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: 26/02064/FUL	**Contact**: Sonia Hansen Assistant Engineer
Date In: 11/11/2026 Date Out: 19/11/2026	

RE: Application description

Proposal: Erection of three dwellings with detached garages, shared private access drive, parking and landscaping

Site address: Land Rear Of Meadow View Warboys Road Pidley

HIGHWAY AUTHORITY RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Following review of the submitted information, including the Highway Statement and the proposed site layout, it is noted that the proposal seeks the erection of three dwellings served via an upgraded shared private access from Warboys Road.

Vehicle speed survey data has been submitted and visibility splays demonstrated commensurate with observed vehicle speeds. The proposed access arrangement has been designed generally in accordance with the Highway Development Management General Principles for Development. Refuse vehicle tracking has also been provided demonstrating that servicing vehicles can enter, turn and leave the site in a forward gear.

The Highway Authority notes that the proposal would utilise the same access previously considered under planning reference 26/00379/PIP. The current proposal reduces the number of dwellings from the four previously approved in principle to three dwellings.

It is however noted that the access also serves land subject to other extant permissions and permissions in principle. Should all consents be implemented, the shared access could ultimately serve up to seven dwellings. Applicants should be aware that the County Council's Highway Development Management General Principles for Development indicate that a shared access should generally serve around five dwellings. Nevertheless, having regard to the submitted traffic generation information and the absence of any identified highway safety concerns, this matter would not warrant an objection in this instance.

Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.

If the Local Planning Authority are mindful to approve the application, please append the following Conditions to any consent granted.

Recommended conditions:

New Access – Width

HDMC 13 The access shall be a minimum width of 5 metres, for a minimum distance of 8 metres measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

Construction specification

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.

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) Park 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.

Provision of Visibility Splays

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 accesses in full accordance with the details indicated on the submitted Drawing No. 3778-03 rev B
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.

Drainage

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.

Metalled surface

HDMC 28 A metalled surface shall be provided for a minimum distance of 5 metres along the access road from its junction with the public highway.

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

Informative

HDMI 1 If this development involves work to the public highway, it 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.

Section 278
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