PLANNING CONSULTATION RESPONSE

To Charlotte Dew Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN	**Place & Economy** **Highway Development Management** Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY
App Reference: 25/00940/FUL Date In: 02/06/25 Date Out: 10/06/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Proposed conversion/change of use from storage outbuilding to dwelling
Location: 6 Abbey Rooms Lane Ramsey Huntingdon PE26 1BY

Following a review of the documents provided to the Highway Authority as part of the above planning application and in accordance with paragraph 116 of the National Planning Policy Framework, the Highway Authority requests that the above planning application be refused for the following reason:- unacceptable impact on highway safety.

The rationale for this request is as follows:-

The access from the B1096 High Street is not of sufficient width for two way vehicle movements and has very limited pedestrian and vehicle visibility. Our indicative highway records indicate that there is approximately 12m vehicle visibility in each direction.

The access is approximately 45m from the junction with Hollow Lane where the access for Abbey College is located. The area is therefore subject to high volumes of pedestrians and vehicles at school times so adequate visibility is required.

The LHA's response to application 20/00496/FUL stated that the access was not suitable for further intensification unless mitigation was submitted. The application was subsequently withdrawn. In this instance the Heritage, Design and Access Statement states that the building is currently used intermittently for storage by the applicant which would generate significantly less movements than those associated with a dwelling. This would result in an increase in vehicle movements over the existing movements.

Therefore, due to the insufficient width of the access and the restricted visibility the access is inadequate for further intensification of use.

Jo Challis
Highways Development Management Engineer