

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Garry

Surname

Hutchinson

Company Name

Vistry NHC

Address

Address line 1

Vistry Northern Home Counties

Address line 2

Building 7

Address line 3

Caldecotte Lake Business Park

Town/City

Milton Keynes

County

Buckinghamshire

Country

UK

Postcode

MK7 8JU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

24/01013/HYA

Date of decision (date must be pre-application submission)

02/07/2026

Please state the condition number(s) to which this application relates

Condition number(s)

5 & 7 - Hard and Soft Landscaping & Landscaping to Sub Station

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Royston Condition 5 and 7 (Hard and Soft Landscaping) Covering Letter - 09.07.2026
ROY01-LLA-P1-GF-DR-L-0101-P06 Detailed Hard Landscape Proposals - 1 of 6
ROY01-LLA-P1-GF-DR-L-0102-P06 Detailed Hard Landscape Proposals - 2 of 6
ROY01-LLA-P1-GF-DR-L-0103_P05 Detailed Hard Landscape Proposals - 3 of 6
ROY01-LLA-P1-GF-DR-L-0104_P05 Detailed Hard Landscape Proposals - 4 of 6
ROY01-LLA-P1-GF-DR-L-0105_P05 Detailed Hard Landscape Proposals - 5 of 6
ROY01-LLA-P1-GF-DR-L-0106_P06 Detailed Hard Landscape Proposals - 6 of 6
ROY01-LLA-P1-GF-DR-L-0201-P05 Detailed Planting Proposals - 1 of 6
ROY01-LLA-P1-GF-DR-L-0202-P05 Detailed Planting Proposals - 2 of 6
ROY01-LLA-P1-GF-DR-L-0203_P04 Detailed Planting Proposals - 3 of 6
ROY01-LLA-P1-GF-DR-L-0204-P05 Detailed Planting Proposals - 4 of 6
ROY01-LLA-P1-GF-DR-L-0205_P04 Detailed Planting Proposals - 5 of 6
ROY01-LLA-P1-GF-DR-L-0206_P05 Detailed Planting Proposals - 6 of 6
ROY01-LLA-P1-XX-RP-L-0601_P03 Landscape Management Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Vistry Northern Home Counties

Date

10/07/2026

