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: 26/01976/FUL	**Contact**: Sonia Hansen Assistant Engineer
Date In: 28/10/2026 Date Out: 29/10/2026	

RE: Application description

Proposal: Change of Use From Agricultural Land to Dog Walking and Exercising Facility, including the provision of a Field Shelter, associated Hardstanding, Access and Parking

Site address: Land At Wiggin Hill Farm Old Ramsey Road Woodhurst

Holding Objection

The Highway Authority has reviewed the submitted information and notes that the proposed development would result in the intensification of use of the existing access serving the site through the introduction of a commercial dog walking facility.

Whilst the application proposes use of the existing field access onto Old Ramsey Road, the submitted drawings do not demonstrate that the access has been designed or will be upgraded in accordance with Cambridgeshire County Council's Highway Development Management requirements.

The proposal represents an intensification of use from agricultural land and therefore requires the provision of an appropriate shared vehicular access. The Highway Authority would expect a minimum 5.0m wide shared access to be provided and constructed in accordance with County Council specifications, including details of:

- Access width and geometry;
- Surfacing arrangements and bound material adjacent to the highway;
- Drainage measures to prevent surface water discharging onto the highway;

- Appropriate visibility splays;
- Access gradients and construction details.

In the absence of these details, the applicant has failed to demonstrate that the development would provide a safe and suitable access for all users or that it would not adversely affect the operation and safety of the public highway.

The Highway Authority therefore recommends that planning permission is not granted until satisfactory access details have been submitted demonstrating compliance with the County Council's standards for an intensified commercial use.