Cambridgeshire County Council

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: 25/80183/COND Date In: 16/06/25 Date Out: 04/07/25	**Contact**: André Chabot

Application: Discharge of conditions 6 (DCEMP) and 7 (Construction Surface Water Drainage) of 22/02584/FUL

Location: Rheola, Broad Leas, St Ives, PE27 5PU.

The conditions to be discharged do not appear to have been specifically requested by the Highway Authority and I would not therefore look to object to their discharge.

I would however make the following observations regarding the document submitted for consideration of the Local Planning Authority:

While an area within the site has been identified on Figure C for turning of delivery vehicles, it is unclear whether the area would be sufficient to accommodate such movements without multiple manoeuvres. It is recommended that the applicant be invited to demonstrate the vehicle tracking of appropriate delivery and construction vehicles on plan.

Section 5 indicates that designated on-site parking area will accommodate up to 20 vehicles for site operative and visitors, but no more than13 spaces are evident on plan when excluding those shown within the delivery vehicle turning area. The applicant should be invited to clarify this and provide details of maximum number of people working on site at any one time to enable the LPA to consider whether this is sufficient.

Section 9 indicates that gates will be positioned such as to enable delivery vehicles to exit Broadleas while waiting at the gate. While this is acceptable in principle it appears contrary to the position of the Gate House shown on Figure C. It is recommended that the applicant be invited to identify the location of the gate on plan including

dimensions to show that this would accommodate the largest vehicle likely to visit the site clear of the Public Highway.

Section 10 identifies that wheel washing will be provided but does not identify the location of bunds and silt traps proposed to manage the runoff of water as identified in section 11. I would recommend that the applicant be invited to provide specific details on plan.

Section 12 indicates that Road Sweepers will be used to prevent dust dispersion but should also be used for removal of mud from the road as and when it is necessary. The Highway Authority would normally seek that the developer include the following words in any submitted document: The adopted public highway within the vicinity of the site will be swept within an agreed time frame as and when reasonably requested by any officer of the Highway Authority.

André Chabot
Highways Development Management Engineer