DAVID LOCK ASSOCIATES

Laura Fisher
Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon
PE29 3TN

24th March 2025

Our ref: WIN002/AD
PP ref: PP-13884212

Dear Laura,

WINTRINGHAM (17/02308/OUT): SUBMISSION OF DETAILS PURSUANT TO CONDITION 31 – CAXTON GIBBET WORKS

On behalf of Urban&Civic and Wintringham Partners LLP, we are pleased to submit application details pursuant to Condition 31 of the Wintringham Planning Permission (ref 17/02308/OUT).

Condition 31 requires an assessment of the development impact at the A428 (T) / A1198 Caxton Gibbet junction. It states:

Caxton Gibbet Works
No more than 500 dwellings pursuant to this planning permission shall be occupied until a capacity assessment at the A428 (T) / A1198 Caxton Gibbet junction has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England.

In the event that the capacity assessment demonstrates that a severe impact resulting from traffic generated by the development will occur at the A428 (T) / A1198 Caxton Gibbet junction, a scheme of improvement at the A428 (T) / A1198 Caxton Gibbet junction similar to that illustrated in principle on PBA Drawing 41481/2003/117, and a timescale for its implementation, shall be submitted to and approved by the Local Planning Authority.

The scheme shall then be implemented in accordance with the approved details unless it can be demonstrated to the satisfaction of the Local Planning Authority, in consultation with Highways England, that any severe impact identified through capacity assessment can be effectively mitigated through other means.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

In connection with the requirement for strategic highways works, the Wintringham Planning Permission includes the following informative note.

The conditions set out above are intended to provide sufficient flexibility to ensure that the impact of this development can be mitigated effectively, in respect of each of the highway

DAVID LOCK ASSOCIATES LIMITED
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666276
✉ mail@davidlock.com
🖳 www.davidlock.com

VAT Reg. No. 486 0599 05.
Registered in England No. 2422692.
Registered Office as above.

improvements concerned, in each of the following potential future scenarios:

i. A major scheme to improve the A428 between the A1 at Black Cat and the A1198 at Caxton Gibbet is brought forward by Highways England in such a way as to make it un-necessary for the developer to implement the highway improvement referred to; or

ii. A major scheme to improve the A428 between the A1 at Black Cat and the A1198 at Caxton Gibbet is not brought forward by Highways England in a reasonable time scale, such that it is necessary for the developer to implement the highway improvement referred to in full.

National Highways (formerly Highways England) are currently undertaking the planned A428 Black Cat to Caxton Gibbet Road Improvement Scheme under separate Development Consent Order. The road improvement works will upgrade the route between the Black Cat roundabout and Caxton Gibbet roundabout with a new 10-mile dual carriageway.

In this context, Stantec has engaged and consulted with National Highways and the Transport Assessment team at Cambridgeshire County Council on behalf of Urban&Civic and Wintringham Partners LLP to review the need for offsite highways works to the strategic road network to mitigate transport impacts arising from the development of Wintringham. As part of this, technical assessments have been undertaken to test and determine the need for the Caxton Gibbet Works, under Condition 31, as well as other offsite highways improvements secured under S106 Legal Agreement at Barford Road and Cambridge Road.

As relates to the Caxton Gibbet Works, under Condition 31, the Caxton Gibbet Roundabout is being transformed into a grade separated junction as part of the A428 dualling scheme and works have begun. It would therefore be impractical (if not unfeasible) for mitigation works to be implemented as it would directly conflict with the proposals and the works for the dualling scheme). Hence, new junction capacity assessments at this junction would serve no purpose. This approach was accepted by National Highways in an email response received by Stantec on 15 September 2023. On this basis the Caxton Gibbet Works under Condition 31 of the Wintringham Planning Permission are no longer required.

In consultation with National Highways and the Transport Assessment team at Cambridgeshire County Council, the following is therefore submitted pursuant to Condition 31.

1. **Stantec Technical Note 002 Rev B dated 13 September 2024**
2. **National Highways and Stantec email correspondence 23 August 2024 to 9 October 2024**
3. **Stantec Technical Noted 003 dated 4 March 2025**

We trust you will find the application documents to be in order and look forward to receiving the formal registration and validation of the application and in due course notice of formal discharge of the condition as set out above.

If you require any further information, please do not hesitate to contact me or any of the David Lock Associates team.

Yours sincerely

[redacted]

ADAM DAVIES
Senior Associate

Email: adavies@davidlock.com

Encl: Application materials, as listed