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Mrs Kim Rickards
Durkan Homes
4 Elstree Gate
Elstree Way
Borehamwood
WD6 1JD

Our Ref: 24/02202/NMA
Your Ref: St Neots Phase 4 NMA

20th March 2025

Dear Mrs Rickards

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

Proposal: Non material amendment of 20/01507/REM for plots 123-128, 136-144, 150-157, 166-179, 185-194 to allow house substitutions, plot re-numbering and changes to the housing mix (fewer 2 and 4 bedroom dwellings and more 3 bedroom dwellings), changes to materials and loss of one visitor parking space.

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Durkan Durkan (St Neots) Ltd

I refer to the above submission received on the 25th November 2024 and accompanying drawings referenced below.

Drawing reference	Drawing Title	Revision	Date received
Proposed Plans - PH305V1	STN-TRE-PL-XX-DR-A-1005	P01	25.11.2024
Proposed Plans - PH201V1	STN-TRE-PL-XX-DR-A-1006	P02	17.01.2025
Proposed Plans - PH305V2	STN-TRE-PL-XX-DR-A-1007	P02	17.01.2025
Proposed Plans - PH401V4 &PH301V4	STN-TRE-PL-XX-DR-A-1008	P03	17.01.2025
Proposed Plans - PH401V4 &PH301V4	STN-TRE-PL-XX-DR-A-1009	P03	17.01.2025
Proposed Plans - PH401V4	STN-TRE-PL-XX-DR-A-1010	P03	17.01.2025
Proposed Plans - PH403V1	STN-TRE-PL-XX-DR-A-1013	P01	25.11.2024
Proposed Elevations - PH305V1	STN-TRE-PL-XX-DR-A-1604	P01	25.11.2024
Proposed Elevations - PH305V2	STN-TRE-PL-XX-DR-A-1605	P03	30.01.2025
Proposed Elevations - PH401V4 &PH301V4	STN-TRE-PL-XX-DR-A-1606	P03	16.01.2025

Proposed Elevations - PH401V4 &PH301V4	STN-TRE-PL-XX-DR-A-1607	P03	17.01.2025
Proposed Elevations - PH401V1	STN-TRE-PL-XX-DR-A-1608	P02	17.01.2025
Proposed Elevations - PH403V1	STN-TRE-PL-XX-DR-A-1611	P01	25.11.2024
Proposed Elevations - PH201V1	STN-TRE-PL-XX-DR-A-1615	P02	17.01.2025
Proposed Site Plan - Ground Floor Plan	STN-TRE-SW-XX-DR-A-0100	P04	17.01.2025
Proposed Site Plan - Roof Plan	STN-TRE-SW-XX-DR-A-0101	P04	17.01.2025
Proposed Site Plan - Typology Plan	STN-TRE-SW-XX-DR-A-0102	P04	17.01.2025
Proposed Site Plan - Tenure Plan	STN-TRE-SW-XX-DR-A-0103	P04	17.01.2025
Proposed Site Plan - Storey Height Plan	STN-TRE-SW-XX-DR-A-0104	P04	17.01.2025
Proposed Site Plan - Parking Strategy Plan	STN-TRE-SW-XX-DR-A-0105	P04	17.01.2025
Proposed Site Plan - Cycle & Refuse Plan	STN-TRE-SW-XX-DR-A-0106	P04	17.01.2025
Proposed Street Scenes	STN-TRE-SW-XX-DR-A-0150	P04	17.01.2025
Landscape Masterplan	STN-LDA-SW-XX-DR-L-0001	P06	17.12.2024
General arrangement 07	STN-LDA-SW-XX-DR-L-0016	P04	17.12.2024
General arrangement 08	STN-LDA-SW-XX-DR-L-0017	P04	17.12.2024
General arrangement 09	STN-LDA-SW-XX-DR-L-0018	P04	17.12.2024
Planting plan 07	STN-LDA-SW-XX-DR-L-0036	P03	17.12.2024
Planting plan 08	STN-LDA-SW-XX-DR-L-0037	P03	17.12.2024
Planting plan 09	STN-LDA-SW-XX-DR-L-0038	P03	17.12.2024
St Neots - Phase 4 External Materials Plan		Rev E	17.12.2024
Site wide cable ducts layout for private EVC points and remote private services – sheet 4	STN-MHT-SW-XX-DR-E-6504	Rev T04	25.02.2025
Levels layout (sheet 3 of 3)	STN-IDL-SW-XX-DR-C-0503	Rev C08	25.02.2025

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 11 OF PLANNING PERMSISSION 20/01507/REM IS AMENDED TO READ:
   Condition. Refuse Storage.
   Bin storage as shown on drawings 'Block 1 level 0' drawing reference AA8232-2220 Rev C, 'Block 2 level 0' drawing reference AA8232-2228 Rev C, 'Block 3 level 0' drawing reference AA8232-2235 Rev C, 'Block 4 bin and bike store' drawing reference AA8232-2245 Rev A and 'Cycle and refuse strategy plan' AA8232-2066 Rev D (as amended in part by the 'Proposed site plan - cycle & refuse plan' drawing reference STN-TRE-SW-XX-DR-A-0106-P04) shall be provided before the dwelling/ apartment it serves is first occupied and be retained thereafter. Should there be any discrepancies between the original plans and those approved in the plan table above, the plans hereby approved

shall take precedence in relation to cycle storage for the plots renumbered as 123-128, 136-144, 157-164, 173-186, 192-194 and 294-300.

Reason. To ensure adequate provision for the storage of refuse bins is provided, in the interests of visual amenity.

2. Condition.
CONDITION 15 OF PLANNING PERMSISSION 20/01507/REM IS AMENDED TO READ:
Condition. Boundary Treatments.
The boundary treatments as detailed on the 'Proposed Boundary Treatment' plan, drawing reference L1102 - 2.1 - 2001 Rev P5 (as amended in part by the 'General arrangement 07' plan drawing reference STN-LDA-SW-XX-DR-L-0016 Rev P04, 'General arrangement 08' plan drawing reference STN-LDA-SW-XX-DR-L-0017 Rev P04 and 'General arrangement 09' plan drawing reference STN-LDA-SW-XX-DR-L-0018 Rev P04) shall be erected before the dwelling it serves is first occupied. Should there be any discrepancies between the original plans and those approved in the plan table above, the plans hereby approved shall take precedence in relation to boundary treatments for the plots renumbered as 123-128, 136-144, 157-164, 173-186, 192-194 and 294-300.

Reason. In the interests of visual amenity and residential amenity.

3. Condition.
CONDITION 18 OF PLANNING PERMSISSION 20/01507/REM IS AMENDED TO READ:
The bat tubes and bird boxes as specified within the Ecological Compliance report prepared by Aspect Ecology dated July 2020 received on 11 August 2020 and as shown on drawing reference Plan 5806/EN1 (as amended in part by the 'General arrangement 07' plan drawing reference STN-LDA-SW-XX-DR-L-0016 Rev P04, 'General arrangement 08' plan drawing reference STN-LDA-SW-XX-DR-L-0017 Rev P04 and 'General arrangement 09' plan drawing reference STN-LDA-SW-XX-DR-L-0018 Rev P04) shall be erected prior to first occupation of the dwelling associated with the enhancement and elsewhere around the site prior to first occupation of the development. The enhancement measures shall be retained in perpetuity. Should there be any discrepancies between the original plans and those approved in the plan table above, the plans hereby approved shall take precedence in relation to ecological enhancements for the plots renumbered as 123-128, 136-144, 157-164, 173-186, 192-194 and 294-300.

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

4. Note to applicant.
This decision should be read in conjunction with the decision notice for planning application reference 20/01507/REM.

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