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23 September 2024

[redacted]

Strategic Sites
Huntingdonshire District Council
Pathfinder House,
St Marys Street
Huntingdon
PE29 3TN

[redacted]

Re: Non-material amendment to reserved matters consent 23/00695/REM

Barratt David Wilson Homes (BDW) Cambridgeshire hereby submit a non-material amendment application under Section 96A of the Town and Country Planning Act 1990 (as amended) in respect of reserved matters consent 23/00695/REM. This follows the non-material amendment application which is currently being considered under application reference 24/01334/NMA.

The application seeks to:
1) amend the balcony design of Flat Block F;
2) omit ground floor side windows serving the WC of all Chester housetypes (plots 133 and 134); and
3) alter the boundary fence positions to plots 214, 216, 55, 77-79, 60-62, 192, 206 and the parking court serving apartment blocks D and E; and
4) amend the position of plots 177-79, 187 and 188 by circa 1m forwards in their plot.

Rationale and Assessment

1) Balcony design

These changes seek to amend the balconies from cantilever style to a clad bolt on structure.

Following our pre-application discussions with Aaron and Matthew Paul, and accounting for the requirements of the Design Code (shown overleaf), BDW has worked with our architects to design the revised balconies such that they appear as integral to the composition of the elevation.

The balconies will be cloaked in matching brickwork to the elevation to which they relate, and examples of this type of approach at our Northstowe, Cambridgeshire development are shown below. Whilst the proposal here would not incorporate the use of glazed panels, favouring balustrades, the overall appearance would be similar.

With regards to balcony size, Plots 196-204 are all 1B 2P units, whilst Plot 205 is a 2B 3P unit. Accordingly, balconies are required to be 5sqm and 6sqm respectively. The revised balcony designs all accord with this requirement.

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On this basis, it is considered that the revised design is fully compliant with the requirements of the approved Key Phase 1 Design Code.



2. Chester housetype

This change seeks to omit the ground floor side window to the WC which overlooks the side parking area. Whilst it is understood that natural surveillance of side parking spaces is a Design Guide requirement, these windows clash with the side piers of the car ports and therefore must be omitted.

It is felt that this change would, visually, be de-minimus and would not adversely affect the safety or security of the side parking given that the window served a secondary habitable room.

3. Boundary fence positions

These changes have been submitted previously and are pending consideration under another NMA application reference (24/01334/NMA). To avoid unnecessary and confusing approvals, BDW has taken the decision to amalgamate the changes sought into 1no. NMA. Accordingly, the already pending application is to be withdrawn.

These changes seek to ensure that the garden sizes are commensurate with the size of plot they serve.

Following pre-application discussions with both [redacted], we have sought to ensure that any changes reflect the feedback provided. In particular, the scheme submitted retains key soft landscaping areas which aid in softening the public realm, ensuring accordance with the general design parameters set within the approved Key Phase 1 Design Code. A slight amendment has been made following feedback from [redacted] received on 30 August 2024 insofar as the arrangement of the gardens around plots 214-218.

An updated Garden Areas and Separation Distances Plan accompanies this application. This demonstrates that every plot subject to the changes proposed still meets the minimum garden size requirements of the Design Code.

4. Position of plots

These changes have been submitted previously and are pending consideration under another NMA application reference (24/01334/NMA). To avoid unnecessary and confusing approvals, BDW has taken the decision to amalgamate the changes sought into 1no. NMA. Accordingly, the already pending application is to be withdrawn.

These changes are associated with the amendments set out above, insofar as they relate to ensuring that garden sizes are commensurate with the plot they serve.

The plots affected would be moved forwards in their plot by circa 1m, reducing the front garden size but increasing the rear garden size.

Adequate frontage planting would be maintained to ensure that the verdancy of the development is retained, and ensuring that any hard landscaping is adequately softened. Furthermore, for plots 187 and 188, the altered position would ensure that the frontage landscaping depths align with others within the streetscene.

Application drawings

For clarity, the following table sets out the drawings which accompany this application and identifies which of the currently approved drawings would be replaced.

Drawing Title	Drawing number	Approved revision	Proposed revision
Site Layout Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0230	P6	P9
External Materials Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0232	P5	P9
External Boundaries and Surface Finishes Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0233	P5	P8
Affordable Tenure Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0234	P5	P8
Parking Strategy Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0235	P5	P8
Refuse Management Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0236	P5	P8
Garden Areas and Separation Distances Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0237	P5	P8
Electric Vehicle Charging Point Strategy Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0238	P5	P8
Detailed Landscape Proposals Sheet 1 of 3	GL1982 04	E	F
Detailed Landscape Proposals Sheet 2 of 3	GL1982 05	E	G
Detailed Landscape Proposals Sheet 3 of 3	GL1982 06	E	F
Chester Housetype Plans and Elevations	ALCWL-MCB-ZZ-ZZ-DR-A-0143	P2	P4
Block F Ground Floor Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0345	P6	P9
Block F First Floor Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0346	P4	P7
Block F Second Floor Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0347	P5	P8
Block F Elevation B and C	ALCWL-MCB-ZZ-ZZ-DR-A-0348	P5	P8
Block F Elevation A and D	ALCWL-MCB-ZZ-ZZ-DR-A-0349	P5	P8

Conclusion

It is considered that the proposed amendments are minimal when viewed within the context of the overall development and would therefore have an immaterial impact on the scheme. I therefore trust that this Section 96A application can be approved without delay.

Please do not hesitate to contact me should you require any clarification regarding the revisions.

Yours sincerely

[redacted]

Planning Manager