Cambridgeshire County Council

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: 25/00794/P3MPA Date In: 25/07/2024 Date Out: 07/08/2025	**Contact**: André Chabot

Application: Change of use of agricultural building to commercial use (B8 - Storage and Distribution).

Location: New Barns Farm, St Neots Road, Abbotsley, St Neots PE19 6UU

While the Highway Authority has no objections in principle to a small B8 development at this location, the existing access appears unsuitable for such use.

The tracking plan provided for a light goods vehicle is not for the largest class of vehicle that could reasonably be expected to use any future B8 development and is not therefore sufficient in this regard. It does however demonstrate that even smaller vehicles as shown would dominate the access and limit two-way movement at the junction.

Should an HGV approach either junction while a vehicle is already waiting to join St Neots Road from the site, the HGV would need to stop in highway until the junction clears. This would not be acceptable in highway terms.

While I note that points 13 and 16 of the Transport Statement indicate that the gates are constantly open and that visitors to the site do not therefore need to wait on the highway before gaining access into the site, where gates are provided there can be no certainty that they will remain open. A gated access would therefore only be considered acceptable for the use proposed where the site is left ungated or where a gate is sufficiently set back to allow the largest class of vehicle visiting the site to sit clear of the highway while the gate is opened.

I appreciate that this is an application for change of agricultural use, however, unless the applicant can implement or propose measures to overcome these issues, such as making junction improvement and removal/relocation of gates, I would unfortunately have no alternative than to recommend refusal.

I await further clarification/amended plans

André Chabot
Highways Development Management Engineer