

Your Ref: EPF/2701/19
Our Ref: EPF/2701/19 - 37980
Date: 13 March 2020



Essex County Council

CC: (by email) Cllr Gagan Mohindra
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/2701/19
Applicant Mr Geoffrey Gay
Site Location 13-22 Brook Parade, Chigwell, IG7 6PF
Proposal Proposed construction of an additional storey comprising of x6 no. two bedroom flats.

PLEASE NOTE THAT THIS RECOMMENDATION SUPERSEDES THE PREVIOUS DATED 29 JAN 2020.

The applicant has submitted a robust Parking Survey which demonstrates to the satisfaction of the Highway Authority that there is parking capacity available on-street in the vicinity of the site. Furthermore, it is also demonstrated that this would not cause any detriment to highway safety as a result.

The North Essex Parking Partnership (NEPP) were consulted and their advice was to secure a double yellow line along the north west side of Brook Mews to prevent indiscriminate parking along this section to preserve access for existing properties and emergency vehicles.

Given that there is potential to increase parking along Brook Mews as a direct result of this development it this seems to be a reasonable request and will eliminate any potential safety issues with regards to the road being blocked. Consequently, the Highway Authority is satisfied that the development will not be detrimental to highway safety or efficiency at this location.

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

1. The developer shall be responsible for implementing a Traffic Regulation Order (TRO) for double yellow lines to prohibit parking along the north west side of Brook Mews (approx. 155m) - to include all costs associated with the TRO legal processes and the associated highway works; for implementing the relevant signing and lining and all other statutory processes.

Reason: In the interests of highway safety along Brook Mews.

Continued.

2. 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.

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.

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 Local Plan and policy T1 of the Local Plan Submission Version 2017.

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.



pp. Director for Highways & Transportation
Enquiries to Matthew Lane
Telephone: 03330 130591
Email: matthew.lane@essex.gov.uk