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: 25/00925/PMBPA Date In: 01/07/25 Date Out: 07/07/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Change of use of existing agricultural building to three dwellings at Cherry Lodge Farm, Puddock Road, Warboys. . Farm is currently over 125 acres (see attached holding plan) Previously 350 acres. Growing wheat, barley, field beans potatoes and onions. Also have 38 acres of land in the SFI agreement scheme. Holding number is 05/379/0261
Location: Cherry Lodge Puddock Road Warboys Huntingdon PE28 2UB

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that the applicant has confirmed that the access will only be used by the residential properties and not for agricultural vehicles.

In addition, it was noted that the Site Location Plan of previous application 21/01655/FUL indicates that the appropriate visibility splays 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 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 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 20 Prior to the first occupation of the development 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 215m, 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.

Jo Challis
Highways Development Management Engineer