

## Planning Committee

**To:** **Committee Members**  
Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin, Maslen, Pitt, and Terry

**Copies:** **County Councillors** – Ferguson, Seef & S Taylor  
**District Councillors** – Ferguson, Davenport-Ray, Jennings, Pickering, I Taylor & S Taylor  
**Town Councillors** – not a member of this committee  
**Local Press, Town Council Website & Noticeboard**

**Agenda** for the meeting of the **Planning committee** to be held on **Tuesday 28<sup>th</sup> January 2025** at **6.15pm** in the **Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES**

Please be aware that meetings may be recorded and made available to the public. Your participation in the meeting indicates your consent to being included in these recordings.

**Members of the Planning committee are hereby summoned to attend this meeting to consider the following business.**

C Robson  
**Town Clerk**

- 1. Apologies for Absence**  
To receive and note councillor's apologies.
- 2. Declarations of Interest**  
To receive from councillor's declarations as to disclosable pecuniary interests and/or non-statutory disclosable interests along with the nature of those interests in relation to any agenda item of this meeting.
- 3. Minutes**  
Members to approve the following minutes as a true and accurate record: Attachment 1  
i) Planning Committee – 14<sup>th</sup> January 2025.
- 4. Public Participation**  
There will be a 10-minute public participation during the meeting to allow any resident to address the committee on any matter appearing on the agenda for this meeting.
- 5. Schedule of Current Planning Applications**  
To review current planning applications and make recommendations to Huntingdonshire District Council. Attachment 2
- 6. Street Naming & Numbering Notifications**  
Allocation of addressing: 144 new dwellings at Bret Road, St Neots. Attachment 3  
i) 2 – 48 (evens), BRET ROAD, ST NEOTS, PE19 0AJ  
ii) 37 – 59 (odds), FIRETHORN ROAD, ST NEOTS, PE19 0BB  
iii) 1 – 18 (consec), ROSEMARY WALK, ST NEOTS, PE19 0DP  
iv) 1 – 91 (odds) & 2 – 86, BERGAMOT WAY, ST NEOTS, PE19 0DQ
- 7. Development Management Committee**  
To receive any updates from the Committee Chairperson.



**8. Date of next meeting**

To note that the date of the next Committee meeting will be 11<sup>th</sup> February 2025.

## Planning Committee

**Present:** Committee Members  
Cllrs Slade (Chairperson) Cooper-Marsh, Dunford, Hitchin, and Terry

**Absent:** Cllrs Maslen

**In Attendance:** Town Clerk, Senior Admin Assistant

**Minutes** of the meeting of the **Planning committee** held on **Tuesday 14<sup>th</sup> January 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

### 093 Apologies for Absence

Apologies were received from Cllr Maslen.

### 094 Declarations of Interest

There were none.

### 095 Minutes

**RESOLVED** to approve the minutes of the Planning Committee meeting held on 17th December 2024 as a true and accurate record subject to amending 'revision' to 'provision' and removing the first sentence in the Council's comments to application 23/00727/OUT.

Admin

### 096 Public Participation

There was one member of the public present who addressed the Council on the following applications;

#### **24/02214/FUL- 17 - 19 Market Square St Neots PE19 2B**

New shopfront, signage, air conditioning condenser units and extract ducts

The building to which the signage application relates is in a conservation area and is a key location on the High Street and opposite the Market Square. The application is for a full width sign across the building with aluminium backing. The current signage on the building is made up of individual lettering attached directly to the brickwork. The resident suggested that a more subtle solution would be to apply Greggs signage in a similar way. As part of the conservation area, it is important to protect the High Street and help reverse harmful signage incrementally by addressing when applications come through.

#### **23/00652/REM and 24/80112/COND - Wintringham Park Cambridge Road St Neots**

The resident spoke on behalf of St Neots Flood Action Group on the impact water runoff from the development will have on the Henbrook, increase flood risk for the town.

Attenuation ponds will be installed as part of the development; however, these do not become effective until all the buildings and sewage systems are completed. During the build stage large areas of land will be stripped to clay with no drainage, leading to run off of water. The Council should ask for

temporary gripes to be included to catch surface run-off which otherwise increase water levels in The Henbrook. The gripes are a small ditch along the contour line that would help divert water.

#### **097 Schedule of Current Planning Applications**

The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.

#### **098 East West Rail Scoping Report Consultation**

Members received and considered information from the Planning Inspectorate regarding the East West Rail (EWR) Scoping Report Consultation. It was noted that there was a short response time on the consultation and that it was specific to environmental matters and the scope of detail or matters consultees want to see covered in an Environmental Statement EWR must produce.

Members highlighted that discontinuous electrification is a concern because it will not be applicable to freight trains. Freight trains are diesel and will be emitting fuel. This will clearly have an impact on the environment. Members felt more specific information on the carbon impact of freight trains without electrification of the line should be feedback to the consultation.

#### **099 Development Management Committee**

The next meeting of the DMC will be Monday 20<sup>th</sup> January 2025. There are two items related to St Neots on the agenda.

**24/01980/S73** variation of condition 21 (Opening Hours) The Rowley Arts Centre.

**23/01507/FUL** erection of a Solar Photovoltaic Farm at Abbotsley.

#### **100 Date of Next Meeting**

Members noted that the date of the next Planning Committee meeting would be 28<sup>th</sup> January 2024.

**Committee Chair**

Schedule of Planning Applications –14<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02417/LBC	<b>Mr Mark Taylor</b> <b>1 Eaton Ford Green Eaton Ford St Neots</b> Full lime mortar repoint and brick restoration to rear of property	<b>SUPPORT</b>	Improves the Property.
The following application/s are in a conservation area				
S2	24/02373/TREE	<b>Mr Robert Lane</b> <b>St Neots Neurological Centre</b> <b>Howitts Lane</b> Proposal: T1 - Beech - Crown Thin by 20%	<b>SUPPORT</b>	No comments.
S3	24/02228/FUL	<b>HW Unique Developments Ltd</b> <b>Land At 516 Great North Road Eaton Ford</b> Erection of two-bedroom barn-style property & associated works	<b>SUPPORT</b> <b>JD abstained</b>	Satisfactory proposal in terms of scale and pattern of development.
S4	24/02214/FUL	<b>Mrs Sara Humphries - Greggs plc</b> <b>17 - 19 Market Square St Neots PE19 2BQ</b> New shopfront, signage, air conditioning condenser units and extract ducts	<b>SUPPORT</b>	The Town Council supports the application with the condition that any new signage design retains the existing exposed brickwork and features relief lettering in style.  The proposal involves alterations to a building that contributes to the character and appearance of the conservation area.
S5	23/00727/OUT	<b>Mr Joel Xavier</b> <b>37 New Street St Neots PE19 1AJ</b> Construction of an additional storey, improvements to the fenestration and insulation and the creation of 3 further flats, bringing the total to 5.  Amendment to the description for the proposal and new build dwelling removed from application.	<b>SUPPORT</b>	The Town Council support the application with the condition imposed to prevent any additional storey/s being added on the rear projecting single storey element of the building.  Within a sustainable location.
S6	24/02323/HHFUL	<b>Mr &amp; Mrs Jason Dixon</b> <b>4 Furrowfields St Neots PE19 6GU</b> Loft conversion with dormer and rooflight	<b>SUPPORT</b>	Efficient use of site. Improves the property.
S7	24/02141/HHFUL	<b>Mr &amp; Mrs Kitcher</b> <b>5 Milton Avenue Eaton Ford St Neots</b> Erection of front and rear ground floor extension to dwelling.	<b>SUPPORT</b> <b>DC abstained</b>	Assimilates itself into existing part of the town.

Schedule of Planning Applications –14<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
S8	24/02322/HHFUL	<b>Rémi Mesnildrey</b> <b>19 Belland Hill St Neots PE19 6AJ</b> Erection of rear extension, internal alterations and associated works	<b>SUPPORT</b>	Minimum impact on neighbours.
S9	23/00652/REM	<b>Urban and Civic on behalf of</b> <b>Wintringham Partnership LLP</b> <b>Wintringham Park Cambridge</b> <b>Road St Neots</b> Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.	<b>SUPPORT</b>	The Town Council support the application but make the following comments;  That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective.  That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways.  That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.
S10	24/80112/COND	<b>Urban&amp; Civic plc and</b> <b>Wintringham Partners LLP</b> <b>Wintringham Park Cambridge</b> <b>Road St Neots</b> Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.	<b>SUPPORT</b>	The Town Council support the application but make the following comments;  That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective.  That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways.  That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.
S11	24/02359/S73	<b>Mr Adrian Albone</b> <b>2 Potton Road Eynesbury St</b> <b>Neots</b> Variation of conditions 2 (Approved Plans), 3 (Materials)	<b>SUPPORT</b>	Satisfactory proposal in terms of scale and pattern of development.

Schedule of Planning Applications – 14<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
		and 10 (Highway Improvement Works) of 24/00218/FUL. To regularise the minor amendments to the approved house design		
<b>S12</b>	<b>24/01539/REM</b>	<b>GPS Estates Ltd</b> <b>Land Adjacent and Including 2 Cromwell Road Eynesbury</b> Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.	<b>SUPPORT</b>	Members support the application with the condition that additional visitor parking bays be further considered.  The Council feel that there are insufficient visitor bays for demand that homes will give. The Council would like to see the lack of visitor parking addressed.
<b>S13</b>	<b>24/02395/S73</b>	<b>Mr Kyle Crush</b> <b>North East Of 157 Duck Lane St Neots</b> Variation of Condition 2 (Plans) to 21/02494/FUL to accommodate the comments made by Anglian Water	<b>NOTED</b>	
<b>S14</b>	<b>24/02106/HHFUL</b>	<b>Mr Ashley Coe</b> <b>9 Blackwood Road Eaton Socon St Neots</b> Erection of two storey rear extension to dwelling.	<b>SUPPORT</b>	Efficient use of the site.
<b>S15</b>	<b>24/02303/HHFUL</b>	<b>Ms Lynette Knott</b> <b>21A Green End Road St Neots PE19 1SE</b> Proposed single storey rear extension with internal alterations	<b>SUPPORT</b>	Satisfactory scale and pattern of development.

Chairperson

Schedule of Planning Applications – 28<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02400/LBC & 24/02399/FUL	<b>Punch Pubs Public House Wagon And Horses 184 Great North Road</b> External alterations to provide fabric stretched tent structure located over the existing outside customer seating area		
The following application/s are in a conservation area				
S2	25/00061/S73	<b>Mr Tom Highland – Highland Group 66 - 76 Cambridge Street St Neots PE19 1PJ</b> Variation of Conditions 2 (Plans), 3 (Materials), 5 (Removal of Container), 11 (No Plant Shop Extension) and 12 (Waste - Details) on 21/02736/FUL to improve forecourt safety by altering the position of the exterior plant and painting of the exterior		
S3	25/00094/S73	<b>Mr Lorenzo Lopez Santana 6 Weavers Mews Kym Road Eaton Ford</b> Variation of Condition 2 (Approved Plans) to 24/01138/HHFUL to amend the drawings to show twelve solar panels instead of eight		
S4	24/02385/REM	<b>GPS Estates Land Adjacent And Including 2 Cromwell Road Eynesbury</b> This application seeks approval of the reserved matters including appearance, landscaping, layout and scale for no. 80 dwellings.		
S5	25/00023/HHFUL	<b>Carolyn Rook 16 Turner Road Eaton Ford St Neots</b> Single storey rear extension and renovate existing store to become a utility space		
S6	25/00024/HHFUL	<b>Oliver &amp; Amy Murphy 5 Kestrel Place St Neots PE19 1TR</b> Erection of single storey rear extension and part garage conversion including raising roof height		



Schedule of Planning Applications –28<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
S7	24/01935/S73	<p><b>Mr Mark Garrod - Boardcraft Ltd</b>  <b>15 - 16 Howard Road Eaton Socon St Neots</b>                      Variation of condition 2 (Approved Plan) of 24/00723/FUL to improve efficiency of chimney flue                      Condition Number(s): Condition 2                      Conditions(s) Removal:                      To improve efficiency of chimney flue                      We wish to substitute drawing reference: 22418_02_B on the approval letter with a new drawing reference: 22418_02_C.</p>		
S8	25/00099/TREE	<p><b>Mr Colin Busby</b>  <b>34 Duloe Road Eaton Socon St Neots</b>                      T1 &amp; T2 Limes - Crown lift to a height of 6m, crown thinning depending on the appropriate growth points, to a maximum height reduction of 5m and a width reduction of 2m on each side. T3 &amp; T4 Whitebeam - Crown lift to a height of 3m, crown thinning depending on appropriate growth points, to a maximum of 2m all round.                      Reshaping and balancing.</p>		

Chairperson

**From:** [snn](#)  
**Subject:** Street Naming & Numbering Notifications - MWWTSBMN - BRET ROAD, ST NEOTS  
**Date:** 10 January 2025 09:20:51  
**Attachments:** [image001.png](#)  
[MWWTSBMN - PLAN.pdf](#)  
[MWWTSBMN - NUMBERING SCHED.pdf](#)  
[Location Plan.pdf](#)

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Please find attached the latest Street Naming & Numbering Notification.

**Allocation of addressing to 144 new dwellings at Bret Road, St Neots.**

**To Be Known As:**

2 – 48 (*evens*)

**BRET ROAD  
ST NEOTS  
PE19 0AJ**

&

37 – 59 (*odds*)

**FIRETHORN ROAD  
ST NEOTS  
PE19 0BB**

&

1 – 18 (*consec*)

**ROSEMARY WALK  
ST NEOTS  
PE19 0DP**

&

1 – 91 (*odds*) & 2 - 86

**BERGAMOT WAY  
ST NEOTS  
PE19 0DQ**

Kind Regards

*Sharon*

Sharon Bish  
Technical Consultancy Officer  
Mobile:  
Office: 01223 457110  
Email: [snn@3CSharedServices.org](mailto:snn@3CSharedServices.org)  
Website: [www.3csharingservices.org/](http://www.3csharingservices.org/)

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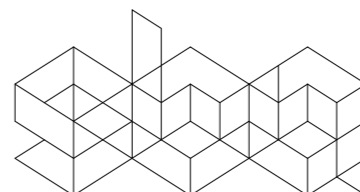
- No. Note
- 1 All dimensions to be verified on site by GENERAL CONTRACTOR prior to any work, setting out or shop drawings being prepared.
- 2 Drawings not to be scaled. Work to figured dimensions only.
- 3 © copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent.
- 4 This drawing and related specifications are for use only in the stated location.
- 5 This drawing is to be read in conjunction with all other Consultants drawings and specifications.
- 6 Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
- 7 It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.



Scale 1:1250 @ A1 1:2500 @ A3  
 0 12.5 25 37.5 62.5m

**Site Location Plan**  
 1 : 1250

— Site Boundary

 <p><b>Saunders Boston Architects</b></p> <p><small>Eastern Gate House, 119 Newmarket Road, Cambridge CB5 8HA        T: 01223 367733        office@saundersboston.co.uk</small></p> <p><small>The Generator, The Gallery, King's Wharf        The Quay, Exeter EX2 4AN        T: 01392 348627        www.saundersboston.co.uk</small></p>		<p>No. Revision</p>		Date	Chk	Auth
		<p>Client Lovell</p> <p>Job Wintringham</p> <p>Drawing Location Plan</p>		<p>Scale 1 : 1250 @ A1</p>		<p>Revision</p>
<p>SBA Project Code <b>1890</b></p>		<p>Drawn KK</p>	<p>Date 10/01/2022</p>	<p>project originator zone level type role number</p> <p>1890-SBA-XX-XX-DR-A-501</p>		
<p>Checked BR</p>		<p>Suitability Code</p>				

**3C Shared Services****MWWT SBMN - 144 New Dwellings, Parcel 5 Wintringham Park,****Cambridge Road, St Neots.**

Plot 001 – 51 Bergamot Way, St Neots

Plot 002 – 49 Bergamot Way, St Neots

Plot 003 – 47 Bergamot Way, St Neots

Plot 004 – 18 Rosemary Walk, St Neots

Plot 005 – 17 Rosemary Walk, St Neots

Plot 006 – 16 Rosemary Walk, St Neots

Plot 007 – 15 Rosemary Walk, St Neots

Plot 008 – 14 Rosemary Walk, St Neots

Plot 009 – 13 Rosemary Walk, St Neots

Plot 010 – 12 Rosemary Walk, St Neots

Plot 011 – 11 Rosemary Walk, St Neots

Plot 012 – 10 Rosemary Walk, St Neots

Plot 013 – 9 Rosemary Walk, St Neots

Plot 014 – 8 Rosemary Walk, St Neots

Plot 015 – 37 Bergamot Way, St Neots

Plot 016 – 39 Bergamot Way, St Neots

Plot 017 – 41 Bergamot Way, St Neots

Plot 018 – 43 Bergamot Way, St Neots

Plot 019 – 45 Bergamot Way, St Neots

Plot 020 – 28 Bergamot Way, St Neots

Plot 021 – 68 Bergamot Way, St Neots

Plot 022 – 66 Bergamot Way, St Neots

Plot 023 – 30 Bergamot Way, St Neots

Plot 024 – 32 Bergamot Way, St Neots

Plot 025 – 34 Bergamot Way, St Neots

Plot 026 – 36 Bergamot Way, St Neots  
Plot 027 – 38 Bergamot Way, St Neots  
Plot 028 – 40 Bergamot Way, St Neots  
Plot 029 – 42 Bergamot Way, St Neots  
Plot 030 – 44 Bergamot Way, St Neots  
Plot 031 – 46 Bergamot Way, St Neots  
Plot 032 – 48 Bergamot Way, St Neots  
Plot 033 – 50 Bergamot Way, St Neots  
Plot 034 – 52 Bergamot Way, St Neots  
Plot 035 – 54 Bergamot Way, St Neots  
Plot 036 – 56 Bergamot Way, St Neots  
Plot 037 – 58 Bergamot Way, St Neots  
Plot 038 – 60 Bergamot Way, St Neots  
Plot 039 – 62 Bergamot Way, St Neots  
Plot 040 – 64 Bergamot Way, St Neots  
Plot 041 – 73 Bergamot Way, St Neots  
Plot 042 – 71 Bergamot Way, St Neots  
Plot 043 – 69 Bergamot Way, St Neots  
Plot 044 – 67 Bergamot Way, St Neots  
Plot 045 – 65 Bergamot Way, St Neots  
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Plot 048 – 59 Bergamot Way, St Neots  
Plot 049 – 57 Bergamot Way, St Neots  
Plot 050 – 55 Bergamot Way, St Neots  
Plot 051 – 53 Bergamot Way, St Neots  
Plot 052 – 2 Bret Road, St Neots  
Plot 053 – 4 Bret Road, St Neots

Plot 054 – 6 Bret Road, St Neots  
Plot 055 – 8 Bret Road, St Neots  
Plot 056 – 10 Bret Road, St Neots  
Plot 057 – 12 Bret Road, St Neots  
Plot 058 – 14 Bret Road, St Neots  
Plot 059 – 16 Bret Road, St Neots  
Plot 060 – 18 Bret Road, St Neots  
Plot 061 – 20 Bret Road, St Neots  
Plot 062 – 22 Bret Road, St Neots  
Plot 063 – 24 Bret Road, St Neots  
Plot 064 – 26 Bret Road, St Neots  
Plot 065 – 28 Bret Road, St Neots  
Plot 066 – 30 Bret Road, St Neots  
Plot 067 – 91 Bergamot Way, St Neots  
Plot 068 – 89 Bergamot Way, St Neots  
Plot 069 – 87 Bergamot Way, St Neots  
Plot 070 – 85 Bergamot Way, St Neots  
Plot 071 – 83 Bergamot Way, St Neots  
Plot 072 – 81 Bergamot Way, St Neots  
Plot 073 – 79 Bergamot Way, St Neots  
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Plot 075 – 75 Bergamot Way, St Neots  
Plot 076 – 72 Bergamot Way, St Neots  
Plot 077 – 70 Bergamot Way, St Neots  
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Plot 085 – 74 Bergamot Way, St Neots  
Plot 086 – 86 Bergamot Way, St Neots  
Plot 087 – 88 Bergamot Way, St Neots  
Plot 088 – 2 Bergamot Way, St Neots  
Plot 089 – 4 Bergamot Way, St Neots  
Plot 090 – 6 Bergamot Way, St Neots  
Plot 091 – 8 Bergamot Way, St Neots  
Plot 092 – 10 Bergamot Way, St Neots  
Plot 093 – 12 Bergamot Way, St Neots  
Plot 094 – 14 Bergamot Way, St Neots  
Plot 095 – 84 Bergamot Way, St Neots  
Plot 096 – 82 Bergamot Way, St Neots  
Plot 097 – 80 Bergamot Way, St Neots  
Plot 098 – 78 Bergamot Way, St Neots  
Plot 099 – 29 Bergamot Way, St Neots  
Plot 100 – 31 Bergamot Way, St Neots  
Plot 101 – 33 Bergamot Way, St Neots  
Plot 102 – 35 Bergamot Way, St Neots  
Plot 103 – 7 Rosemary Walk, St Neots  
Plot 104 – 6 Rosemary Walk, St Neots  
Plot 105 – 5 Rosemary Walk, St Neots  
Plot 106 – 4 Rosemary Walk, St Neots  
Plot 107 – 3 Rosemary Walk, St Neots  
Plot 108 – 2 Rosemary Walk, St Neots  
Plot 109 – 1 Rosemary Walk, St Neots

Plot 110 – 37 Firethorn Road, St Neots

Plot 111 – 39 Firethorn Road, St Neots

Plot 112 – 41 Firethorn Road, St Neots

Plot 113 – 43 Firethorn Road, St Neots

Plot 114 – 45 Firethorn Road, St Neots

Plot 115 – 47 Firethorn Road, St Neots

Plot 116 – 49 Firethorn Road, St Neots

Plot 117 – 51 Firethorn Road, St Neots

Plot 118 – 53 Firethorn Road, St Neots

Plot 119 – 55 Firethorn Road, St Neots

Plot 120 – 57 Firethorn Road, St Neots

Plot 121 – 59 Firethorn Road, St Neots

Plot 122 – 48 Bret Road, St Neots

Plot 123 – 46 Bret Road, St Neots

Plot 124 – 44 Bret Road, St Neots

Plot 125 – 42 Bret Road, St Neots

Plot 126 – 40 Bret Road, St Neots

Plot 127 – 38 Bret Road, St Neots

Plot 128 – 36 Bret Road, St Neots

Plot 129 – 34 Bret Road, St Neots

Plot 130 – 32 Bret Road, St Neots

Plot 131 – 1 Bergamot Way, St Neots

Plot 132 – 3 Bergamot Way, St Neots

Plot 133 – 5 Bergamot Way, St Neots

Plot 134 – 7 Bergamot Way, St Neots

Plot 135 – 9 Bergamot Way, St Neots

Plot 136 – 11 Bergamot Way, St Neots

Plot 137 – 13 Bergamot Way, St Neots



Plot 138 – 15 Bergamot Way, St Neots

Plot 139 – 17 Bergamot Way, St Neots

Plot 140 – 19 Bergamot Way, St Neots

Plot 141 – 21 Bergamot Way, St Neots

Plot 142 – 23 Bergamot Way, St Neots

Plot 143 – 25 Bergamot Way, St Neots

Plot 144 – 27 Bergamot Way, St Neots

Your addresses can only become live on Royal Mail's online postcode finder once a property is built and ready to receive mail. **To make the address live, please telephone 03456 011110 (option 3). Please ask them to check in their 'Not Yet Built' file.**

**December 2024**

HEALTH, SAFETY & ENVIRONMENTAL INFORMATION	1. All construction activities shall be carried out in accordance with the approved Health and Safety Plan.
CONSTRUCTION	2. All construction activities shall be carried out in accordance with the approved Construction Method Statement.
WATER AND FLOODING	3. All construction activities shall be carried out in accordance with the approved Flood Risk Assessment.
ENVIRONMENTAL PROTECTION	4. All construction activities shall be carried out in accordance with the approved Environmental Protection Plan.



Attachment 1

**Street Naming & Numbering Plan**  
**SNN Ref: MWWTSBMN**  
 Development Address: 144 New Dwellings  
 Parcel 5 Wintringham Park,  
 Cambridge Road, St Neots.

**1** Property Number

**Date Created: 10/01/2025**



Scale: 1:500 (A1) 1:1000 (A2)  
 0 5 10 20 30m

1890