PLANNING CONSULTATION RESPONSE

To Kevin Simpson 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: 25/00678/PIP Date In: 15/04/25 Date Out: 08/05/25	**Contact**: Robin Hobbs

RE: ***Application description***

Proposal: Construction of up to 5no. dwellings
Location: Land Adjacent The Nurseries Earith Road Colne

In order to be acceptable in relation to the highways elements any planning application to come forward will need to provide the following details.

- Vehicle to vehicle visibility in accordance with the posted speed of the road, for a 30mph zone this would equate to 2.4m x43m.
- Access minimum width of 5m for a distance 10m back from the highway.
- On site ability to park and turn
- Pedestrian connectivity from the site to the existing pedestrian infrastructure.
- Provision of drainage at the highway boundary to stop water entering the highway or vice versa

Following a review of the documents provided to the Highway Authority as part of the above planning application, 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 01 Prior to the commencement of the development full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

a) The layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water drainage.
b) The siting of the buildings and means of access thereto.
c) Visibility splays
d) Parking provision
e) Turning Areas

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.

HDMC 13 The access shall be a minimum width of 5m, for a minimum distance of 10m 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 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 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.

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.

HDMC 20 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. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed access.
The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the 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 10m 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 first occupation of the development hereby permitted the off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority.

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 applicants 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