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Mr Samuel Wood
David Lock Associates
50 North Thirteenth Street
Milton Keynes
MK9 3BP

Our Ref: 25/00157/NMA
Your Ref: WIN014 - Parcel 5 parking arr...

28th April 2025

Dear Mr Wood

Application for Non-Material Amendment following a grant of Planning Permission

Proposal: Non-material amendment to Reserved Matters Planning Permission 22/01003/REM (as amended by 24/01240/NMA), to relocate parking spaces, amend plot 92 and make alterations to landscaping and PV layout.

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr N Wakefield Urban & Civic BTR Ltd

I refer to the above submission received on the 27th January 2025 and accompanying drawings referenced below.

Drawing title	Drawing reference	Revision	Date received
Proposed Site Plan	1890- SBA-XX-XX-DR-A-503	Rev Y	27.03.2025
Amenity Space Schedule	1890- SBA-XX-XX-DR-A-509	Rev M	27.03.2025
Materials Plan	1890- SBA-XX-XX-DR-A-510	Rev Q	27.03.2025
Refuse Strategy Plan	1890- SBA-XX-XX-DR-A-511	Rev M	27.03.2025
Landscape Masterplan	2580A2-LLA-ZZ-00-DR-L-0001	Rev P10	27.03.2025
Detailed Hard Landscape Proposals - 1 of 6	2580A2-LLA-ZZ-00-DR-L-0101	Rev P12	27.03.2025
Detailed Hard Landscape Proposals - 2 of 6	2580A2-LLA-ZZ-00-DR-L-0102	Rev P11	27.03.2025
Detailed Hard Landscape Proposals - 3 of 6	2580A2-LLA-ZZ-00-DR-L-0103	Rev P11	27.03.2025
Detailed Hard Landscape Proposals - 4 of 6	2580A2-LLA-ZZ-00-DR-L-0104	Rev P10	27.03.2025
Detailed Hard Landscape Proposals - 5 of 6	2580A2-LLA-ZZ-00-DR-L-0105	Rev P12	27.03.2025
Detailed Hard Landscape Proposals - 6 of 6	2580A2-LLA-ZZ-00-DR-L-0106-P12	Rev P12	27.03.2025
Detailed Planting Proposals - 1 of 4	2580A2-LLA-ZZ-00-DR-L-0201	Rev P07	27.03.2025
Detailed Planting Proposals – 2 of 4	2580A2-LLA-ZZ-00-DR-L-0202	Rev P07	27.03.2025
Detailed Planting Proposals - 3 of 4	2580A2-LLA-ZZ-00-DR-L-0203	Rev P09	27.03.2025
Detailed Planting Proposals - 4 of 4	2580A2-LLA-ZZ-00-DR-L-0204	Rev P09	27.03.2025
Solar PV Site Layout	URB-NEO-500	Rev G	27.03.2025
Refuse Vehicle Tracking	134163-RSK-P5-XX-DR-C-0001	Rev P06	27.03.2025
Fire Tender Tracking	134163-RSK-P5-XX-DR-C-0002	Rev P05	27.03.2025
Private Car Tracking	134163-RSK-P5-XX-DR-C-0003	Rev P05	27.03.2025
Surface Water Drainage Strategy Plan	134163-RSK-P5-XX-DR-C-0004	Rev P05	27.03.2025
Foul Water Drainage Strategy Plan	134163-RSK-P5-XX-DR-C-0005	Rev P05	27.03.2025
Surface Water Catchment Plan	134163-RSK-P5-XX-DR-C-0007	Rev P05	27.03.2025
Strategic Levels Plan	134163-RSK-P5-XX-DR-C-0010	Rev P06	27.03.2025
Combined Services Plan	134163-RSK-P5-XX-DR-C-0013	Rev P05	27.03.2025
Highway Plan	134163-RSK-P5-XX-DR-C-0014	Rev P05	27.03.2025

Flood Exceedance Plan	134163-RSK-P5-XX-DR-C-0015	Rev P05	27.03.2025
Light Goods Vehicle Tracking	134163-RSK-P5-XX-DR-C-0016	Rev P04	27.03.2025
Tree soil volume requirements-Trees in hard landscape	2580A2-LLA-ZZ-00-DR-L-0205	Rev P03	27.03.2025
AA', A'A'' Street Elevations	1890-SBA -XX -XX-DR-A -240	Rev H	27.01.2025
BB', B'B'' Street Elevations	1890-SBA -XX -XX-DR-A -241	Rev I	27.01.2025
CC', C'C'' Street Elevations	1890-SBA -XX -XX-DR-A -242	Rev I	27.01.2025
DD', D'D'', D''D''' Street Elevations	1890-SBA -XX -XX-DR-A -243	Rev I	27.01.2025
EE', E'E'', E''E''' Street Elevations	1890-SBA -XX -XX-DR-A -244	Rev G	27.01.2025
FF', F'F'', F''F''' Street Elevations	1890-SBA -XX -XX-DR-A -245	Rev I	27.01.2025
GG', HH' Street Elevations	1890-SBA -XX -XX-DR-A -246	Rev I	27.01.2025
II', JJ' Street Elevations	1890-SBA -XX -XX-DR-A -247	Rev H	27.01.2025
KK', LL' Street Elevations	1890-SBA -XX -XX-DR-A -248	Rev G	27.01.2025
MM', NN' Street Elevations	1890-SBA -XX -XX-DR-A -249	Rev H	27.01.2025
OO', PP' Street Elevations	1890-SBA -XX -XX-DR-A -250	Rev I	27.01.2025
QQ', RR'' Street Elevations	1890-SBA -XX -XX-DR-A -251	Rev G	27.01.2025

I would confirm that the non-material amendment(s) as described is (are) considered acceptable subject to the additional conditions identified below (the development remains subject to the conditions attached to the original planning permission) ;

1. Condition.
   CONDITION 7 OF 21/01003/REM (AS AMENDED BY 24/01240/NMA) IS AMENDED TO READ AS: The soft planting shall be carried out in accordance with the approved 'Detailed Planting Proposals Sheets 1-4', drawing references 2580-LLA-ZZ-00-DR-L-0201 Rev P07, 2580-LLA-ZZ-00-DR-L-0202 Rev P07, 2580-LLA-ZZ-00-DR-L-0203 Rev P09, 2580-LLA-ZZ-00-DR-L-0204 Rev P09. The soft landscape works for residential properties shall be carried out prior to the occupation of the part of the development to which they relate or in accordance with an implementation program previously agreed in writing with the Local Planning Authority. Planting which is not to be conveyed to purchasers of the dwellings shall be undertaken within the first planting season following commencement of development, or such other timeframe which shall first be agreed in writing by the Local Planning Authority. The planting shall be managed and maintained for a minimum of 5 years in accordance with the Landscape Management Plan report reference 2580-LLA-XX-XX-RP-L-0601-Rev P05. Any trees or plants which within a period of 5 years from the substantial completion of the relevant area of open space die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason - In the interests of visual amenity and to enhance the character and appearance of the site.

2. Condition.
CONDITION 14 OF 21/01003/REM (AS AMENDED BY 24/01240/NMA) IS AMENDED TO READ AS: The parking provision for each dwelling shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved 'Proposed Site Plan' drawing reference 1890-SBA-XX-XX-DR-A-503 Rev Y prior to the first occupation of the dwelling to which the area relates, and thereafter retained for that specific use. The access and parking areas shall thereafter be kept available for the parking and manoeuvring of vehicles for the lifetime of the development.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

3. Condition.
CONDITION 18 OF 21/01003/REM (AS AMENDED BY 24/01240/NMA) IS AMENDED TO READ AS: Notwithstanding the details set out within part 9 of the 'Reserved Matters Compliance Statement - Biodiversity compliance Statement' dated September 2022 and as illustrated on the 'Detailed Hard Landscape Proposals Sheets 1-6', drawing references 2580-LLA-ZZ-00-DR-L-0101 Rev P12, 2580-LLA-ZZ-00-DR-L-0102 P11, 2580-LLA-ZZ-00-DR-L-0103 Rev P11, 2580-LLA-ZZ-00-DR-L-0104 Rev P10, 2580-LLA-ZZ-00-DR-L-0105 Rev P12 and 2580-LLA-ZZ-00-DR-L-0106 Rev P12, no development above slab level shall take place until full details of the siting and implementation details of the bat and bird boxes, log piles and hedgehog holes to be provided within boundary fencing shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures (bat and bird boxes, hedgehog holes and log piles) shall be installed in accordance with the approved details and shall be retained thereafter in perpetuity.

Reason - To ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced.

4. Condition.
CONDITION 22 OF 21/01003/REM (AS AMENDED BY 24/01240/NMA) IS AMENDED TO READ AS: Notwithstanding the details shown on the approved 'Highway Plan', drawing reference 134163-RSK-P5-XX-DR-C-0014 Rev P05, no development above slab level shall commence until details of a scheme for the construction and long term management of any development roads, parking courts and footpaths / cyclepaths have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- road and footway cross-sections showing their construction;
- the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection.

The development shall be carried out in accordance with the approved details. The streets shall thereafter be maintained in accordance with the approved management and maintenance details in perpetuity unless they are publicly adopted.

Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

5. Condition.
CONDITION 25 OF 21/01003/REM (AS AMENDED BY 24/01240/NMA) IS AMENDED TO READ AS: Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the approved 'Proposed Site Plan' drawing reference 1890-SBA-XX-XX-DR-A-503 Rev Y. The splays

shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

6. Note to applicant.
This decision should be read in conjunction with the decision notice for planning application reference 22/01033/REM (as amended by 24/01240/NMA).

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk.

Yours sincerely



Clara Kerr
Chief Planning Officer