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: 24/01996/FUL	**Contact**: Andrew Kirkham
Date In: 22/12/24 Date Out: 20/12/24	

RE: ***Application description***

Proposal: Demolition of existing buildings and house to be replaced with a new self-build 4 bed dwelling
Location: **Rectory Farm Morborne Road, Folksworth**

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that the highways aspect of the application had not changed since the previous application 24/00094/FUL. Therefore, the previous comments listed below are still relevant.

The parking plan and location plan show 4 parking spaces turning in and out of the parking spaces for the new dwellings, this is acceptable.

The applicant should be advised that no unbound materials should be used within 5m of the carriageway edge to mitigate the risk of the unbound materials migrating to the highway.

It is noted that the surface water within will be managed by soakaway. It is a requirement of Building Regulations 2010- Part H3 Soakaways and other infiltration drainage systems – 3.25a that infiltration devices should not be built within 5m of a building or road or in areas of unstable land, or within 10m when used in areas of chalk.

Thus, on behalf of the Local Highway Authority we have no objections to the application as submitted subject to the below conditions. 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:

Gates – Restriction

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.
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Provision of Parking, Manoeuvring and Service Areas

HDMC 16 - Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

a) Enter, turn and leave the site in forward gear
b) Parking for 4 vehicles are clear of the public highway
The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety.

HDMC 18 - Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety.

Andrew Kirkham
Graduate Transport Officer