TMV Architects
The Repeater Station
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Peterborough PE7 3TB

[redacted]

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18/10/2024

Planning Department
Pathfinder House,
St Mary's Street
Huntingdon
PE29 3TN

Reference Number:
21/02062/FUL

Proposal:
Proposed new 1.5 storey dwelling and garage with access

Site address:
1 Tinkers Lane
Sawtry
Huntingdon
PE28 5TF

Applicant:
[redacted]

I refer to the above and your decision notice dated 25/02/2022 regarding the notice of approval with conditions.

Please find our responses below in **bold**:

C12
A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.
We are happy to provide a 5m metalled surface along the access road from the highway, this is shown on drawing 631_013.
Our client has sought a quote of £12,000 for hiring a wheelwash facility. This is not viable on a one off build. The wheelwash facility also requires three phase electric which in itself is a big cost uplift but more importantly requires road closures to get it to the site, applications to Highways etc. This will take months, which we don't have given the planning elapses in February 2025.
The builder has suggested they will lay the driveway first and cap it off with type1 granite along with keeping all muck away to the use of grab lorries. They don't expect to have any more then 1 lorry visiting the site daily and all wheels will be washed by a jet wash deep within the site before leaving site. They can guarantee this would keep the site and public highway in good clear order. Please could this be considered as an alternative to a industrial wheel wash facility.

C13
Prior to the commencement of any works, an updated Tree Protection Plan shall be submitted to the Local Planning Authority for confirmation in writing.
Please refer to drawing 631_013 showing Tree Protection Plan

I trust this clarifies the outstanding conditions.

We look forward to hearing from you.

Thomas Mann
Director

