PLANNING CONSULTATION RESPONSE

To Benjamin Eyre 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:26/01951/FUL Date In: 05/11/2026 Date Out: 17/11/2026	**Contact**: Sonia Hansen Assistant Engineer

RE: Application description

Proposal: Demolition of existing garaging and store buildings on the northern part of the site and erection of detached two-storey dwelling

Site address: Garden House Paxton Hill Great Paxton St Neots PE19 6RA

Recommendation: HOLDING OBJECTION / SEEK AMENDED PLANS AND FURTHER INFORMATION

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that insufficient detail has been provided to fully assess the highway implications of the proposed development. The proposal would result in the intensification of an existing access through the creation of an additional dwelling, however the submitted drawings and supporting documentation do not adequately demonstrate that a safe and suitable access can be achieved.

Accordingly, the Highway Authority requests that the following matters are addressed before a formal recommendation can be provided:

1. **Access Width**
    - The proposed site plan indicates that the existing access is to be retained and widened to approximately 3.1m in width.
    - As the access will serve both the proposed dwelling and the retained dwelling, it will function as a shared access.

- The Local Highway Authority would normally require the first section of a shared access adjacent to the public highway to be widened to a minimum width of 5.0m to facilitate the passing of vehicles and reduce the likelihood of vehicles reversing onto the public highway.
- Amended plans should be submitted demonstrating how an appropriate access width can be achieved.

2. **Visibility Splays**
   - No visibility splay plan has been submitted with the application.
   - Whilst the supporting statement advises that visibility splays can be provided, no evidence has been submitted demonstrating the achievable visibility in either direction from the site access.
   - Given the site's location on the B1043, the prevailing 40mph speed environment and the intensification of use to a shared access appropriate visibility splays must be demonstrated.
   - A visibility splay drawing should be submitted, together with confirmation that the required splays can be achieved and maintained within land under the applicant's control and/or the public highway.

3. **Access Details**
   - Further details should be provided regarding the proposed access construction, including surfacing, drainage arrangements and measures to prevent surface water discharging onto the public highway.

Until the above information has been submitted and assessed, the Local Highway Authority is unable to conclude that the development would provide a safe and suitable access for all users and therefore recommends that the application is not determined pending receipt of the requested information.