



St Joseph's College, Up Holland

Sanderson Associates have been involved in this project for approximately 9 years, ever since our Client purchased the redundant seminary site from the Roman Catholic Church. Our Client wishes to redevelop the site, whilst protecting the status of the important Grade 2 listed buildings and chapel.

A variety of development options were explored with the Local Planning Authority, with at the time, the most appropriate reuse being for luxury residential development, with an associated 27 hole golf facility. Further enabling development in the form of new build apartments were required to fund the refurbishment works.

The proposals were referred to a Planning Inquiry, with The Secretary of State ultimately approving the development, stating that there were special circumstances that should permit development within the Greenbelt and that the proposals would not have a detrimental impact on the local transport network, as proven by evidence prepared and given at the Inquiry by Sanderson Associates.



Sanderson Associates have provided a wide range of services to the Client on this project including:

- Transport Assessments for various development uses
- Junction capacity, accident and accessibility analysis
- Layout design for on and off site highway works
- Detail design of access roads, junction works and the improved site access
- Site supervision of highway works
- Expert witness testimony at Planning Inquiry

The project has included many challenging elements, including consideration of its sustainability and to ensure it's minimal impact on its greenbelt setting and the many protected trees that exist at the site. Sanderson Associates continue to provide advice on this scheme, assisting our client's ambition to secure this important listed building and its environment for the future.