PLANNING CONSULTATION RESPONSE

To Marie Roseaman 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: 25/00709/PIP Date In: 23/04/25 Date Out: 22/05/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Permission in principle for up to 3no. Dwellings
Location: Land North Of 76 Owl End Great Stukeley

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that the site is located approx. 530m along Owl End which is a predominately single track road.

However, it is a no through road for general traffic so vehicles will be limited to residents, allotment holders, and delivery/servicing vehicles. Therefore, speeds and volumes will be relatively low.

From the point where Owl End narrows to a single track road it is serving approximately nine dwellings, the allotments and agricultural vehicles so an additional three dwellings would not represent a significant increase. However, it would not be acceptable to approve any further intensification without improvements in the form of localised carriageway widening.

A condition survey of the carriageway and verges will be required before any works commence and the applicant will be required to remediate any damage caused by construction delivery vehicles.

The Planning Statement states that the site has an ‘established vehicular cross over’ however, this is not a properly constructed crossing but appears to consist of granular material that has been placed on the highway verge.

If the applicant has not already done so, they will need to obtain permission from the LLFA for the piping of the ditch to create an access.

Further details of the access design including any accommodation works and drainage in accordance with CCC's specifications *Highways development - Cambridgeshire County Council* shall be expected as part of the Technical Details Consent application.

Jo Challis
Highways Development Management Engineer