

From: [Chris Green](#)
To: [Kate Wood](#)
Cc: [Jon Finney](#); mary.collins@greatercambridgeplanning.org
Subject: RE: Application for Planning Permission - Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross (ref 22/05474/FUL)
Date: 17 January 2023 12:38:17
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

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Thank you Kate for the further documents.

The amended Flood Plan 2023 & the Location Plan indicating a pedestrian only, emergency exit onto Barley Rd are acceptable to the Local Highway Authority.

Best regards,

Chris Green

Highways Development Management

Advance Notice of Leave:

chris.green@cambridgeshire.gov.uk

Transport Strategy and Network Management, South Highways Division, Station Rd East, Whittlesford, CB22 4NL

<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highways-development>

From: Kate Wood <Kate.Wood@eddisons.com>
Sent: 16 January 2023 15:49
To: Chris Green <Chris.Green@cambridgeshire.gov.uk>
Cc: Jon Finney <Jon.Finney@cambridgeshire.gov.uk>; mary.collins@greatercambridgeplanning.org
Subject: RE: Application for Planning Permission - Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross (ref 22/05474/FUL)
Importance: High

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Dear Chris,

Thanks for your advice and I now attach an amended flood plan. Given that the egress would be for pedestrians only, I suggest that it should not be formalised in any surfacing, but simply that a route is available through the boundary to the verge beyond. To this end, can I suggest that the attached plan will be sufficient for your purposes, and that a condition be added to any grant of planning permission requiring adherence to these 2 plans and to require the submission of details of the path through the boundary for subsequent approval.

Mary, please can you accept these attachments as amendments to the application?

Best regards

Kate

Kate Wood
Director



D. 01733 556 493 **M.** 07971 611 412
The Lawns | 33 Thorpe Road | Peterborough | PE3 6AB

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From: Chris Green <Chris.Green@cambridgeshire.gov.uk>

Sent: 13 January 2023 12:06

To: Kate Wood <Kate.Wood@eddisons.com>

Cc: Jon Finney <Jon.Finney@cambridgeshire.gov.uk>; mary.collins@greatercambridgeplanning.org

Subject: RE: Application for Planning Permission - Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross (ref 22/05474/FUL)

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Kate,

Thank you for the further information and Flood Plan document.

As mentioned, the Local Highway Authority's position with respect to the nearby gated vehicular access on to the A505, is that it is an illegal access without planning permission nor approval from the Local Highway Authority. The Local Highway Authority does not wish to establish the principle of a motor vehicle access at that location onto the A505 from this or any other neighbouring site. It should also be noted that the use of this access is currently being investigated by both the Local Planning Authority and Local Highway Authority.

Reading the Flood Plan, and based on the stated information contained within, if a vehicular flood emergency exit is absolutely required, that it be relocated so that it exits the site onto Barley Rd./B1368 at a point north of the watercourse (outside the EA flood zones). As it would be used infrequently as an emergency exit only it could be made up of an aggregate surface and be 2.5m wide.

Best regards,

Chris Green

Highways Development Management

Advance Notice of Leave:

chris.green@cambridgeshire.gov.uk

Transport Strategy and Network Management, South Highways Division, Station Rd East, Whittlesford, CB22 4NL

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From: Janie Howard <Janie.Howard@eddisons.com> **On Behalf Of** Kate Wood

Sent: 13 January 2023 10:43

To: Chris Green <Chris.Green@cambridgeshire.gov.uk>; Kate Wood <Kate.Wood@eddisons.com>

Cc: Jon Finney <Jon.Finney@cambridgeshire.gov.uk>; mary.collins@greatercambridgeplanning.org

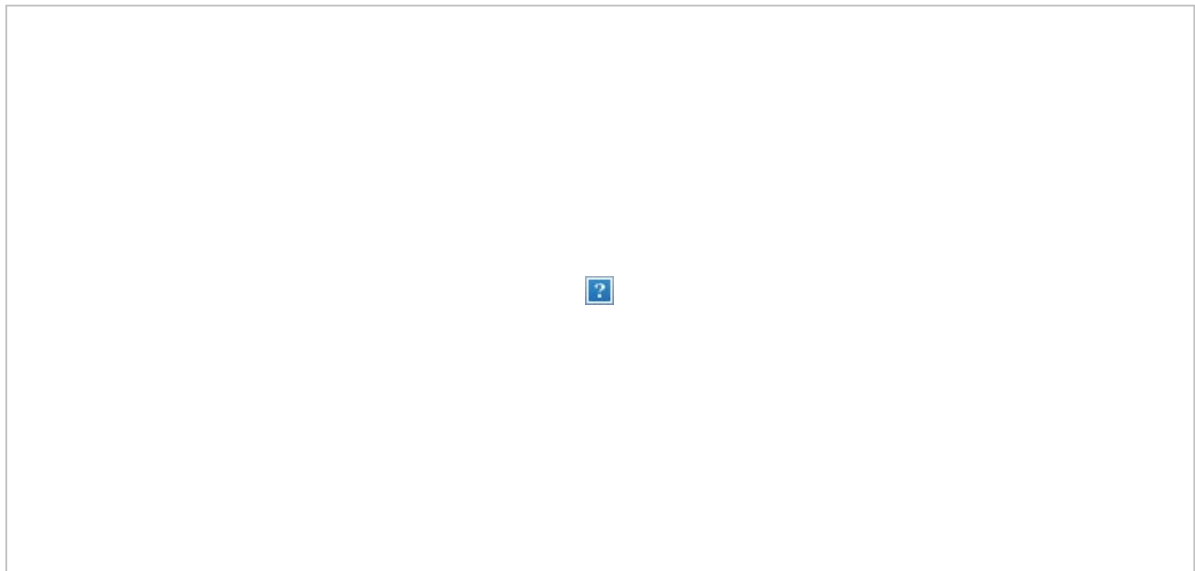
Subject: RE: Application for Planning Permission - Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross (ref 22/05474/FUL)

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Chris

Thank you for coming back to me so quickly. Please note that the gated access to the A505 has been in place for many years. I paste below an image from Google Streetview which shows how the access use to be before the adjacent land was sold to Wilkins Foods.

You will be aware that Wilkins has made some changes to the access which I suspect are unacceptable for the new commercial use that is taking place there. However, the agricultural access, as you can see from the image, was always for very informal and infrequent use.



We attached a flood plan to this current planning application which can be seen on the council's website. I attach a further copy for your information.

It anticipates that people may be able to escape from the site by car as well as on foot. As previously noted, this is only in the case of emergency. If it would help, I am happy to amend the flood plan to state that it is made clear to users of the building that the A505 route is for emergencies only and that all vehicles should enter and leave the site via Barley Road.

I would appreciate your thoughts, so that we can agree how to take the matter forwards. If it would be easier to call

me, please feel free to use any of the numbers in my signature box below.

I look forward to hearing from you.

Best regards

Kate

Kate Wood
Director



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From: Chris Green <Chris.Green@cambridgeshire.gov.uk>

Sent: 12 January 2023 17:37

To: Kate Wood <Kate.Wood@eddisons.com>

Cc: Jon Finney <Jon.Finney@cambridgeshire.gov.uk>

Subject: RE: Application for Planning Permission - Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross (ref 22/05474/FUL)

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Dear Kate,

Thank you for your email below.

The letter dated 20 September 2016 by Pegasus Group as detailed in Condition 3 of planning reference S/1752/16/FL appears to only outline what will be contained within the Flood Plan rather than provide the detailed Flood Plan itself.

As the Local Highway Authority does not recognise the nearby gated vehicular access onto the A505 (as it has neither specific planning permission nor approval from the Local Highway Authority), the Local Highway Authority is particularly interested in whether the Flood Plan specifically states that the emergency exit is for pedestrians only or for vehicular egress as well.

Therefore, could you please provide me with a copy of the latest Flood Plan for the site in order to assist in clarifying the above.

Thank you.

Best regards,

Chris Green

Highways Development Management

Advance Notice of Leave:

chris.green@cambridgeshire.gov.uk

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From: Kate Wood <Kate.Wood@eddisons.com>

Sent: 12 January 2023 15:11

To: Chris Green <Chris.Green@cambridgeshire.gov.uk>

Cc: 'carolyn.stokes@impeccablesolutions.co.uk' <carolyn.stokes@impeccablesolutions.co.uk>; mary.collins@greatercambridgeplanning.org

Subject: FW: Application for Planning Permission - Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross Great And Little Chishill (ref 22/05474/FUL)

Importance: High

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Dear Chris

I'm emailing to address your comments on the above application, attached for convenience.

You have suggested that the emergency exit onto the A505 does not have planning permission. However, I would point you to planning reference S/1752/16/FL. You will see from the decision notice in relation to that application that condition 3 requires the implementation of the flood plan. The flood plan provides for emergency escape from the site in the event of a flood and you will appreciate that the main access to the site off Barley Road is within the flood zone. Therefore, in the event of a flood, escape would need to be via the A505 by pedestrians for rescue there. As you can imagine, this is a reasonably unlikely event, but does require the access (which is a long-standing agricultural access to the adjacent site) to be retained.

The flood plan referred to is set out in the letter dated 20th September 2016, uploaded as a 'covering letter' on 21st September.

You will see from the Environment Agency comments of 21st September, that this condition requiring the flood plan to be kept in place was recommended in order to overcome the previous objection.

There is no intention to use the emergency access for access to the application site, only as an egress in that emergency scenario. I suggest that an appropriate planning condition could be added to the grant of any planning permission requiring that all access is gained via Barley Road except in an emergency as set out in the flood plan submitted with this current application. I confirm that the applicant retains a right of access from the application site to the emergency access for that flood emergency purpose only.

I also confirm that the access to Barley Road has already been upgraded following the grant of planning permission S/1752/16/FL.

I would be grateful if you would review your comments and let me know if you are now able to withdraw your objection to this application.

I look forward to hearing from you.

Best regards

Kate

Kate Wood
Director



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