PLANNING CONSULTATION RESPONSE

To Charlotte Dew 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: 25/00813/FUL Date In: 06/06/25 Date Out: 10/06/25	**Contact**: Sonia Hansen

RE: ***Application description***

Proposal: Change of use from barn to new self build dwelling

Site address: Barn, Two Pole Drove Farcet

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that Two Pole Drove is an unmade carriageway that is unlikely to receive any significant highways maintenance.

The Local Planning Authority should consider if this is the correct location for this type of development given the remote nature of the proposal and the type of carriageway surrounding the area.

Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.

If the Local Planning Authority are mindful to approve the application, please append the following Conditions to any consent 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 5m 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 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 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 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.

Sonia Hansen
Assistant Engineer
Highways Development Management