

Your Ref: 23/01994/FUL
Our Ref: SCC/CON/3192/23
Date: 11 September 2023
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@braintree.gov.uk

The Planning Department
Braintree District Council

For the attention of: Jack Wilson

Dear Jack,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: 23/01994/FUL

PROPOSAL: Demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.

LOCATION: The Woodlands Hotel Coupals Road Sturmer Essex CB9 7UW

Suffolk County Council (SCC) note that the application will be determined by Braintree District Council and that Essex County Council (ECC) are the lead Highway Authority. SCC notes that a pre-application appraisal was undertaken with highway matters considered.

In principle SCC does not have an objection to the application and we are happy for ECC to continue to lead on highway matters.

In pedestrian access terms, we note that pedestrians approaching from the westerly Haverhill direction would be required to use a non-highway path. This is described in the Transport Statement 2.2.8 as "a short section of permissive path to the west of the site access, as indicated on Figure 2.2." It would be preferable if safe pedestrian access could be achieved without being dependant upon the permissive section, as that route is not permanent or publicly maintained.

The Transport Statement provides little additional detail about the permissive path, so it is unclear how suitable the arrangements are for this development which has high potential for pedestrian trip generation. It is also unclear if the permissive route can be used by cycles and other wheeled users.

We note the objection submitted by Haverhill Town Council which raises a number of important sustainable access concerns. We also recommend that those issues are given further consideration, to ensure the development achieves the highest standards in terms of promoting sustainable travel.

We anticipate that SCC may be reconsulted with subsequent design clarifications.

Yours sincerely,

Peter Bradfield
Senior Transport Planning Engineer (West Suffolk)
Growth, Highways and Infrastructure