Our Ref: 24/80422/COND
Your Ref: 1890 Wintringham RMA DOC Cond...

29 April 2025

Saunders Boston
Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA
United Kingdom

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Sir/Madam

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

Proposal: Discharge of condition 5 (Hard Landscaping) of 22/01003/REM (as amended by 25/00157/NMA)

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Saunders Boston
Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA
United Kingdom

Our Ref: 24/80422/COND
Your Ref: 1890 Wintringham RMA DOC Cond...

29th April 2025

Dear Sir/Madam

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

Proposal: Discharge of condition 5 (Hard Landscaping) of 22/01003/REM (as amended by 25/00157/NMA)

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr James Browning Lodge Park Limited

I refer to your application above received on 2 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 5 - Hard landscaping
Condition reads as:
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.

Approved documents / drawings:
* Cover Letter dated 2 December 2024, received on 2 December 2024.
* Detailed Hard Landscape Proposals - 1 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0101 Rev P12, received on 19 March 2025.

* Detailed Hard Landscape Proposals - 2 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0102 Rev P11, received on 19 March 2025.
* Detailed Hard Landscape Proposals - 3 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0103 Rev P11, received on 19 March 2025.
* Detailed Hard Landscape Proposals - 4 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0104 Rev P10, received on 19 March 2025.
* Detailed Hard Landscape Proposals - 5 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0105 Rev P12, received on 19 March 2025.
* Detailed Hard Landscape Proposals - 6 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0106 Rev P12, received on 19 March 2025.

Assessment:
HDC Urban Design have reviewed the submitted details and following receipt of amended details confirmed that these are acceptable.

It is noted that hard landscape details were previously included on the hard landscape proposals dwg 2580-LLA-ZZ-00-DR0101-0106 received 20.10.2022 approved as part of the 22/01003/REM application (as amended by 25/00157/NMA). The hard surface materials shown on plans submitted with this condition (as listed above) accord with these approved drawings and comprise the following:

*Macadam roads and pavements.
*Charcon Woburn Block Paving in the colour autumn 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 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; 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.
*Asphalt rolled drives with buff coloured limestone chippings for the shared private drives; and
*Moordale paving slab 450 x 450 x 50mm for rear garden patios.

The proposed distribution of hard landscaping materials is supported.

It is noted that there are no paths within the pocket park itself (the park is accessed from adjacent hard surfaced areas).

In relation to the implementation programme for the landscape works, the submitted cover letter confirms that 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. The implementation details for the hard landscaping works are supported.

Having regard to the consultee comments it is considered that the hard landscaping details are acceptable.

Conclusion:
The details submitted relating to Condition 5 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 5 can be considered discharged upon completion of the works in accordance with the approved details.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 29 April 2025