

Your Ref: EPF/2472/20
Our Ref: EPF/2472/20 - 38005
Date: 11 December 2020



Essex County Council

CC: (by email) Cllr Valerie Metcalfe
DM Team Leader - SMO3

Andrew Cook
Director for Highways & Transportation

To: **Directorate of Planning & Economic Development**
Epping Forest District Council
Civic Offices
High Street
EPPING CM16 4BZ

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. EPF/2472/20
Applicant Mr S Moore
Site Location 91 Queens Road, Buckhurst Hill, IG9 5BW
Proposal Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings.

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 the first occupation of the development the access arrangements and the vehicle parking area, as indicated on the approved plans, shall be provided and retained as such in perpetuity for their intended purpose.
Reason: To ensure that appropriate access, parking and turning is provided.
2. The redundant vehicle dropped kerb crossover shall be fully reinstated with full footway construction and full height kerbing.
Reason: To preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.
3. 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.

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 ST4 & ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.

Informative

- i. It is noted that to implement the dropped kerb crossing, to the front of the properties, the existing lamp column, camera post, parking meter and parking bay would all need to be removed/relocated. The parking bay alterations are likely to involve amendments to the current Traffic Regulation Order. Consequently, these works cannot be undertaken under a normal vehicle crossover application, they would require at least a Minor Works Authorisation Permit with all costs being borne by the applicant.
- ii. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:
SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood.
CM13 3HD.



pp. Director for Highways & Transportation
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