

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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	Land Surrounding Burloes Cottages
Address Line 1	Newmarket Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Royston
Postcode	SG8 7NJ

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

Easting (x)	Northing (y)
536916	240648

Description

Applicant Details

Name/Company

Title

Mr

First name

Garry

Surname

Hutchinson

Company Name

Vistry Northern Home Counties

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

Postcode

MK7 8JU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

Please provide the 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

02/07/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage

☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please refer to Covering Letter.

Please state why you wish to make this amendment

Please refer to Covering Letter.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

ROY01-MCB-ZZ-ZZ-DR-A-0230-D5-P5-Site Layout Plan
ROY01-MCB-ZZ-ZZ-DR-A-0231-D5-P3-External Materials and Boundaries Plan
ROY01-MCB-ZZ-ZZ-DR-A-0232-D5-P3-Surfacing Material Plan
ROY01-MCB-ZZ-ZZ-DR-A-0233-D5-P6-Affordable Tenure Plan 22 per cent
ROY01-MCB-ZZ-ZZ-DR-A-0234-D5-P3-Refuse Strategy Plan
ROY01-MCB-ZZ-ZZ-DR-A-0235-D5-P3-Parking Strategy Plan
ROY01-LLA-P1-GF-DR-L-0101 P04 Hard Landscape
ROY01-LLA-P1-GF-DR-L-0102 P04 Hard Landscape
ROY01-LLA-P1-GF-DR-L-0103 P04 Hard Landscape
ROY01-LLA-P1-GF-DR-L-0104 P04 Hard Landscape
ROY01-LLA-P1-GF-DR-L-0105 P04 Hard Landscape
ROY01-LLA-P1-GF-DR-L-0106 P05 Hard Landscape
ROY01-LLA-P1-GF-DR-L-0201 P03 Planting Proposals
ROY01-LLA-P1-GF-DR-L-0202 P03 Planting Proposals
ROY01-LLA-P1-GF-DR-L-0203 P03 Planting Proposals
ROY01-LLA-P1-GF-DR-L-0204 P03 Planting Proposals
ROY01-LLA-P1-GF-DR-L-0205 P03 Planting Proposals
ROY01-LLA-P1-GF-DR-L-0206 P04 Planting Proposals
ROY01-LLA-P1-XX-RP-L-0601_P02 Landscape Management Plan

New plan/drawing numbers

Site Layout – ROY1-MCB-ZZ-ZZ-DR-A-230-D5-P7
External Material and Boundaries Plan – ROY1-MCB-ZZ-ZZ-DR-A-231-D5-P4
Surfacing Materials Plan – ROY1-MCB-ZZ-ZZ-DR-A-232-D5-P4
Affordable Housing Tenure Plan – ROY1-MCB-ZZ-ZZ-DR-A-233-D5-P7
Refuse Strategy Plan – ROY1-MCB-ZZ-ZZ-DR-A-234-D5-P4
Parking Strategy Plan– ROY1-MCB-ZZ-ZZ-DR-A-235-D5-P4
Illustrative Streetscene AA – ROY1-MCB-ZZ-ZZ-DR-A-270-D5-P4
Housetype 242-V3 – ROY1-MCB-ZZ-ZZ-DR-A-0302-D5-P02
Housetype 341-V1 – ROY1-MCB-ZZ-ZZ-DR-A-0303-D5-P02
Housetype 341-V3 – ROY1-MCB-ZZ-ZZ-DR-A-0304-D5-P02
Housetype 351-V1 – ROY1-MCB-ZZ-ZZ-DR-A-0305-D5-P02
Housetype 351-V2 – ROY1-MCB-ZZ-ZZ-DR-A-0306-D5-P02
Housetype 351-V3 – ROY1-MCB-ZZ-ZZ-DR-A-0307-D5-P02
Detailed Hard Landscaping Proposals Sheet 1 of 6 - ROY01-LLA-P1-GF-DR-L-0101-P06
Detailed Hard Landscaping Proposals Sheet 2 of 6 – ROY01-LLA-P1-GF-DR-L-0102-P06
Detailed Hard Landscaping Proposals Sheet 3 of 6 – ROY01-LLA-P1-GF-DR-L-0103-P05
Detailed Hard Landscaping Proposals Sheet 4 of 6 – ROY01-LLA-P1-GF-DR-L-0104-P05
Detailed Hard Landscaping Proposals Sheet 5 of 6 – ROY01-LLA-P1-GF-DR-L-0105-P05
Detailed Hard Landscaping Proposals Sheet 6 of 6 – ROY01-LLA-P1-GF-DR-L-0106-P06
Detailed Planting Plans 1 of 6 – ROY01-LLA-P1-GF-DR-L-0201-P05
Detailed Planting Plans 2 of 6 – ROY01-LLA-P1-GF-DR-L-0202-P05
Detailed Planting Plans 3 of 6 – ROY01-LLA-P1-GF-DR-L-0203-P04
Detailed Planting Plans 4 of 6 – ROY01-LLA-P1-GF-DR-L-0204-P05
Detailed Planting Plans 5 of 6 – ROY01-LLA-P1-GF-DR-L-0205-P04
Detailed Planting Plans 6 of 6 – ROY01-LLA-P1-GF-DR-L-0206-P05
Landscape Management Plan - ROY01-LLA-P1-XX-RP-L-0601-P03

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

24/07/2026