PLANNING CONSULTATION RESPONSE

To Hannah Hodges Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN	**Place & Sustainability** **Highway Development Management** Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY
App Reference: 25/80021/COND Date In: 24/03/25 Date Out: 22/04/25	**Contact**: Robin Hobbs

RE: ***Application description***

Proposal: Discharge of conditions 6 a) (contamination), 17 (highways - Metalled surface wheel wash), 18 (CEMP), 22 (Archaeology), 25 (Surface water run off), 28 (Flood flow and storage) for 20/00896/OUT
Location: Land Adjacent and Including 2 Cromwell Road Eynesbury

Further to our comments of 6th March 2025, I have reviewed the revised information and would comment as follows:

17 (highways - Metalled surface wheel wash),

- *The construction accesses within appendix E are also indicated as being constructed comprising 6f5 and tarmac planings this will not be acceptable and the first 20m minimum will need to have a non-granular sealed surface so as not to track debris onto the highway. This will also aid during wash down for water collection.*

The CEMP Appendix E has been amended to show sealed surfaces for both accesses so the information is now acceptable.

18 (CEMP)

- *Wheel washing facilities to be provided at all entrances and accesses although the only plan I can find is within the construction surface water management plan document and then only for the southern section of the site. The northern*

position for wheel washing should be provided. Details of the type of wheel wash should be provided.

Section 4.1 General has been updated to include information regarding wheel washing stating that facilities will be provided at all entrances and accesses and will consist of hardstanding with pressure washers and tanks. This is acceptable for the number of properties.

- *The southern section of the site indicates a one-way system utilising the existing access. But no details have been provided for turning areas on the northern site, this should be indicated.*

There appears to be adequate space for turning on the northern site so the information is now acceptable.
.

- *The initial site set up and layout (appendix E) indicates indicative locations for construction accesses. These accesses will need to have appropriate visibility indicated for the cycleway and the road in accordance with the speed of the road. The construction of these will need to be carried out under a short form 278 agreement with the Highway Authority which will cover elements such as geometry and construction. Construction should not begin until these agreements are in place and signed.*

Section 4.3 Public Highway has been updated to state that works to construct the site accesses will be carried out under a S278 Agreement and that they will not affect the visibility of cyclists and vehicles. However, the visibility splays have not been shown.

- *The construction accesses within appendix E are also indicated as being constructed comprising 6f5 and tarmac planings this will not be acceptable and the first 20m minimum will need to have a non-granular sealed surface so as not to track debris onto the highway. This will also aid during wash down for water collection.*

Appendix E has been amended to show sealed surfaces for both accesses so the information is now acceptable.

25 (Surface water run off)

Details of drainage and catchment to be provided at both the proposed permanent accesses and the construction accesses to indicate how the water from site will not discharge onto the highway.

The Construction Surface Water Management Plan Revision:02 has been provided which indicates that, during construction, the surface water from the southern

entrance will drain to a ditch and the northern entrance will drain to a temporary swale.
Also, an email has been provided which, in addition to this, indicates that following construction the entrances will drain to gullies which will be connected to the site drainage system.

This is now acceptable however, the LLFA should also be consulted and be satisfied that the temporary discharge is acceptable.

I assume that deliveries to the northern parcel will be transferred to the southern parcel internally and not using Cromwell Road. This should also be indicated to be the case.

Defer for a drawing showing visibility splay from the northern and southern construction accesses and confirmation that the LLFA are satisfied with the temporary site water discharge,and the above supplementary information