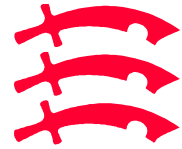


Your Ref: S62A/2024/0075  
Our Ref: 57218  
Date: 13<sup>th</sup> March 2025



**Essex County Council**

Director for Highways  
and Transportation

To: Section 62A Applications Team  
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## Recommendation

Application No. S62A/2024/0075  
Applicant Melanie Summer (Saffron Walden LLP)  
Site Location Land North of Thaxted Road, Saffron Walden  
Proposal Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park.

This S62A planning application is for the reserved matters in relation to outline permission granted under S62A/2023/0031. The application was accompanied by a number of documents and plans which the highway authority reviewed.

There are a number of issues that need to be resolved, and further information will be required from that applicant before a final recommendation can be issued

### 1. **Bus Turning arrangements:**

As per previous S62A/2023/0031 approval and condition 20 the applicant will need to design the site to accommodate bus facilities. The current proposal includes two options of turning heads with the potential to be used as a bus turning facility.

Buses with passengers negotiating such manoeuvres would typically require a banksman to be present to guide them out and halt any traffic behind the vehicle. The current proposal would likely result in a hazardous situation where private vehicles and pedestrians would have to negotiate a bus trying to do a three point turn on a residential network with live traffic, therefore, this is not an acceptable proposal from the Highway Authority as it is considered unsafe.

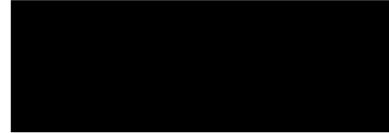
A dedicated bus turning area with appropriate measures that prevent parking of private vehicles and clear indications so that pedestrians do not use that area is a more suitable option and the Highway Authority would welcome an alternative design for consideration should the applicant want to submit additional options.

## 2. Public Rights of Way:

It is not clear if the applicant's intention is for cyclists to enter the Public Rights of Way Footpath and use this as a cycle route. If this is the intention, then unfortunately this is not an acceptable solution as the PROW footpath network is for pedestrian use only. (PROW FP 36/44)

It is therefore recommended that on the points of access to the PROW footpaths appropriate signs and barriers are installed to prevent cycling on the footpaths.

**Until this information is provided, the highway authority is not in a position to provide a recommendation as we cannot be satisfied that the proposal would be acceptable in terms of highway safety and accessibility.**



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pp. Director for Highways and Transportation  
Enquiries to Eirini Spyratou