Cambridgeshire County Council

PLANNING CONSULTATION RESPONSE

To: Laura Fisher 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: 25/00990/FUL Date In: 19/05/2025 Date Out: 29/05/2025	**Contact**: André Chabot

Application: Temporary construction access for the delivery of Wintringham KP1 District Centre.

Location: Wintringham Park Cambridge Road St Neots.

The Local Highway Authority has no objections but would make the following observations regarding the latest submission which are made without prejudice to any future s278 agreement.

Changes to the access arrangements and subsequent swept path shown on drawing 250146-PEV-XX-XX-DR-C-0310 P02 demonstrate two-way movement of HGVs up to the proposed gate. This resolves my previous concern regarding the point at which an exiting vehicle would need to give way.

I note that completion of the CEMP will require input from the contractor once appointed and would therefore request that submission of a full CEMP be required by condition; this should align with the information required in the Highway Development Management Construction Traffic Management Plan guidance notes as provided previously with my correspondence of 7th July 2025.

While Section 2.3 of the applicants Technical Note dated 15th August 2025 indicates that the construction will accord with our Housing Estate Road Construction Specification (HERCS), the detail on drawing 250146-PEV-XX-XX-DR-C-0345 Rev P02 does not show this, with the road instead finished in a base course material. This drawing does indicate that the exact detail must be confirmed at the detailed design stage and may therefore be considered acceptable in planning terms. I would however reiterate my previous observation that what is shown on [plan is not satisfactory for that element of the road to

be constructed in the public highway, which irrespective of its temporary status must be constructed to a permanent standard in accordance with Appendix 1 of HERCS which requires a minimum of 240mm of bitumastic material rather than the 150mm shown.

I had previously advised that it was an offence to discharge water from private land onto the public highway and that an alternative means of drainage than that shown must be provided. The applicant's response in section 2.5 of their Technical Note does not appear to recognise that approximately 100m2 of private road is shown draining to adoptable highway gullies which would not be permitted. This would require additional drainage within the private section of road, which cannot therefore be agreed as part of future s278 agreement as suggested by the applicant. I would however have no objections in this regard providing the applicant is required by condition to provide additional details of the drainage measures to prevent surface water run-off onto the adjacent public highway.

The applicant's observation regarding the elevation on the bend are noted. This is extensively on private land and implementation is therefore at the designer's own risk.

Section 2.7 of the Technical Note indicates that the piped ditch will fall within the public highway, whereas indicative planning available to me is less clear in this regard. Unless the applicant has already done so, it is recommended that the applicant contact the County Council Highway Searches Team to obtain verification of the highway extent at this location. While this should not impact on the layout shown, it may affect progression of any s278 agreement.

The observation in 2.7 of the Technical Note that there will be more than 350mm cover on any pipe protection is noted. This will be reviewed as part of any s278 review and may require surface level changes within the site.

The LLFA appear to have been consulted regarding the piping of the ditch. The application should be advised that Ordinary Watercourse Consent is also likely to be required before highway technical approval and commencement of any works within the ditch.

Please append the following conditions and informative to any permission 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 20m 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 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 16 (variant) Prior to the first use of the proposed access sufficient space shall be provided within the site during the construction phase 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 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.

HDMC 29 Prior to the commencement of use of the site, the approved wheel washing facilities shall be provided, and maintained, to the written satisfaction of the Local Planning Authority.

Reason: To prevent mud and extraneous material being deposited on the highway.

HDMC 30 No works shall commence on site unless/until a route for all traffic associated with the construction of the development (or associated with the use of the site) has been provided and approved in writing to the satisfaction of the Local Planning Authority together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic.

Reason: In the interests of maintaining highway efficiency and safety.

As previously requested, please also include a condition limiting the duration of the access and requiring that the verge be reinstated to its original condition at the end of that period, as well as requiring a detailed CEMP as outlined in the County Council Guidance Note, submission of which would itself resolve several of the conditions requested above.

Informative.

HDMI 1 This development involves work to the public highway that 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.

The applicant should be informed that in order to carry out the works within the highway a short form Section 278 agreement will need to be entered into with the highway authority. Highways development - Cambridgeshire County Council

André Chabot
Highways Development Management Engineer