Our Ref: 25/80088/COND
Your Ref: Wintringham C31 Caxton Gibbet...

28 April 2025

Mr Adam Davies
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Dear Mr Davies

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

Proposal: Discharge of Condition 31 (Caxton Gibbet Works) for 17/02308/OUT

Site address: Wintringham Park Cambridge Road St Neots

Your client: Mr Alex Toye

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

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28th April 2025

Dear Mr Davies

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

Proposal: Discharge of Condition 31 (Caxton Gibbet Works) for 17/02308/OUT

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr Alex Toye

I refer to your application above received on 24 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 31 - Caxton Gibbet Works
Condition reads as:
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.

Approved documents/ drawings:
*Covering letter dated 24th March 2025, received on 24th March 2025.
*Stantec Technical Note 002 Rev B dated 13 September 2024, received on 24th March 2025.
*National Highways and Stantec email correspondence 23 August 2024 to 9 October 2024, received on 24th March 2025.
*Stantec Technical Noted 003 dated 4 March 2025, received on 24th March 2025.

Assessment:
As set out in the covering letter, condition 31 provides flexibility to ensure that the impact of the development is mitigated effectively in each of the following potential future scenarios in relation to strategic highways works (see note 45 (b) on the decision notice 17/02308/OUT):

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, the covering letter explains that 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.

The submitted Technical Note explains that in relation to the Caxton Gibbet Works 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 (and if not then unfeasible) for mitigation works to be implemented as it would directly conflict with the proposals and the works for the dualling scheme. Therefore new junction capacity assessments at this junction would serve no purpose and have not been undertaken. This approach has been accepted by National Highways in an email response received by Stantec on 15 September 2023.

National highways have reviewed the submitted documents and confirmed there are no objections to the details submitted.

The CCC Transport Assessment team have also reviewed the submitted documents and confirmed there are no objections to the details submitted, noting that the Technical Note provides no information regarding the A428 (T) / A1198 Caxton Gibbet junction.

Having regard to the consultee comments it is considered that the submitted details are therefore acceptable in these circumstances.

Conclusion:
The details submitted relating to Condition 31 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. Condition 31 can therefore be considered discharged.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 28 April 2025