Urban Design Consultation

Proposal: Discharge of condition 5 (Hard Landscaping) of 22/01003/REM	**Location: Wintringham Park Cambridge Road St Neots - Parcel 5**
Case Officer: Laura Fisher	**Application: 24/80422/COND**

Comments in green text are in response to amended Detailed Hard Landscape Plans received 19/03/2025:

These revised plans replace the areas of Charcon Woburn Herringbone Block Paving (colour: autumn) proposed within the site with Europa herringbone Block Paving (colour: autumn), reflecting the original Europa Block paving proposed for the side drives of Plots 50, 52-58, 59-66, 121-130 fronting the eastern site boundary / Bret Road and the side drives of plots 110-115, 118-120 fronting the southern site boundary / Firethorn Road.

This change is accepatble and reflects the email exchange with Lodge Park (28/02/2025). The use of Europa block paving is consistent with other parcels at Wintringham.

The revised Hard Landscape Plan Sheet 5 (dwg 2580A2-LLA-ZZ-00-DR-L-0105) also swaps the location of parking for plot 143 and the visitor parking so that the parking for Plot 143 is now located directly in front of the dwelling. This is supported and reflects recent comments raised on the 25/00157/NMA application.

The amendments are supported in design terms.

Comments in blue text are in response to amended plans received 11/02/2025.

C5 Hard Landscaping

No development above slab level shall take place in connection with the development hereby approved until full details of the following have been submitted to and approved in writing by the Local Planning Authority.

i. *Hard landscape works, to include but not be limited to, full details of paved surfaces (including, type, colour and size) including for the paths within the Pocket Park); and*
ii. *An implementation programme for the landscape works. The development shall be carried out in accordance with the approved details.*

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

Submission:

- Cover Letter dated 2nd December 2024
- 2580A2-LLA-ZZ-00-DR-L-0101-~~P09~~ Detailed Hard Landscape Proposals – 1 of 6 **P11**
- 2580A2-LLA-ZZ-00-DR-L-0102-~~P08~~ Detailed Hard Landscape Proposals – 2 of 6 **P10**
- 2580A2-LLA-ZZ-00-DR-L-0103-~~P08~~ Detailed Hard Landscape Proposals – 3 of 6 **P10**
- 2580A2-LLA-ZZ-00-DR-L-0104-~~P07~~ Detailed Hard Landscape Proposals – 4 of 6 **P09**
- 2580A2-LLA-ZZ-00-DR-L-0105-~~P07~~ Detailed Hard Landscape Proposals – 5 of 6 **P10**
- 2580A2-LLA-ZZ-00-DR-L-0106-~~P07~~ Detailed Hard Landscape Proposals – 6 of 6 **P10**

Comments:

i. Hard landscape details were previously included on hard landscape proposals dwg 2580-LLA-ZZ-00-DR0101 – 0106 received 20.10.2022 approved as part of the 22/01003/REM application. The hard surface materials shown on plans submitted with this condition (as listed above) accord with these approved drawings and comprise:

   - Macadam roads and pavements.
   - Woburn Block Paving by Charcon (201 x 134 x 80mm) colour – autumn, herringbone pattern for

the parking spaces to the rear of Plots 006-012, 103-107 and 93; the frontage parking spaces of Plots 15-18, 21-22, 40, 76, 78, 83, 86, 95-96, 97-98, 99-102, 140-142, the visitor spaces and Plots 108 and 143; the parking spaces of Plots 137-139, 116-117 and the three visitor spaces adjacent to the pedestrian entrance from Firethorn Road; raised tables, and; the shared surface road and parallel visitor parking spaces to the east of the pocket park;

- Europa Block Paving by Charcon (200 x 100 x 60) colour – autumn for the side drives of Plots 50, 52-58, 59-66, 121-130 fronting the eastern site boundary / Bret Road and the side drives of plots 110-115, 118-120 fronting the southern site boundary / Firethorn Road;
- Macadam drives with coloured chippings for the shared private drives – confirm the colour / type of the stone chippings. This is now confirmed as having buff limestone chippings to drives and is accepatble.
- Moordale paving slab 450 x 450 x 50mm for rear garden patios

The proposed distribution of hard landscape materials is supported subject to confirming the colour / type of stone chippings used for the private drives. Done.

Minor amendments have been made to the treatment of kerbs to the rear of groups of frontage parking spaces and to the back edge of private drives, changing the standard upstands to lower 25mm upstands within these areas. The brick boundary walls have also been rationalised across the parcel, changing these from a mixture of 1.8m and 2.1m high walls to 1.8m high walls, consistent across the parcel. These changes are considered minor and accepatble in design terms.

The surface treatment of roads, footpaths, driveways, raised tables and private shared drives remains in accordance with the Detailed Hard Landscape Proposals 1-6 approved under the 22/01003/REM.

It is noted that the means of delineating parking spaces will be secured under condition 13.

ii. The submitted cover letter confirms *'all landscaping elements associated with each individual plot are to be completed once the plot is complete and prior to handover / occupation. Delivery of public open space and all other landscape elements (including paths, street furniture, play features etc) is to be undertaken once the site compound is decommissioned at the end of the construction period'* – support.

Recommendations: Support the discharge of C5 subject to confirming the colour / type of stone chippings used for the private drives. Done. Urban Design supports the discharge of C5 Hard Landscaping.

Signed: Matthew Paul	**Date: 17/12/2024, 18/02/2025, 03/04/2025**