Application Number: 25/01021/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Mr Adam Davies
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission.

Proposal: Application for Reserved Matters Approval for construction of Village Street Primary Route, hard and soft landscaping, the creation of footways and cycleways, the installation of electrical substations, and all ancillary works, associated infrastructure and engineering works.

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr Alex Toye

in accordance with your application received on 5th June 2025 and plans (listed below) which form part of the application

Drawing /document title	Drawing / document Reference	Version	Date received
KP2 Village Street and Utilities Infrastructure Site Location Plan	WIN012/023.01	Rev F	06.06.2025
KP2 Village Street and Utilities Infrastructure Topography Plan	WIN012/023.02	Rev F	06.06.2025
Adoption Plan	BM12427-130	Rev P7	20.08.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 22nd October 2025

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General Arrangement Plan	BM12427-133	Rev P6	20.08.2025
Geometry and Dimensions Plan	BM12427-136	Rev P5	20.08.2025
Paving, Kerbing and Finishes Plan	BM12427-139	Rev P5	20.08.2025
Signage and Road Markings Plan	BM12427-142	Rev P6	20.08.2025
Contours and Levels Plan	BM12427-145	Rev P5	20.08.2025
Longitudinal Sections	BM12427-148	Rev P5	20.08.2025
Longitudinal Sections	BM12427-150	Rev P3	05.06.2025
Swept Path Analysis	BM12427-151	Rev P5	20.08.2025
Swept Path Analysis	BM12427-152	Rev P2	20.08.2025
Bus Stop Swept Path Analysis Sheet 1 of 2	BM12427-126	Rev P0	20.08.2025
Bus Stop Swept Path Analysis Sheet 2 of 2	BM12427-127	Rev P0	20.08.2025
Standard Details Sheet 1 of 2	BM12427-128	Rev P1	20.08.2025
Standard Details Sheet 2 of 2	BM12427-129	Rev P1	20.08.2025
Gully Catchment Plan Sheet 1	BM12427-154	Rev P1	20.05.2025
Highway Drainage	BM12427-157	Rev P0	20.05.2025
Substation General Arrangement Parcel 2	BM12427-073	Rev P2	20.08.2025
Substation General Arrangement Parcel 5	BM12427-074	Rev P2	20.08.2025
Close Coupled Substation Flat Roof Detail General Arrangement	GTC-E-SS-0014_R1-6_1_of_1		05.06.2025
Utilities Infrastructure Corridor	WIN012/024	Rev A	20.08.2025
Drainage Catchment Plan and Surface Water Model Sheet 1	BM12427-021	Rev P07	20.08.2025
Drainage Catchment Plan and Surface Water Model Sheet 2	BM12427-022	Rev P06	05.06.2025
Drainage Catchment Plan and Surface Water Model Sheet 3	BM12427-023	Rev P06	20.08.2025
Village Street & Utilities Infrastructure RMA Surface Water Drainage	BM12427-063	Rev P02	20.08.2025

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Village Street & Utilities Infrastructure RMA Foul Water Drainage - Sheet 1	BM12427-064	Rev P01	05.06.2025
Village Street & Utilities Infrastructure RMA Foul Water Drainage - Sheet 2	BM12427-065	Rev P01	20.08.2025
Village Street & Utilities Infrastructure RMA Foul Water Drainage - Sheet 3	BM12427-066	Rev P02	20.08.2025
Overall Landscape General Arrangement	BMD.22.0048.DR.002	Rev B	20.08.2025
Detailed Landscape General Arrangement	BMD.22.0048.DR.P103	Rev C	17.10.2025
Tree Pit Details Type A	BMD.22.0048.DR.501		05.06.2025
Highway Tree Pit Details	BMD.22.0048.DR.599		20.08.2025
Water Compliance Statement V1.1 (May 2025)	BM12427-R-0012	Version 1.1	05.06.2025
Soft Landscape Specification	BMD.22.0048.SP.003		05.06.2025
Arboricultural Impact Assessment & Method Statement	1234d-AMS-V1	Rev B	05.06.2025
Ecological Implementation & Mitigation Plan 9May 2025)	BMD.22.0048.RPE.MP.806.-.EIMP		05.06.2025
Construction Environmental Management Plan	BM12427 002 (August 2025)	Rev 2.0	20.08.2025
Site Waste Management Plan	BM12427 0003	Version 2.0	05.06.2025

Subject to the following condition/s.

1. Condition.
   Approved plans.
   The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   Reason - For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

2. Condition.
   Hard landscaping.

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Notwithstanding the hard landscape details shown on the 'Paving, Kerbing and Finishing Plan' drawing number BM12427-139 Rev P5, prior to construction above binder course level of any road or path full details of the hard landscape materials along with a timetable for implementation shall be submitted to and agreed in writing by the Local Planning Authority. The landscape details shall include type, manufacturer and colour. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity.

3. Condition.

Soft Landscaping.

The soft planting shall be carried out in accordance with the approved General Arrangement plans drawing numbers BMD.22.0048.DR.103 Rev C and BMD.22.0048.DR.002 Rev B and the Soft Landscape Specification (document reference BMD.22.0048.SP.003) and shall be implemented in full prior to the end of the first planting season following the first use of the development hereby approved. The planting shall be managed and maintained for a minimum of 5 years in accordance with the 'Landscape maintenance' arrangements set out within the Soft Landscape Specification (document reference BMD.22.0048.SP.003 received 5 June 2025). Any trees or plants which within a period of 5 years from the substantial completion of the relevant area of open space die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - In the interests of visual amenity and to ensure ecological enhancement.

4. Condition.

Substation details.

Notwithstanding the detail shown on the approved 'Close Coupled Substation Flat Roof Detail General Arrangement' plan, drawing reference GTC-E-SS-0014_R1-6_1_of_1, the 'Substation General Arrangement - Parcel 2' plan, drawing reference BM12427-073- Rev P2 and the 'Substation General Arrangement - Parcel 5' plan, drawing reference BM12427-074- Rev P2, no development associated with the construction of the substations shall take place above slab level until full details of the external boundary treatment around the substations (that shall include but not be limited to full details of the appearance including type, colour and texture and height of the boundaries), full details of the surface treatment including access to the substations (that shall include but not be limited to full details of the type and colour of the treatment) and full materials details of the substations (that shall include but not be limited to full details of the brick, bonding, and mortar colour) have been submitted to and approved

in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To enable the Local Planning Authority to retain control of the development in the interests of visual amenity.

5. Condition.

Construction Environment Management Plan.

The development hereby permitted shall be carried out in accordance with the "Construction Environmental Management Plan - Wintringham Key Phase 2 Village Street and Utilities Infrastructure, August 2025" (Document Reference BM12427- 002 Version V2.0, received 20 August 2025), unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity and highway safety.

6. Condition.

Site Waste Management Plan.

The development hereby permitted shall be carried out in accordance with the "Site Waste Management Plan (Wintringham Key Phase 2 - Village Street and Utilities Infrastructure, May 2025" (Document Reference BM12427- 003 Version 2.0, received 5 June 2025), unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of maximising waste re-use and recycling opportunities.

7. Condition.

Lighting Scheme.

Notwithstanding the details shown on the 'Detailed General Arrangement Plan' drawing reference BMD.22.0048.DR.P103 Rev C prior to the installation of any lighting full details of the lighting including lux levels, column design and heights and a timetable of implementation shall be submitted to and approved in writing by the Local Planning Authority. Any lighting proposed shall have regard to the approved Biodiversity Strategy (BMD.17.018.RP.902) and the general principles identified in the Environmental Statement (dated October 2017) submitted in connection with Hybrid Planning Permission 17/02308/OUT. The lighting shall then be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.



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Reason - In the interests of amenity and the protection of ecological habitats forming part of the development.

8. Condition.

Road construction, management and maintenance details.

Notwithstanding the plans hereby approved, no development above binder course surface level shall take place until full details of the construction and long-term management of any development roads and footpaths/ cyclepaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

i. road and footpath/cycleway cross-sections showing their construction;

ii. details of how the roads and footpaths/cycleways are to be managed and maintained; and

iii. a timetable for implementation.

The development shall be carried out in accordance with the approved details and maintained thereafter in accordance with the approved details.

Reason - To ensure a satisfactory standard of highway design and construction and to ensure that roads and footways/ cycleways are managed and maintained to a suitable and safe standard.

9. Condition.

Binder course.

Prior to their first public use, the roads, footways and cycleways hereby approved shall be constructed to at least binder course surfacing level.

Reason - To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

10. Condition.

Visibility Splays.

Prior to the first use of the development, visibility splays shall be provided in full accordance with the details indicated on the 'Geometry and Dimensions Plan (KP2 Village Street RMA)' drawing number BM12427-136 Rev P5. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

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11. Condition.
    Tree Protection.
    The development hereby approved shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement (which includes the Tree Protection Plan drawing number 1234d-TPP-003 Rev B and tree protection specification) report reference 1234d-AMS-V1- Rev B dated 30th May 2025 prepared by Seed Arboriculture Ltd, received on 5 June 2025. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and be retained intact for the duration of the construction works. Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written approval to any submitted alternative details.

    Reason - To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site.

12. Condition.
    Biodiversity.
    The development hereby approved shall be undertaken in accordance with the mitigation measures set out in the "Ecological Implementation and Mitigation Plan: Key Phase 2 Village Street and Utilities Infrastructure RMA, Wintringham" prepared by BMD (report reference BMD.22.0048.RPE.MP.806.-.EIMP, dated May 2025) received on 5 June 2025.

    Reason - To ensure that the biodiversity mitigation measures are undertaken as part of the development.

13. Condition.
    Tree pit details.
    The development hereby approved shall be undertaken in accordance with the approved tree pit details drawing numbers BMD.22.0048.DR.501 received on 5 June 2025 and BMD.22.0048.DR.C599 received on 20 August 2025, unless other agreed in writing with the Local Planning Authority.

    Reason - To ensure the long term health and growth to maturity of trees planted in predominantly hard surfaced areas in the interests of visual amenity and to enhance the character and appearance of the site.

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14. Condition.

PROW.

Notwithstanding the details hereby approved, no works affecting the alignment of public rights of way across the site shall commence until an alternative access for the public is provided and the existing public rights of way have been stopped up, in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason - To ensure that the public rights of way within the site are protected, enhanced and promoted as part of the wider network of public rights of way around the site.

15. Condition.

Works During Bird Breeding Season.

Vegetation clearance works shall not be carried out on the site between 1st March and 31st August inclusive unless the site is surveyed beforehand for breeding birds and the results, along with a scheme to protect any identified breeding birds is submitted to and approved in writing by the Local Planning Authority. If such a scheme is submitted and approved the development shall thereafter only be carried out in accordance with the approved scheme which shall include a timeframe for completion of the works.

Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and the National Planning Policy Framework (2024).

16. Condition.

Bus Stop Specification and delivery.

Notwithstanding the details shown on the approved plans prior to the first use of the development hereby permitted full details in relation to the bus stop location, hardstanding and shelter and cycle parking, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include but not be limited to the following:

i) Product details for the bus shelter and associated infrastructure including cycle parking, including finish and colour;

ii) Precise details for the extent of hardstanding associated with the bus stop, including location, size and product details; and

iii) Timetable for delivery of the bus stop and associated infrastructure.

The development shall be carried out in accordance with the approved details.

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Reason - In the interests of highway safety and to promote a sustainable mode of transport.

17. Condition.
    Approved Details.
    The development hereby approved shall be carried out in accordance with the documents submitted in support of this Reserved Matters Application as required by Criterion a) to o) of Condition 12 of permission 17/02308/OUT, unless alternative details are otherwise agreed through the discharge of the conditions appended to this reserved matters approval.

    Reason - To ensure that the development is undertaken in accordance with the details hereby approved and the site-wide documents which were approved as part of the outline consent and Environmental Statement.

18. Condition.
    Permitted Development Removal.
    Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure shall be erected unless permitted as part of this application.

    Reason - To enable the Local Planning Authority to regulate and control the development of land in the interest of visual amenity.

19. Note to applicant.
    Highways.
    The applicant is advised that to discharge Condition 8 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

20. Note to applicant.
    Condition fees.
    A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e.



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details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

21. Note to applicant.

    CIL.

    Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

22. Note to applicant.

    Cadent Gas.

    Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

    If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

    If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.



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All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring that Cadent Gas requirements are adhered to.

23. Note to applicant.
    PROW.
    Public Footpath Nos. 52, 53, 54 & 55, St. Neots must remain open and unobstructed at all times unless a Temporary Traffic Regulation Order (TTRO) is put in place. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
    No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
    The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
    If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO). Please apply to the Street Works Team, further information regarding this can be found on the County Council's website at
    https://www.cambridgeshire.gov.uk/residents/travelroads-and-parking/roads-and-pathways/highway-licences-and-permits/.

24. Note to applicant.
    Pollution control.
    Surface water bodies and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

25. Note to applicant.
    Construction Surface Water Maintenance.
    Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than

initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

26. Note to applicant.
    Anglian Water.
    Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

27. Note to applicant.
    Trees.
    All employees, contractors and sub-contractors visiting and or working on the site shall be made aware of the importance of the tree protection measures so as to avoid causing damage to retained trees.

28. Note to applicant.
    Tree Protection.
    You are advised that the guidance and recommendations of sections 5.5, 6.2 and Figures 2 and 3 of British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations, and the Councils Tree Guidance Note 3 (Trees and Development) should be followed when drawing up a Tree Protection Plan where required by condition. Where a Tree Protection Plan has been approved by the Local Planning Authority, all employees, contractors and sub-contractors visiting and or working on the site should be made aware of the importance of the tree protection measures so as to avoid causing damage to retained trees.

29. Note to applicant.
    Environmental Impact Assessment Regulations.
    In accordance with the Environment Impact Assessment Regulations 2011 (as amended) all environmental information submitted with outline planning application 17/02308/OUT has been taken into consideration by the Local Planning Authority in reaching this decision on this subsequent application. For the reasons given in the Officer Report, this proposal would not have any additional or materially different likely significant environment effects to those assessed in the Environment Statement accompanying the outline planning permission.



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30. Note to applicant.
Read in Conjunction.
This decision notice should be read in conjunction with outline planning permission 17/02308/OUT, the S106 Agreement, and the conditions contained therein.

31. Note to applicant.
Biodiversity Net Gain.
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Huntingdonshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.
Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply:
1. The outline application for planning permission was made before 12 February 2024.

32. Note to applicant.
NPPF.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:
When an application is received, planning conditions will be used where they can make a development acceptable.
A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.
In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.



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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78
If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a

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purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

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