PLANNING CONSULTATION RESPONSE

To Hannah Hodges 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: 25/00330/FUL	**Contact**: Sonia Hansen
Date In: 28/03/25 Date Out: 23/04/25	

RE: ***Application description***

Proposal: Demolition of a 1.5-storey dwelling and the replacement with a new self-build 1.5 storey dwelling and Annex
Location: Kasauli, Brampton Road Buckden

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that existing vehicle and pedestrian access to the dwelling will remain, and a new access added.

If the Local Planning Authority are mindful to approve the application, please append the following Conditions to any consent granted:

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 5m 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.

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.

HDMC 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) pedestrian visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 004

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.

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.

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

Sonia Hansen
Assistant Engineer
Highways Development Management