PLANNING CONSULTATION RESPONSE

To: Laura Fisher 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: 25/01021/REM Date Out: 10/10/2025	**Contact**: André Chabot

Application: 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.

Location: Wintringham Park Cambridge Road St Neots

The Local Highway Authority raises no objections to the proposed development but would make the following observations regarding the proposals, some of which may affect the future adoption of roads within the site.

General Arrangements
The relocated position of the bus stop as shown on plan BM12427-130 P7 and supported by the swept path details provided resolves the issue raised in my previous correspondence.

Adoptable extents.
While the final adoptable extent is subject to detailed consideration as part of a s38 technical review the areas shown for adoption would in principle appear appropriate.

Trees.
My previous observations regarding obstruction of visibility and illumination made in correspondence dated 2nd July 2025 remain applicable. The locations will need to be considered in detail as part of any future s38 application to the Highway Authority which may require amendment of tree locations shown in the submitted plans or otherwise compromise highway adoption.

The Tree Pit detail BMD.22.0048.DR.C599 is acceptable in principle but will be subject to technical approval as part of the s38 adoption process for any adoptable trees or those located in private verge within 5m of proposed adoptable surfaces.

The depth of root barrier depth is shown to be subject to approval of Cambridgeshire County Council; the applicant should be advised that this would be a minimum of 1.5m in accordance with clause 20.03 of Cambridgeshire County Councils Housing Estate Construction Specification (HERCS) and must extend to finished ground level. While the drawing indicates that the tree root barrier is subject to change/removal the applicant should be advised that failure to provide root barrier would likely compromise future adoption.

Tracking.
The Tracking detailed on the drawings BM12427-151 p5 and BM12427-152 p2 shows some overhang of the road edge. However, with the likely infrequency of opposing larger vehicles and separation shown between them, I am satisfied that this can be avoided such that there would be limited risk of conflict. I am aware of further revisions of these drawings in BM12427-151 p7 and BM12427-152 p4 which further clarify this and include details of the road width required to achieve the track shown. While these should ideally be submitted for consideration in planning, they do not appear to materially effect the layout shown and I would not therefore look to object on the basis of what has currently been provided. The applicant should be advised however that the submission for s38 will be expected to accord with the later revised drawings.

Foul and Surface Water Drainage.
Access to the attenuation basin is noted. The applicant must be satisfied that they will have a right of vehicular access to that point and recognise that this will likely require improvement to the proposed adopted footpath/bridleway to make it suitable for such trafficking.

My previous observations regarding connection of highway drains to adoptable public sewers remains applicable.

CEMP
My comments made previously in correspondence dated 2nd July 2025 remain applicable.

I note that the construction route shown on drawing BM12427-046 P1 will follow the alignment of the adoptable road. The applicant should be advised that additional measures would be required to protect adoptable roads on this route as described in Clause 1.2 of HERCS, and that the Highway Authority would not look to adopt such roads until all construction movements have finished as noted in 1.01.11 of HERCS.

Standard Details
While the drawings BM12427-128 P1and BM12427-129 P1 are acceptable in establishing the intention of constructing the roads in accordance with HERCS, such drawings would not be approved by the Highway Authority until considered in detail as part of a s38 technical review. A number of the details are likely to require

amendment as part of that review, such as discrepancies between kerb face heights, incorrect surface course thickness and agreements on appropriate ramp heights/gradients, and these drawings should not therefore be considered definitive in any permission granted.

Please append the following conditions and informative to any permission granted:

HDMC 02
No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

HDMC 04 – variation
Prior to the first occupation of any dwelling served from this development, the road footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County Road in accordance with the details approved in writing by the Local Planning Authority.

HDMC 19 Prior to the first occupation of any dwelling served from this development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. BM12427-136 P05. 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.

INFORMATIVE:

HDMI 2 The applicant is advised that to discharge Condition HDMC 02 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.

André Chabot
Highways Development Management Engineer