

PLANNING STATEMENT ADDENDUM

Land Surrounding Burloes Cottages,
Newmarket Road, Royston

Application Ref: 24/01013/OP

On behalf of

Vistry Northern Home Counties and Sir
Francis Newman

July 2025

Site Name	Land Surrounding, Burloes Cottages, Newmarket Road, Royston
Client Name	Vistry Northern Home Counties and Sir Francis Newman
Type of Report	Planning Statement Addendum
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1. INTRODUCTION

- 1.1 This Planning Statement Addendum has been prepared by Ceres Property on behalf of Vistry Northern Home Counties and Sir Francis Newman in respect of a current planning application at Land Surrounding Burloes Cottages Newmarket Road Royston Hertfordshire (the Site).
- 1.2 The original application was submitted to North Herts Council and validated on 21st May 2024 under application reference 24/01313/OP and registered with the following description of development:

'Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive.'

- 1.3 Following discussions with the local planning authority the number of dwellings within the first phase has been amended, with four additional dwellings now within the full application part of the scheme. The revised description of the development is therefore as follows:

'Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 106 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 219 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive.'

- 1.4 This Planning Statement Addendum should be read alongside the accompanying revised plans and documents set out in Table 1 below and the original submission pack, and Planning Statement.

- 1.5 It provides summary of the matters raised by statutory consultees as part of the application process, a brief description of the revisions to proposed development and how these seek to address the respective issues and provides the planning policy justification for the approach taken. It seeks to demonstrate that the proposed development is acceptable in relation to adopted national and local planning policy and other material considerations.
- 1.6 Paragraph 39 the National Planning Policy Framework (NPPF) indicates that local planning authorities should approach decisions on proposed development in a positive and creative way. They are encouraged to work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Chapter 12 highlights the importance of high quality, beautiful and sustainable buildings and confirms that good design is a key aspect of sustainable development.

2. UPDATED SUBMISSION DOCUMENTS

- 2.1 A drawing and document register has been prepared and submitted with the updated re-submission. This includes a Strategic Masterplan for the site, which has been discussed in detail with North Hertfordshire District Council.

Consultation Responses

- 2.2 A number of statutory consultees confirmed no objection to the proposed development. This included Herts CC Minerals and Waste Policy, Environment Agency, Environment Health, Anglian Water, Cambridgeshire and Peterborough NHS, Historic England, Natural Historic and Built Environment Advisory Team, Police Architectural Liaison Officer, and Waste and Recycling Services Manager.
- 2.3 The table below summarises the consultation responses received in respect of the original planning submission where consultees raised a holding objection or requested further information on the application:

Consultee	Date	Summary of Comments	Applicants response
LLFA	06/01/25	Raised holding objection to the application on the following grounds: 1. The correct parameters must be used for the drainage calculations. The calculations provided use the incorrect CV value. A CV value of 1 must be used to ensure the impermeable area has been correctly modelled and the drainage structures and attenuation are correctly sized. 2. Several infiltration tests have been undertaken at the site and have shown that infiltration is viable across the site. Further justification is required as to why individual soakaways are not being utilised at the site rather than relying on large basins and tanks within the development. 3. The Simple Index Approach (SIA) for assessing water quality management requirements have not been submitted and should be carried out and submitted. 4. Greenfield Runoff Calculations for the site should be provided.	Our appointed drainage consultants Ingent, have provided a response to each point raised, as set out in their letter dated 4 March 2025. The relevant drainage strategy drawings have also been updated as part of the application.

Consultee	Date	Summary of Comments	Applicants response
		5. It is not clear from the calculations that permeable paving has been included within the surface water modelling. All SuDS features should be modelled appropriately.	
HCC Highways	10/06/24	Comments (summarised): Comments are made on the following: - Sustainable Transport Access - Offsite Pedestrian Network - Isochrones - Bus Access - Rail Access - School Access - Spine Road - General Vehicle Access - Emergency Access - Road Safety - Travel Plan (TP) Contributions: - HCC Highways operate two levels of mitigation agreements (Strand 1 and Strand 2). See consultee comment for full details. - HCC envisage that S278 works to integrate the site into the walking and cycling networks, finalised bus contributions and travel plan contributions are delivered via a Strand 1 s106 agreement. - HCC Highways calculates the Strand 2 contribution at £2,218,450 would be required if this development were to proceed. This would be aimed at improving the sustainable network that the site could integrate into and allocated to schemes such as those identified in the recently adopted NHDC LCWIP (Local Cycling and Walking Implementation Plan, September 2023) or Package 15 (Royston) of the emerging North Central Growth and Transport Plan (NC GTP), a sub document of LTP 4.	Refer to section below for applicants response.
Housing Supply Officer	11/06/24	No objection, but makes the following comments (summarised): - The proposed affordable housing provision does not meet the council's affordable housing requirements and is therefore unacceptable. - It is noted that the applicant is proposing the provision of some two bedroom bungalows to	Refer to section below for the applicants response.

Consultee	Date	Summary of Comments	Applicants response
		M4(3) wheelchair accessible standards. It would be beneficial if a couple of these bungalows could be at least three bedrooms to meet this growing need. - See consultee comment for a suggested affordable housing mix for phase 1, and the remainder of the site. - To minimise on street parking, parking spaces should be provided in front of or adjacent properties with good natural surveillance. - Based on the provision of 40% affordable housing on phase 1, ten of the fourteen intermediate affordable housing units could be delivered as First Homes to meet the national requirement of 25%. - Grant funding for the provision of affordable housing is not available on S106 sites and any affordable homes should be delivered through planning gain alone. The applicant will need to provide documentary evidence of any viability issues using a recognised financial toolkit, which the council will have independently assessed at full expense to the applicant.	
North Herts Ecology	14/06/24	See consultee comment for full comments on the following: - Southern Boundary Treatment. - Therfield Heath mitigation strategy. - BNG. Recommendations: - Condition a lighting strategy. - Mandatory Biodiversity Gain Plan condition. - Informative - Avoid bird nesting season for vegetation clearance to form part of CEMP which would also cover reptiles too as detailed in 4.43 of EA. - The EA expects the on-site badger sett to require closure but we've worked hard to try to ensure this woodland remains connected with the wider woodland habitats and knowing how determined badgers can be closing the sett would seem unnecessary when badgers are likely to come back post construction anyway. It would be far more pragmatic to fence off the undeveloped section in the SE and have a	Refer to the section below for the applicants response.

Consultee	Date	Summary of Comments	Applicants response
		method statement as part of the CEMP to avoid harm. - Condition - In addition to habitat creation to meet BNG on site, opportunities for ecological enhancements benefitting wildlife on individual plots should also be included with basic design techniques, such as the inclusion of integrated bat, bird and bee bricks and hedgehog holes in fences to support species integration and connectivity through the site.	
HCC Growth & Infrastructure	21/06/24	Sets out the planning obligations sought towards non-transport services for the local community. See consultee comment for full details. - First Education Contribution - £3,396,428 (which includes land costs of £46,112) index linked to BCIS 1Q2022 - Middle Education Contribution - £2,192,771 index linked to BCIS 1Q2022 - Upper Education Contribution - £1,932,510 index linked to BCIS 1Q2022 - Childcare Contribution towards increasing the capacity of 0-2 year old childcare facilities at Little Acorn Nursery and/or provision serving the development - £25,498 index linked to BCIS 1Q2022 - Childcare Contribution towards increasing the capacity of 5-11 year old childcare facilities at St Marys Primary School and/or provision serving the development - £4,248 index linked to BCIS 1Q2022 - Special Education Needs and Disabilities (SEND) contributions - £431,676 index linked to BCIS 1Q2022 - Library Service Contribution - £78,480 index linked to BCIS 1Q2022 - Youth Service Transfer Station Contribution - £55,809 index linked to BCIS 3Q2022 - Monitoring Fees - HCC will charge monitoring fees. These will be based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £340 (adjusted for inflation against RPI July 2021). LPA to consult the Hertfordshire Fire and Rescue Service Water Officer who may request the provision of fire hydrants through a planning condition.	Detailed discussions have been held with North Hertfordshire District Council and their appointed viability consultants regarding viability of the site. The level of HCC contributions needs to be at a level that ensures that the development is viable, having regard to the delivery of 22% on site affordable housing.

Consultee	Date	Summary of Comments	Applicants response
		Note - If the tenure or mix of dwellings changes, please notify us immediately as this may alter the contributions sought	
Natural England	21/06/24	Comments: - As submitted, the application could have potential significant effects on Therfield Heath Site of Special Scientific Interest/Local Nature Reserve (SSSI/LNR). Natural England requires further information to determine the significance of these impacts and the scope for mitigation. The following information is required: • Further consideration of Green space/landscape design with regard to the Therfield Heath SSSI/LNR Mitigation strategy • Evidence of securing a financial contribution to onsite mitigation/management on Therfield Heath SSSI/LNR - Without this information, Natural England may need to object to the proposal. - Once additional information is provided, Natural England would like to be re-consulted. Further advice on designated sites/landscapes, and other issues: - The Therfield Heath SSSI Mitigation Strategy will enable the Council to require that relevant new housing development within (and potentially beyond the Zol) provides appropriate mitigation and / or proportionate financial contributions towards delivery of SSSI access management measures. The measures should be designed in consultation with the Conservators of Therfield Heath and Greens, Natural England and the LPA and their delivery secured through an appropriate planning mechanism. Onsite greenspace - Natural England does not agree that the current green space design and provision is adequate to rule out recreational effects on Therfield Heath SSSI/LNR. Should the recommendations made by Natural England not be possible onsite, Natural England recommends further consultation with North Herts District Council to explore alternative methods to	Please refer to applicants response below.

Consultee	Date	Summary of Comments	Applicants response
Royston Town Council	4 th June 2024	securing appropriate greenspace to alleviate recreational pressure on Therfield Heath SSSI/LNR. Members of Royston Town Council raised NO OBJECTION to this application provided that - There is a minimum of 40% of affordable homes on the site. The current allocation of 22% does not comply with North Herts Council's policy. - Solar panels are installed on all of the houses. - Bat boxes, bird boxes and hedgehog highways are installed on the site. - A cycle route is installed from the development into the town centre. - A pedestrian crossing is installed to ensure a safe crossing over Newmarket Road. - Due to the proximity of schools to the area, construction traffic should be prohibited between 8am to 9.15am and 3pm to 3.45pm. Construction traffic should also be restricted to accessing the site from the A505 into Newmarket Road and be prohibited from the town centre.	Please refer to applicants response below.

Therfield Heath Mitigation

2.4 In respect of Therfield Heath Mitigation, Natural England within their consultation response set out that further green space is required to mitigate recreational impact upon Therfield Heath. They set out that to mitigate impact, Therfield Heath Mitigation should ideally include:

- Circular walk into wider countryside etc. of at least 2.7km.
- Provision for dogs along SANG guidelines e.g. off lead areas, dog waste bins.
- Signage and interpretation on PRoW/paths.
- On site maintenance and management of greenspace secured in perpetuity.

2.5 As set out within the original submission, the proposals include provision for in excess of 3 hectares of open space on the site, with a total of 10 hectares of open space easily accessible within close proximity to the site. Within the original submission, FPCR also provided a Recreational Mitigation Strategy Therfield Heath SSSI. This strategy referred to a proposed permissive route to the south of

the site, which is under the same landownership as the joint applicant. This is shown on figure 2 of the Mitigation Strategy. This route does not currently have permissive access and is private.

- 2.6 In response to the consultation response from Natural England, the applicants can confirm that they are agreeable for the permissive path to be secured in perpetuity (80 years) to be secured formally as part of the Section106 agreement. As shown on the plan within Figure 2, of the Recreational Mitigation Strategy, the proposed route is 2.7km long. It provides for a route that is circular and road free, where dogs can be kept off leads. As part of the Section106/planning conditions, the applicants are also happy to provide details of dog waste bins, signage and an on-site management and maintenance plan to ensure that this circular walking route is secured in perpetuity.
- 2.7 The delivery of this green space will provide a substantial benefit of the proposals, both to new residents and existing residents within Valley Rise. It can be fully delivered on land that is under the control of the joint applicant and secured in perpetuity. This, combined with the proposed on-site open space, is considered to fully mitigate the impact of the proposed development upon Therfield Heath SSSI.

Ecology

- 2.8 In addition to Therfield Heath Mitigation, North Herts Ecology also raised additional points relating to the size of the green buffer around the site and the need to secure BNG as part of the Section106 agreement. In respect of the green buffer around the site, further detailed discussions have been held with officers and the masterplan has been updated. A minimum 6 metre buffer is now provided around the site, which includes wider areas up to 12 metres in width. In addition, amendments have been made to remove hardstanding (footpaths) within the buffer.
- 2.9 In respect of BNG, the applicants can confirm that they are agreeable to the off-site BNG provisions being secured as part of the Section106 agreement and registered on the Natural England register.

Housing

- 2.10 The Viability Assessment has been agreed between the parties which shows that the affordable housing provision will be set at 22%, with a tenure split of 50/50 between affordable rent and shared ownership. The Phase 1 affordable housing mix is as follows:

1bf – 2
2bf – 2
2bh – 14
3bh – 5
Total – 23

- 2.11 This represents an appropriate mix of dwelling types which broadly accords with the most up-to-date housing need data within the 2023 SHMA update for North Hertfordshire and Stevenage.

Highway Matters

- 2.12 Detailed discussions have been held with North Hertfordshire District Council and Hertfordshire County Council during the application. This has resulted in a number of changes internally within the site having regard to the cycle and pedestrian routes, and the bus loop. This has resulted in an improved layout within the site, with a layout that seeks to promote walking and cycling.
- 2.13 In addition, as shown on the updated General Arrangement Proposed Site Access Priority Junction Sheet 1 of 4, amendments have also been made to the access and the crossing over Newmarket Road, to respond to comments received from the Highway Authority and North Hertfordshire District Council.
- 2.14 In addition, in response to the request from the Highway Authority, the applicants have had detailed discussions with the Highway Authority regarding the provision for cycleway improvements from the site to key facilities in Royston such as to Icknield Walk, King James Academy School, the train station and the town centre. In this regard, the applicants have prepared General Arrangement Plan sheets 1-4 by Markides Associates. This shows proposed cycleway improvements that can be delivered on land within the ownership of North Hertfordshire District Council and the Highway Authority. It is proposed to provide a cycleway connection from the north-west side of Newmarket Road to The Poplars. Cyclists would then cycle down the Poplars, which is a low traffic road, before joining a new cycleway/footpath at the junction with Icknield Walk, which can also be delivered on land under the ownership of North Hertfordshire District Council. It is then proposed to provide a new footway/cycleway along Newmarket Road to connect to Poplar Drive. From here cyclists can cycle north along Poplar Drive, which provides access to Icknield First School, King James Academy and onward to the train station. The delivery of these cycleway improvements is dependent upon North Hertfordshire District Council confirming access for delivery of the cycleway improvements on the land that they control.

2.15 Further Stand 2 contributions are also a matter of further discussion with the Highway Authority and North Hertfordshire District Council having regard to the viability of the site and total Section 106 budget available.

Royston Town Council

2.16 In response to Royston Town Council the applicants can advise as follows:

- In accordance with the energy strategy submitted with the application, it is the intention to provide PV Panels to optimum roof pitches for each dwelling.
- In respect to affordable housing provision. This has been subject to a detailed viability process and 22% affordable housing provision is proposed to ensure that the site can be delivered viably.
- A pedestrian crossing will be provided across Newmarket Road as shown on the site access drawing, prepared by Markides Associates.
- As detailed in paragraphs 1.13-1.15 above, cycleway improvements to Newmarket Road are also proposed as part of the development.
- It is intended the bird and bat boxes will be installed into suitable retained trees and some dwellings.
- A Construction Management Plan will be prepared as part of the development to minimise the impact of the scheme on neighbouring residents.

3. CONCLUSION

- 3.1 This Planning Statement Addendum has provided an overview of the applicants response to consultee responses raised on the planning application and it should be reviewed in conjunction with the updated Design and Access Statement and other documents submitted as part of the planning application.
- 3.2 It has demonstrated that all technical issues previously raised have now been resolved. The application will deliver 325 dwellings, which will make a very substantial contribution to the North Hertfordshire Housing Land Supply on an allocated site, that is at the top of the settlement hierarchy. It is therefore clear that the application should be approved without delay.