Our Ref: 25/80027/COND
Your Ref: 1890 Wintringham DoC 15 Play ...

31 March 2025

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Saunders Boston Limited
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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of condition 15 of (equipment details) 22/01003/REM

Site address: Wintringham Park Cambridge Road St Neots

Your client: Mr James Browning

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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Huntingdon. PE29 3TN
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31st March 2025

Dear Sir/Madam

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of condition 15 of (equipment details) 22/01003/REM

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr James Browning Lodge Park Limited

I refer to your application above received on 5 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 15 - Equipment details
Condition reads as:
Notwithstanding the plans hereby approved, prior to the first occupation of any dwelling full details of the bins, picnic benches, stepping logs, balance beam and balance course for landscape play within the Pocket Park as shown on the 'Detailed Hard Landscape Proposals Sheet 3 of 6', drawing reference 2580-LLA-ZZ-00-DR-L-0103 Rev P05 and a timetable of implementation shall be submitted to and approved in writing by the Local Planning authority. The details shall have regard to Section 3.4.2 of the approved Key Phase 1 Design Code. The bins, picnic benches, stepping logs, balance beam and balance course shall be installed in accordance with the approved details and retained thereafter unless alternative details are submitted to and agreed in writing with the Local Planning Authority.

Reason - In the interests of visual and residential amenity.

Documents / drawings:
* Wicksteed timber equipment details (subcontractor order acknowledgement), received on 5 March 2025.

* Lodge Park Ltd Wintringham Park pocket park equipment plan, drawing reference 4/94369 issue 3 dated 04/03/2025, received on 5 March 2025.
*Email confirmation from the agent dated 7 March 2025 confirming that the pocket park equipment will be implemented following the removal of the site cabin and welfare facilities (approximately January 2027) and prior to occupation of the last residential unit.

Assessment:
HDC Urban Design have fully reviewed the submitted amended details and consider these to be acceptable.

The proposals comprise the following:

Play Equipment:
A) 2 x full log walk (20 steps) with 2 x safety grass mats at either end
B) Inclined balance beam with 2 x safety grass mats at either end
C) Alpha Trail with 10 x safety grass mats
Table and benches:
D) 2 x Bailey Street Scene Gero Tables 2000mm x 480mm FSC Iroko Hardwood with PPC galvanised steel metal components in RAL 7016 Anthracite Grey with 4 x Bailey Street Scene Gero Benches 2000mm x 530mm FSC Iroko Hardwood with PPC Galvanised steel metal components in RAL 7016 Anthracite Grey.

Litter Bins:
E) 3 x MMCITE ESF Prax 120L capacity Litter Bins ref PRX316. FSC Hardwood Robinia with PPC steel metal components in RAL 7016 Anthracite Grey.

The arrangement of the equipment is set out on Wintringham Park Plan drawing 4/94696 - Issue 3.

The proposed equipment is consistent with other pocket parks across the Wintringham development and are consistent with the Key Phase 1 Design Code.

In relation to implementation, the pocket park and related equipment is proposed to be delivered following the removal of the site cabin and welfare facilities at the end of construction and prior to occupation of the last residential unit, which is considered acceptable.

Having regard to the consultee comments it is considered that the proposed pocket park equipment details are acceptable.

Conclusion:
The details submitted relating to Condition 15 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 15 can be considered discharged upon completion of the works in accordance with the approved details.

Yours faithfully

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 31 March 2025