PLANNING CONSULTATION RESPONSE

To Marie Roseaman 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: 25/00772/FUL Date In: 09/05/25 Date Out: 28/05/25	**Contact**: Sonia Hansen

RE: ***Application description***

Proposal: Erection of two bungalows and associated works.

Site address: Land Rear Of 11 Mountfort Close Eynesbury

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted the driveway for plot 2 is approximately 2.5m wide. This is not wide enough for a single driveway which should be a minimum of 3.6m wide. The driveway for plot 1 is around 4m wide which is acceptable.

The development will require an extension to the existing dropped kerb for plot 2. The driveway width can be amended as part of the section 184 application.

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:

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 5m 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 accesses shall be a minimum width of 3.6m, for a minimum distance of 5m 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 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. JLG930/S2/01
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 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 5m along the access road from its junction with the public highway.

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

INFORMATIVES

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.

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

Sonia Hansen
Assistant Engineer
Highways Development Management