PLANNING CONSULTATION RESPONSE

To Josh France 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: 25/00059/HHFUL Date In: 22/01//25 Date Out: 04/02/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Proposed vehicular access for residential dwelling
Location: 4 Pine Hill Park Sawtry Way Wyton Huntingdon PE28 2DZ

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that the visibility splays are acceptable for the posted speed limit and the turning within the site has been provided.

However, the grass verge contains vegetation which appears from Street View 2208 to have been planted by members of the public to screen Numbers 4 and 6 Pine Hill Park, so the vegetation within the visibility splays will need to be cleared or reduced to a height of 600mm and maintained as such.

Also, the applicant will require permission from our Flood, Water and Biodiversity team to pipe/culvert the ditch Watercourse management - Cambridgeshire County Council

The applicant should note that the Acco drain will need to be installed at the highway boundary which, where a ditch is present, is the front edge of the ditch.

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 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across

the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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 15 Prior to the commencement of the development, the vehicular (and / or pedestrian / cycle) crossing of the ditch / watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure construction of a satisfactory access.

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 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 24:1328/1 Rev. A.
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 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 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.

INFORMATIVES

Vehicular Access

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 note that the nature of the highway works proposed will necessitate the completion of a Section 184 or Section 278 Highway Works Agreement between the developer and the LHA prior to commencement. The developer should contact development.managment@cambridgeshire.gov.uk to ascertain which is required Dropped kerbs and access protection markings - Cambridgeshire County Council or Highways development - Cambridgeshire County Council

Jo Challis
Highways Development Management Engineer