PLANNING CONSULTATION RESPONSE

To Charlotte Dew 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: 24/01902/FUL Date In: 25/10/24 Date Out: 20/11/24	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Erection of 2no. Dwellings
Location: 50 Windsor Road Yaxley Peterborough PE7 3JA

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that two separate vehicular accesses are proposed.

The exact location of the south westerly access cannot be accurately ascertained as the tree and lamp column in the highway verge have not been annotated on the Proposed Site Plan. However, the work may affect the roots of the tree so the applicant should contact CCC's Green team to discuss mitigation measures highways@cambridgeshire.gov.uk

Also, the lamp column may have to be moved so the applicant should also contact CCC's Street Lighting team street.lighting@cambridgeshire.gov.uk to discuss.

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 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

HDMC 14 Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular accesses where they cross 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 17 Prior to the first occupation of the development the proposed on-site parking areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking area, in the interests of highway safety.

HDMC 22 Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular accesses measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason: In the interests of highway safety.

HDMC 26 The accesses 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 5m along the accesses from their junction with the public highway.

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

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 note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement. Dropped kerbs and access protection markings - Cambridgeshire County Council

Ecological Impacts of Highway Works

HDMI 5 The proposed works to the public highway which are required as part of the highway mitigation, could result in root damage to the tree located within the highway verge. Notwithstanding any consent granted under the Town and Country Planning Act, it is the responsibility of the applicant to ensure that mitigation measures are agreed prior to undertaking the highway works. Please contact CCC's Green team to discuss further highways@cambridgeshire.gov.uk

Jo Challis
Highways Development Management Engineer