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: 26/01930/FUL	**Contact**: Sonia Hansen Assistant Engineer
Date In: 03/11/2026 Date Out: 03/11/2026	

RE: Application description

Proposal: Erection of 6 single bedroom assisted living apartments (Use Class C3) with ancillary office and communal accommodation requiring the demolition of a dwelling, retail unit and equine facilities

Site address: 93 Peterborough Road Farcet Peterborough

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that planning permission has previously been granted under application reference 23/02502/FUL for a materially larger development comprising 12 assisted living apartments served from the same vehicular access arrangement.

The current proposal retains the approved access strategy whilst reducing the scale and intensity of development from 12 units to 6 units. Consequently, the proposal would be expected to generate fewer vehicle movements than the extant consent.

Having regard to:

- the extant planning permission;
- the retention of the previously accepted access arrangements;
- the reduction in development intensity; and
- the level of on-site parking and manoeuvring provision,

the Local Highway Authority considers that the proposal would not have an unacceptable impact upon highway safety nor result in a severe residual cumulative impact on the operation of the highway network.

The Local Highway Authority therefore has no objection to the application.

Should planning permission be granted, the following conditions are recommended:

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 Visibility Splays

HDMC 19 Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular accesses in full accordance with the details indicated on the submitted Drawing No. DH2018.01.201
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.

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.

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.

Gates – Location

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 5 metres 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.

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.

Dropped kerb

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