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: 25/00015/FULa Date In: 15/04//25 Date Out: 08/05/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Retrospective application for mixed development comprising of agricultural & B2, B8 & B1 uses
Location: Glebe Farm School Lane Kings Ripton Huntingdon PE28 2NL

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that a Transport Statement has been submitted with the information previously requested.

I can confirm that the TRICS projections for B2/B8 usage and the access improvements are acceptable.

Our Transport Assessment team have confirmed that, subject to the access improvements, they do not have any concerns.

Therefore, the effect of the proposed development upon the Public Highway should be mitigated if the following Conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:-

HDMC 11 Prior to the first occupation of the development (or prior to commencement of the use hereby permitted) any gate or gates to the vehicular access shall be set back a minimum of 20m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

HDMC 13 The access shall be a minimum width of 8m, for a minimum distance of 30m measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

New Access – Construction

HDMC 14 Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

HDMC 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 3432-04.
The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

HDMC 23 Prior to the first occupation of the development (or prior to the commencement of the proposed use) the south eastern junction of the access with the highway carriageway shall be laid out with 15m radius kerbs and a 1 in 15 taper.

Reason: In the interests of highway safety.

HDMC 26 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

HDMC 28 A metalled surface shall be provided for a minimum distance of 20m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway.

HDMC 31 Prior to the first occupation of the development hereby permitted (or prior to the commencement of the use hereby permitted) the off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority based on the plans submitted.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

INFORMATIVES

Vehicular Access

HDMI 1 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should be informed that in order to carry out the works within the highway a short form Section 278 agreement will need to be entered into with the highway authority. Highways development - Cambridgeshire County Council

Jo Challis
Highways Development Management Engineer