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: 25/00455/P3MPAc Date In: 10/11/25 Date Out: 18/11/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Prior Notification Application for the change of use of agricultural buildings to flexible commercial uses
Location: Agricultural Buildings Sapley Park Farm Kings Ripton Road Sapley

Following my comments of 4th November 2025 concerning the proposed works within the adjacent landowner's control, I note that Drawing KMC25097/004 (1) Rev C Existing Access Improvements Sheet 1 of 5: General Arrangement has been submitted.

This shows the proposed improvements are contained on land wholly within the applicant's and the LHA's control.

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 13 The access shall be a minimum width of 6.5m, for a minimum distance of 20m measured from the near edge of the highway carriageway.

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 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 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. KMC25097/004 (1) Rev C.
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 commencement of the proposed use the junction of the access with the highway carriageway shall be laid out with radius kerbs in full accordance with the details indicated on the submitted Drawing No. KMC25097/004 (1) Rev C.

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 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