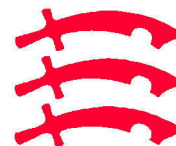


Your Ref: EPF/2808/20
Our Ref: EPF/2808/20 - 38172
Date: 12 January 2022



Essex County Council

CC: (by email) Cllr Marshall Vance

Director for Highways & Transportation

To: **Planning Service Directorate**
Epping Forest District Council
Civic Offices
High Street
EPPING CM16 4BZ

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. EPF/2808/20
Applicant Mr S Moore
Site Location Rear of 75, 75a-c, 77 Queens Road, Buckhurst Hill, IG9 5BW
Proposal Demolition of structures to the rear of 75-77 Queens Road and erection of 8 new dwellings (Revised Scheme to EPF/2514/19).

The site is well located in terms of access to other modes of sustainable travel and the location and surrounding area is well secured with parking restrictions to prevent ad-hoc on-street parking becoming a safety issue. Further to this the application is proposing to provide appropriate cycle parking for all the proposed flats. Given the aforementioned, and the reduced parking provision, it is highly likely that the proposal will also reduce the amount of associated vehicle trips in and out of the site to the benefit of all highway users.

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

1. Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.
Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.
2. Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
Reason: To ensure that appropriate parking and turning is provided.
3. The cycle parking facilities, as shown on the approved plan, are to be provided prior to the first occupation of the development and are to be retained as such at all times.
Reason: To ensure appropriate bicycle parking is provided.

Continued.

The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies ST2, ST4 & ST6 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021.

A handwritten signature in dark ink, appearing to read 'Matthew Lane', with a stylized 'M' and 'L'.

pp. Director for Highways & Transportation
Enquiries to Matthew Lane
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Email: matthew.lane@essex.gov.uk