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Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ
GB

Our Ref: 26/01110/NMA
Your Ref: Pondersbridge NMA

15th July 2026

Dear Mr Mead

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

Proposal: Non material amendment to the wording of the first paragraph of condition 4 of 24/00066/S73 to state: 'No development, other than demolition, site clearance works and below ground excavation, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority.'

Site address: Collmart Growers Ltd The Drove Pondersbridge Huntingdon

Applicant: Collmart Growers Ltd

I refer to the above submission received on the 19th June 2026.

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.
   This notice should be appended to planning permission 24/00066/S73 and all conditions attached therefore are to remain in place and in force.

   This is with the exception of any Conditions which have been discharged and C4 of 24/00066/S73 which has been amended as below as a result of this non material change:

   No development, other than demolition, site clearance works and below ground excavation shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);

b. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;

c. Full details of the landscape bund(s) to include soil volume in cubic metres, cross sections and dimensions;

d. Full details of landscape maintenance regimes;

e. An implementation programme for the landscape works;

These works shall be carried out in full in accordance with the approved details and shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as originally planted shall be planted at the same place during the current or next planting season.

2. Note to applicant.
The approved development must be subject to a material start prior to the 22nd of September 2026. If this does not happen then the permission will be considered to have expired and the LPA will consider enforcement action for any breach in planning control following this date.

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