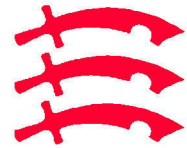


Your Ref: EPF/1709/19
Our Ref: EPF/1709/19 - 25764
Date: 31 July 2019



Essex County Council

CC: (by email) Cllr Ricki Gadsby
Susan Anker, 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/1709/19
Applicant Mr Paul Bundy
Site Location Garden Centre, Crown Hill, Waltham Abbey, EN9 3TF
Proposal Demolition of existing Garden Centre buildings and the erection of x 2 no. semi-detached houses. (Revised application to EPF/2583/18).

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, visibility splays, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
Reason: To ensure that appropriate and safe access, parking and turning is provided.
2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.
3. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

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.

Continued.

Informative

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, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex, CM13 3HD.

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
Telephone: 03330 130591
Email: matthew.lane@essex.gov.uk