



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
NG6 6DW

Our ref: 21583
Date: 28 August 2026

For the attention of: Linda Walker

Application ref: 26/01859/NMA
Location: Land Surrounding Burloes Cottages, Newmarket Road, Royston, Hertfordshire
Proposal/Description: 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).

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

1.0. Review of the proposal/submitted information:

- 1.1. We acknowledge that the approved overall development quantum, access arrangements, housing mix, number of dwellings, affordable housing provision or drainage strategy from the previous application remains unchanged. We do not disagree that the amendments are limited to minor layout refinements.
- 1.2. The substation has been relocated from plot 1 to plot 102. We agree that the revised location is less prominent upon entering the development or the proposed access. In addition of the hedges proposed to be planted next to the substation, we agree that it represents an improvement to the appearance of the scheme.
- 1.3. From a landscape perspective, we have no concerns regarding the revised house types that respond more effectively to site level changes.
- 1.4. We have no major concerns on the spine road being marginally realigned if it does not affect the overall approved layout.

- 1.5. We welcome the realignment of rear paths, bins position and bins collection points for better space allocation.
- 1.6. Referring to Parking Strategy Plan (dwg no. ROY1-MCB-ZZ-ZZ-DR-A-235-D5-P4), we also welcome the amendments to the visitor bays. However, the proposed changes of visitor bays should also be updated on the submitted Detailed Hard Landscaping Proposals Sheet 5 of 6 (dwg no. ROY01-LLA-P1-GF-DR-L-0105-P05) and Detailed Planting Plans 5 of 6 (dwg no. ROY01-LLA-P1-GF-DR-L-0205-P04). We advise that the previous visitor bays are instead proposed as soft landscaping.
- 1.7. We do not disagree with the relocation of attenuation pond given that it does not alter the approved drainage strategy and does not affect the proposed planting plan.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of North Herts Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.



Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

