

Consultee Comments for Planning Application 26/00731/OUT

Application Summary

Application Number: 26/00731/OUT

Address: Sturmer Hall Church Walk Sturmer Essex CB9 7XD

Proposal: Outline application with all matter reserved except access, for the change of use of Sturmer Hall and associated buildings to a Special Educational Needs and Disabilities (SEND) school, erection of new hydrotherapy and wellness centre, 7 no. detached buildings for student accommodation and associated access arrangements.

Case Officer: Harrison Lockwood

Consultee Details

Name: - ECC Highways

Address: County Hall, Chelmsford CM1 1QH

Email: Not Available

On Behalf Of: ECC Highways

Comments

The documents accompanying the application have been duly considered. There are a number of outstanding issues that need to be addressed prior to the Highway Authority being able to consider the acceptability of the proposals.

From a highway and transportation perspective therefore, the impact of the proposal is NOT acceptable to the Highway Authority for the following reason:

1. The developer has not demonstrated that the proposal would be acceptable in terms of highway safety, efficiency and accessibility. The proposal is therefore contrary to policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance.

Given that the development will be accessed via a Public Right of Way, further details are required regarding how the PRoW will be protected, therefore, the following points need to be addressed before the Highway Authority will be in a position to consider the acceptability of the proposals;

- i. Information on expected trip numbers for the proposal in relation to trip numbers for the permitted use of the site.
- ii. Clarification on the likely impact of any increased vehicle activity on the Public Right of Way and any mitigation measure to minimise conflict between vehicles and users of the PRoW.
- iii. Any drawings submitted with the planning application must include the legal alignment and width, the applicant can obtain the legal alignment and width from the Highway Status Team, <https://www.essexhighways.org/applications/highway-status-enquiries>.

