Hannah Guy
Principle Development Management Officer
Huntingdonshire District Council
St Mary's St
Huntingdon
PE29 3TN
10th November 2026

Dear Hannah,

SECTION 96A NON-MATERIAL AMENDMENT (NMA) TO AMEND THE TRIGGER POINT OF THE DELIVERY OF TWO BUS STOPS SECURED UNDER CONDITION 18 & 19 of 20/01407/OUT (AS VARIED BY NMA 25/01795/NMA) | Land North Of Shawley Road and West of Glatton Road Sawtry

Allison Homes hereby submit a non-material amendment to Condition 18 and 19 of Outline Planning permission 20/01407/OUT to vary the trigger point for the delivery of two existing bus stops within Sawtry. Conditions 18, 19, and 20 attached to the Outline planning permission requires Allison Homes to deliver three bus stops, with Condition 18 refers to the deliver of an existing bus stop on the western side of Glatton Road (traveling northbound), Condition 19 refers to an existing bus stop on the eastern side of The Green (traveling southbound), and Condition 20 referring to a new bus stop to be provided adjacent to the site (traveling northbound). The locations of these bus stops are appended to this letter. Conditions 18 and 19 currently require the works to be completed prior to occupation of the 50th dwelling. Allison Homes seeks to amend this trigger to occupation of the 100th dwelling.

The delivery triggers are requested to be amended to allow for continued market and affordable delivery from the site and have stemmed from the length of time required for a Section 278 technical approval, legal agreement, and road space to be agreed, as well as agreeing a specification on the bus stops with Sawtry Parish Council.

Condition 20, which relates to the bus stop outside of site, will be delivered within the 50th occupational trigger, with the submission element of the condition discharged under 26/80098/COND, and already has Section 278 technical approval and legal agreement. This bus stop will serve travel northbound, given the proximity of the Condition 20 bus stop to the development, it is anticipated that this facility will provide the primary northbound bus service connection for future residents when compared to Condition 18, which requires the improvement of an existing bus stop serving northbound travel. It is unlikely that additional occupations from this site would cause a material impact on this bus stop, given that any residents from the site would have to walk circa 400m by the bus stop delivered by Condition 20, which for the avoidance of doubt, will be delivered prior to 50th occupation in line with the original trigger.

Regarding Condition 19, the improvement works secured under the condition (shelter, raised kerbs, bus cage, real time passenger information board) have already been provided at the bus stop, with the Parish Council requiring minor surfacing works. As the substantive improvements required by Condition 19 are already in place, the proposed amendment would not materially affect the functionality or accessibility of the bus stop.

Due to the above, Allison Homes consider the amendments non-material under Section 96A of the TCPA (1990), with the proposed amendments not altering the nature, scale, location or function of the approved development and would not result in any additional environmental, highway or amenity impacts when compared with the approved scheme, and therefore request that Condition 18 and 19's occupational triggers are amended to read as per the following:

Condition 18

*"Prior to occupation of the **100th** dwelling within the development hereby permitted, the existing bus stop on the western side of Glatton Road shall be upgraded in accordance with a scheme that has first been submitted to and*

approved in writing by the Local Planning Authority. The scheme shall include but not be limited to, shelter, raised kerbs, painted bus cage on the ground and Real Time Passenger Information boards."

Condition 19

*Prior to occupation of the **100th** dwelling within the development hereby permitted, the existing bus stop on the eastern side of The Green shall be upgraded in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to, shelter, raised kerbs, painted bus cage on the ground and Real Time Passenger Information boards.*

The request is solely to amend the timing of delivery rather than remove or alter the required works, which Allison Homes remains committed to delivering in full. We trust the above provides sufficient justification for the proposed amendment and respectfully request that the application be validated and determined under Section 96A of the Town and Country Planning Act 1990. Should you require any further information, please do not hesitate to contact me.

Yours Sincerely,

G. Wilkinson

George Wilkinson MRTPI
Planning Manager– Allison Homes Central
george.wilkinson@allison-homes.com

Enclosed Bus Stop Plan.


Untitled Map
Write a description for your map
Legend
Condition
Untitled Polygon
Condition 20 Bus Stop
Condition 18 Bus Stop
Condition 19 Bus Stop
Great North Rd
B1043
A1(M)
Cooks Ln
Old N Rd
Church St
Deerpark Rd
High St
Newton Rd
Gidding Rd
Fen Ln
Google Earth
Image © 2026 Airbus
100 m
N