Cambridgeshire County Council

PLANNING CONSULTATION RESPONSE

To: Kevin Simpson 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: 24/02361/FUL	**Contact**: André Chabot
Date In: 03/01/2025 Date Out: 07/03/2025	

Application: Conversion and Alteration of Building to Residential Use.

Location: All Saints Church, Denton Road, Denton.

On the basis of the information submitted, the Local Highway Authority has no objections in principle, however, the same issues raised previously in respect to application 23/02492/FUL have not been resolved and therefore remain outstanding. The following points would require attention to make the development acceptable in highway terms:

Form of construction

The proposals include construction of a driveway in a form seemingly to avoid the need for excavation within a root protection area of a significant established tree.

I note however that part of this driveway will be located within the public highway and that the use of cellular containment is not prescribed for such use in the Highway Authorities Standard Construction Specification for highway works.

While such a system would not normally be permitted in the highway due to uncertainty over its structural integrity and likely ongoing maintenance liability, I also recognise that the principles of such use, albeit 150mm thick rather than 100mm as now shown, has previously been accepted with respect to an earlier application for this site in 20/02401/FUL.

Use of a 150mm Terram Geocell (rather than the 100mm) would again be considered acceptable on this occasion but must be installed in accordance with the

manufacturer's instructions; the use of open granular material at the surface as currently shown, would not be accepted as the surface gradient would make it likely that material would migrate into the road under trafficking. The applicant should be invited to amend the plan changing the construction specification to comply with that in the Terram Geocell (TRP) specification (i.e. infill with open graded aggregate (5mm to 45mm)) and including text indicating that the top surface within the public highway to be agreed with the Local Highway Authority as part of the Section 184 application. In the absence of any indication of soil strength, the additional TERRAM TX160 geogrid should also be provided.

Verge regrading

The area of verge regrading adjacent to the proposed access may affect vehicles using the adjacent field access. The extent of accommodation work required may be agreed with the Highway Authorities Engineer on site during the s184 works, however, for the purpose of this application, the hard landscaping detail plan should be amended to show the area of level surface extending further to the west beyond the swept path of vehicles accessing the field.

Drainage

The driveway/parking area within the site is shown to fall towards the highway. Surface water runoff from private surfaces should be prevented from entering the highway and the applicant should be invited to detail what measures will be implemented to prevent this, noting that the use of permeable surfacing in not considered sufficient in isolation to prevent this.

Please let me know if the applicant is unwilling or unable to amend plans as detailed above, so that I can consider making alternative recommendations, possibly of refusal

André Chabot
Highways Development Management Engineer