PLANNING CONSULTATION RESPONSE

To Kevin Simpson 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: 25/01103/PIPa Date In: 31/07/25 Date Out: 05/08/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Permission in principle for the erection of 1 to 3 dwellings
Location: Land South West of Cedar Close Grafham

Following a review of the planning portal it was noted that the proposal has been amended to increase the maximum number of dwellings to 3.

Three dwellings will not result in a significant increase in vehicle movements in Church Road as there are already 20 houses, 8 park homes, 21 holiday lodges and 65 caravan pitches along the section of Church Road which forms part of the circular NMU route around Grafham Water.

However, as stated previously, due to the high number of NMUs, individual accesses or a shared access will need to have adequate pedestrian and cycle visibility as required in our General Principles for Development document. In addition, a shared access will require vehicular visibility splays in accordance with the posted speed limit. If these can't be achieved, then the applicant may wish to carry out and provide a speed survey in accordance with CA185 of the Design Manual for Roads and Bridges to prove that visibility splays can be achieved in accordance with the 85%ile actual speeds of Church Road. Highways Development Management General Principles for Development- January 2023 - Amended

Further details of the access/es design including the construction specification, drainage, pedestrian, cycle and vehicular visibility splays, and any accommodation works shall be expected as part of the Technical Details Consent application.

Jo Challis
Highways Development Management Engineer