

## PLANNING CONSULTATION RESPONSE

<p>To Debra Bell Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN</p>	<p><b>Place &amp; Economy Highway Development Management</b> Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY</p>
<p><b>App Reference:</b> 22/00412/FUL Date In: 13/05/22 Date Out: 24/06/22</p>	<p><b>Contact:</b> Robin Hobbs</p>

### **RE: *Application description***

**Proposal:** Residential development for 48 affordable dwellings and associated works

**Location:** Land North of Sewage Pumping Station, Station Road Warboys

The proposal is for 48 residential units served from Station Road. A highways statement has been submitted and I would comment accordingly.

- The site is under the 50 dwelling thresholds where a transport assessment is required and that the vehicle movements associated with that proposed could not be considered as significant.
- Whilst the daily vehicle movements associated with the site is indicated as 172 the peak time vehicle movements are around 21 vehicle movements or circa 1 movement every 3 minutes. This could not be considered as significant or unacceptable in relation to paragraph 111 of the NPPF.
- Station Road is suitable in geometric standards to cater for the vehicle movements associated with the site.
- The proposed access Indicated is 6m in width with 8m radii
- The vehicle-to-vehicle visibility of the access is in accordance with the speed of the road
- Pedestrian connection to the existing footway provision along Station Road

- As this is a full application, I take it that the internal network is also being considered at this time. The Highway statement indicates the following within appendix 7.
  1. Conventional road widths of 5m with 2m wide footways.
  2. Shared surface road widths of 6m with 0.5m maintenance strips, with ramp features on entry.
  3. Internal radii of 6m at all junctions.
  4. Internal vehicle to vehicle visibility splays at junctions and pedestrian splays indicated at crossing points.
  5. Refuse tracking

The above layout does conform to a design that would be considered for adoption.

Given the above I would have no objections to that proposed. Please append the following conditions to any consent granted.

HDMC 02 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

HDMC 04 Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority.

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 17 Prior to the first occupation of the development the proposed on-site parking / servicing and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.
- Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- HDMC 18 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
- Reason: In the interests of 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 plans No2809-02 rev B, 2809-06 and 2809-07
- 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 23 Prior to the first occupation of the development (or prior to the commencement of the proposed use) the junction of the access with the highway carriageway shall be laid out with 8m radius kerbs.
- 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 20m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by 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 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.

HDMC 31 Prior to the first occupation of the development hereby permitted the off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority.

Reason: to ensure that the highway network is adequate to cater for the development proposed.

## **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 applicants 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.

HDMI 2 The applicant is advised that to discharge Condition HDMC 02 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

The applicant should be informed that the offsite works will require a short form 278 agreement to be entered into with the Highway Authority and that a condition survey of approach roads should also be carried out prior to any construction.