

Your Ref: 23/01994/FUL
Our Ref: HT/SD/MAM/23/01994/FUL (Site Number
47636)
Date: 3rd February 2025



CC: Peter Schwier - County Member
rob.lee3@essexhighways.org
dm.busman@essexhighways.org

Director for Highways and Transportation

To: **Susanne Chapman-Ennos**
Braintree District Council
Causeway House
Bocking End
Braintree
Essex
CM7 9HB

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. 23/01994/FUL

Applicant Country Court Care Homes 5 Limited

Site Location The Woodlands Hotel, Coupals Road, Sturmer

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

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following requirements:

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pp. Director for Highways and Transportation
Enquiries to Martin Mason
Telephone: 03330 130590
Email: martin.mason@essex.gov.uk
Internet: www.essex.gov.uk

1. Prior to commencement of the development a construction traffic management plan, to include but shall not be limited to details of vehicle/wheel cleaning facilities within the site and adjacent to the egress onto the highway, shall be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved plan

Reason: To protect highway efficiency of movement and safety in accordance with policy DM1 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance and National Planning Policy Framework December 2024

2. No occupation of the development shall take place until the following have been provided or completed:
 - a) The site access arrangements as shown in principle on planning application drawing number 421_PL_00_100 Rev. Q
 - b) A footway between the site access and existing permissive footpath to the west. Footway shall be a minimum 2 metres wide where possible within highway and/or land under the applicant's control (details shall be agreed with the local planning authority prior to commencement of the development)
 - c) If 50 or more employees, a travel plan in accordance with Essex County Council guidance plus Essex County Council's travel plan monitoring fee(s)

Reason: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking, in accordance with policy DM1, DM9 and DM10 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

Notes:

- The above requirements should be imposed by way of negative planning conditions or planning obligation agreements as appropriate
- Prior to any works taking place in the highway the developer should enter into an agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works
- All or some of the above requirements may attract the need for a commuted sum towards their future maintenance (details should be agreed with the Highway Authority as soon as possible)
- All work within or affecting the highway should be laid out and constructed by prior arrangement with and to the requirements and satisfaction of the Highway Authority, details to be agreed before commencement of the works. An application for the necessary works should be made to development.management@essexhighways.org
- Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the [Essex Climate Action Commission](#) proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the [Essex Developers' Group Climate Charter \[2022\]](#) and to view the advice contained in the [Essex Design Guide](#). Climate Action [Advice guides](#) for residents, businesses and schools are also available