



North Herts Council
Development and Conservation
North Hertfordshire District Council
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Date: 13 June 2025
Our ref: 05146

For the attention of: Planning Department, planning.control@north-herts.gov.uk

Application ref: 24/02656/S73
Location: Land East Of Garden Walk And North Of Newmarket Road,
Garden Walk, Royston,
Hertfordshire
Proposal/Description: Section 73 Application : Variation of condition 1 (revised plans)
of planning permission 17/02627/1 granted 30.05.2018 for
Application for approval of reserved matters comprising of
access, landscaping, layout, scale and appearance of Phase 1
the development (pursuant to Outline application 14/02485/1
granted 07/12/2016) as amended by plans received on 22
December 2017; 30 January 2018; 27 March 2018; 18 April
2018; and 02 May 2018.

Thank you for consulting us on the Variation of condition 1 (revised plans) of planning permission 17/02627/1 granted 30.05.2018 for Application for approval of reserved matters comprising of access, landscaping, layout, scale and appearance of Phase 1 the development (pursuant to Outline application 14/02485/1 granted 07/12/2016) as amended by plans received on 22 December 2017; 30 January 2018; 27 March 2018; 18 April 2018; and 02 May 2018.

This review is based on a desktop study and site visit (31/01/2025) of the above-named application. We previously provided comments on this application on 03/02/2025.

Review of Submitted Information

Following the previous submission, a Visual Impact Addendum (April 2025) undertaken by ACD Environmental has been submitted. The assessment includes a number of additional viewpoints and provides updated judgements specifically related to the levels change in the Community Open Space (COS).

Minor effects are judged for Viewpoints A, E, G, H, K, L and N during the operational stage (Table 2). It is however not clear in the Methodology whether the 'operational stage' refers to during construction or on completion. Our difference in our judgements regarding the anticipated effects are not substantial.

Amended 'Soil Distribution Cut & Fill Sections' has been updated. In the key, the 'Proposed re-grading/stepped embankment profile' has been removed in the amended version, indicating that the highest levels are the 'As built re-grading/stepped embankment profile'.

From a visual perspective, the revised levels within Option 7 (P01) are preferable to the previous version (Option 6, P075), owed to being more natural in gradient with limited unnatural mounding. The levels do still increase the ground heights by 4m from the existing levels in some places.

Overall, we still raise concern for increasing the levels by several metres across the COS. We have a preference for not increasing the level heights across the COS, however we recognise that the revised levels are preferable to the previous versions.

As per our previous response, we note that the eastern corner of the site is ecologically sensitive. Protection measures such as fencing should be located alongside this boundary to ensure that no damage during construction occurs.

Please do not hesitate to 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.