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: 25/00583/OUT Date In: 04/04/25 Date Out: 30/04/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Erection of dwelling (all matters reserved except access)
Location: Land Rear of Warboys Methodist Church High Street Warboys

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that the access was widened in 2002 to facilitate the construction of three dwellings although only two have been constructed.

The Design and Access Statement states that the access is 5m wide for 10m which is acceptable.

Visibility splays have not been detailed but our GIS system indicates that they are achievable.

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:-

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 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.

Jo Challis
Highways Development Management Engineer