Highway Submission

Cumbers House – Application REF: P/2026/0501

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Rev	Description	Author	Date	Quality Check	Date	Independent Review	Date
		JA	26/08/2026				

Highways

The proposal is for an independent special school and is therefore intentionally small in scale and designed around the specific needs of its pupils. The school will accommodate a maximum of 20 pupils and 8 staff. Its operational model is different from that of a typical mainstream school, with carefully managed and staggered pupil arrivals and departures through designated time slots and open arrival/departure windows. Vehicles will therefore not all arrive at or leave the site simultaneously.

The Applicant also intends to operate a minibus for pupils within the local catchment where appropriate, and staff car sharing will be encouraged. Parents/carers will generally drop off and collect pupils without leaving their vehicles, with parking available where a parent/carer needs to enter the building. The use will not generate regular large vehicle deliveries or coach movements.

Given the intentionally limited scale and managed nature of the proposed provision, we do not consider that the anticipated traffic generation would give rise to a highway safety or capacity issue that warrants physical improvements to the existing access. This is also a change of use of an existing building, with no alterations proposed to the existing access. We would therefore ask the Highway Authority to reconsider its request for access widening and associated physical improvements, particularly in the context of the scale and operational characteristics of the proposed use and the absence of any identified highway safety issue arising from the existing access.

Similarly, although the Highway Authority has calculated that 16 parking spaces are required based on the building's floorspace, the applicant considers that the proposed 12 spaces are sufficient for the school's needs. The applicant has significant experience operating independent special schools and understands the parking and access requirements associated with this type of use. The proposed parking provision has therefore been based on the expected level of demand. We would ask that the parking requirement is reviewed taking account of how the school will operate in practice, rather than relying solely on the floorspace calculation.

Finally, given that the largest vehicles expected to regularly access the site will be cars and the school minibus, we do not consider that a swept path analysis is necessary. The proposed use will not materially alter the nature or scale of vehicles accessing the site compared with the existing use, and no physical alterations to the access are proposed. On this basis, we would ask the Highway Authority to reconsider its request for a swept path analysis.

We would be happy to provide any further information required to assist with this assessment.

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