DAVID LOCK ASSOCIATES

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

24th March 2025

WIN002/AD

HDC ref:
17/02308/OUT

Dear Laura,

WINTRINGHAM A428/BARFORD ROAD WORKS: SUBMISSION TO DISCHARGE S106 OBLIGATION

On behalf of Urban&Civic and Wintringham Partners LLP, we are pleased to submit details pursuant to the Wintringham S106 Agreement dated 6 November 2018, as varied, associated with the Wintringham Planning Permission (ref 17/02308/OUT).

Paragraph 1.1 of Schedule 10 of the Wintringham Section 106 Agreement requires that the Owner completes off-site highways works relating to the following.

- Station Road/Cambridge Road/Cromwell Road
- A428/Barford Road
- A428/Cambridge Road
- Huntingdon Road/Priory Hill Road/Mill Lane

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 'A428 Works'). The road improvement works will upgrade the route between the Black Cat roundabout and Caxton Gibbet roundabout with a new 10-mile dual carriageway.

As regards the A428 Barford Road and Cambridge Road works, Paragraph 2 of Schedule 10 states it is agreed by the parties that the A428 Works may remove the need for either or both the A428 Barford Road Works and the A428 Cambridge Road Works to be delivered. If it is agreed that either or both the A428 Barford Road Works and the A428 Cambridge Road Works are no longer needed the parties shall record such agreement and the relevant obligations shall be regarded as discharged in their entirety.

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 Barford Road and Cambridge Road works, under S106, as well as other offsite highways improvements at Caxton Gibbet under planning condition.

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The assessments demonstrate that in the interim period to the anticipated completion of the A428 dualling scheme in 2027, the A428 Barford Road junction is forecast to operate within capacity. Hence, there is no need for improvement works to be undertaken at this junction prior to the opening of the A428 dualling scheme.

We understand that National Highways and the Transport Assessment team at CCC are content with the evidence provided relating to the Barford Road junction such that the obligation relating to the A428 Barford Road Works can be discharged.

In consultation with National Highways and the Transport Assessment team at Cambridgeshire County Council, the following is therefore submitted in support of the discharge of the obligation relating to delivery of the A428 Barford Road Works.

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 that the above and the enclosed are sufficient to enable you to provide the District Council's written approval in the discharge of this Planning Obligation.

Yours sincerely,

[redacted]

Adam Davies
Senior Associate

[redacted]

Encl: Supporting materials, as listed