[redacted]

From: [redacted]
Sent: 26 February 2025 12:41
To: [redacted]
Cc: [redacted]
Subject: FW: 24/02142/FUL - Demolition of barn and construction of single self build dwelling - Former Agricultural Building, West Street Godmanchester
Attachments: We sent you safe versions of your files; highways 1.pdf; highways 2.pdf; 6.2.25 highways email.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear [redacted]

I hope that you are well, further to the below I have been speaking with our Highway Engineer to come up with a solution with regard the vis splay, which is the fundamental issue.

Firstly, I just want to say that the:

- Access is existing
- Existing access location has been agreed as part of the Class Q to serve one dwelling
- The neighbouring land to the east/north consists of an access, so whilst not within the applicant's ownership because it is an access then the splay can reasonably be assured in perpetuity
- Speeds are low and close to the 30mph speed limit.

Nevertheless, we have looked to relocate the access. The biggest splay (to the NE) we can achieve from an access within the current red edge is going to be around 2.4 x 35m, just over half the requirement based upon recorded 85th%ile speeds. However, this can be conditioned and is enforceable as it is entirely within the applicant's demise.

In addition, the vis splay to the east/north would in reality be greater because it benefits from oversight over the existing adjacent access, so is an improvement on the existing Class Q access arrangements.

As such and given the above, is the proposed relocation of the access toward the far west of the current red edge something that could be accepted?

Kind Regards

[redacted]

[redacted]
Principal Planning Consultant
BERRYS
[redacted] | berrys.uk.com

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From: [redacted]
Sent: 24 February 2025 12:14
To: [redacted]
Subject: 24/02142/FUL - Demolition of barn and construction of single self build dwelling - Former Agricultural Building, West Street Godmanchester [Filed 24 Feb 2025 12:47]

24/02142/FUL - Demolition of barn and construction of single self build dwelling - Former Agricultural Building, West Street Godmanchester

Hello Sean I write with reference to the above application and telephone call this morning where I advised the LPA are able to support the application given the tilted balance position of the council, subject to overcoming the CC Highways concerns regarding visibility splays and on-site manoeuvring. I think it would also be beneficial to provide details of access width, bound materials and method of drainage. I have attached their comments for ease.

As stated in my call, I would be happy to accept amendments on the agreement of an extension of time for these consultations to be carried out which themselves would be for 21 days, so I think a 28-day agreement upon receipt of amendments would be reasonable.

I look forward to your response.

Kind regards
[redacted]

[redacted]
Senior Development Management Officer
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Corporate Delivery
Huntingdonshire District Council
Pathfinder House, St Marys Street
Huntingdon
PE29 3TN

[redacted]

Please visit the Planning Pages of our website at http://www.huntingdonshire.gov.uk/planning for all planning related enquiries, including full details of the pre-application services we are providing.

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.

Huntingdonshire DISTRICT COUNCIL

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