welcomed the re-location results in an improved position from the existing Burloes Cottages. The LLFA have confirmed no objections are raised in the relation the re-location and the character and appearance of this part of the site are would not be subject to a material change that impacts the approved development.

Re-location of sub-station – The sub-station would be relocated to the east of the site, where it would be enclosed and screened by the proposed housing development, rather than occupying its approved, more prominent position directly adjacent to the main spine road from Newmarket Road. The revised location is considered to benefit the overall appearance of the development, particularly when approaching the main internal spine road. It would occupy a well-screened position towards the centre of the site, at the interface between Phase 1, approved under reference 24/01013/HYA, and Phase 2, which is currently under consideration under reserved matters application reference 26/02363/RM. Accordingly, the relocation would not result in a material change to the character or appearance of the approved development.

Replace a modest hardstanding connectivity pathway for an informal mowed grass pathway (adjacent to Plot 17) - It has been confirmed by the application there is a potential legal issue because the private driveway will be deeded to the residents who live along the drive, therefore there will be no public access for this footpath. This point has been informally agreed by officers, as there is an approved strong circular walk around the development. No objections are raised to the removal of the hardstanding pathway.

Marginal re-alignment of the spine road – The proposed re-alignment of the main spine road would be very limited in extent. Given the minor nature of the change, it would not materially alter the layout, character or appearance of the approved development.

Minor realignment of rear paths and repositioning of bins and sheds – The proposed minor changes to the rear paths would improve accessibility across the site for future occupiers. The associated repositioning of bins and sheds is limited in nature and would not materially alter the layout, character or appearance of the approved development.

Amendment to visitor parking proposed to the front of Plot 90 and bin collection points adjusted for Plots 79–80 and 92–93 – The minor changes to the visitor parking bays are accepted in principle. Although the Landscape Officer has no overall objection to the proposed amendments, it is recommended that the areas created by the removal of the visitor spaces are appropriately landscaped and incorporated into the landscape scheme. No objections are raised to the modest changes to the bin collection points. However, the parking strategy plan cannot be approved because it does not fully accord with the layout plan, which clearly shows all the proposed amendments.

The proposed hard and soft landscaping scheme has been submitted with this NMA application. Both are also submitted under ref: 26/01809/DOC – hard landscaping and ref: 26/01744/DOC soft landscaping conditions imposed under the Hybrid application 24/01013/HYA. As the landscaping scheme would need to be amended, the submitted plans for hard and soft landscape will not be approved under this/ application and will be amended through the discharge of condition applications.

House types of changes - The modest changes to the house types are proposed to respond more effectively to variations in levels across the site. In the main, the amendments would reposition the front entrance and associated pathway from the centre of the front elevation, as

originally approved, to its outer edge. Although this arrangement does not fully accord with good design principles, the site presents significant level constraints and, in this instance, the changes are considered acceptable.

Whilst no objections are raised in relation to the house types the applicant should be reminded that condition 24 imposed on the Hybrid application 24/01013/HYA clearly states that: All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 21 July 2025, REF 2307-831 REV B), this includes all new residential dwellings to have a finished floor level raised a ***minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority. Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Council.***

I can confirm on behalf of the North Hertfordshire District Council that the amendment(s) is/ are considered to be minor and can be treated as a non-material amendment to planning permission reference number 24/01013/HYA granted permission on 2 July 2026. The proposal is therefore considered a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

For the avoidance of doubt the drawing number(s) approved as a Non-Material Amendments are as follows:

Layout Plan (amended) received on 09/09/26

- **Amended layout plan No. ROY01 MCB ZZ ZZ DR A 0230 - D5 P8**

House type plans received on 24/07/26

- **ROY01-MCB-ZZ-ZZ-DR-A-0302-D5-P02-242_V3 House type Plans and Elevations**
- **5107131_ROY01-MCB-ZZ-ZZ-DR-A-0307-D5-P02-351_V3 -House type Plans and Elevations**
- **15107131_ROY01-MCB-ZZ-ZZ-DR-A-0306-D5-P02-351_V2 -House type Plans and Elevations**
- **15107131_ROY01-MCB-ZZ-ZZ-DR-A-0305-D5-P02-351_V1 -House type Plans and Elevations**
- **15107131_ROY01-MCB-ZZ-ZZ-DR-A-0304-D5-P02-341_V3- -House type Plans and Elevations**
- **15107131_ROY01-MCB-ZZ-ZZ-DR-A-0303-D5-P02-341_V1 -House type Plans and Elevations**

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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