

Your Ref: EPF/1306/21  
Our Ref: EPF/1306/21 - 50499  
Date: 23 June 2021



**Essex County Council**

CC: (by email) Cllr Chris Pond  
DM Team Leader - SMO3

Andrew Cook  
Director for Highways & Transportation

To: **Directorate of Planning & Economic Development**  
Epping Forest District Council  
Civic Offices  
High Street  
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County Hall  
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Essex CM1 1QH

## Recommendation

Application No. EPF/1306/21  
Applicant Mr and Mrs Nooitgedacht  
Site Location 7 Brooklyn Avenue, Loughton, IG10 1BL  
Proposal Proposed detached 3-bedroom dwelling in an existing side garden.

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

Prior to the first occupation of the development the existing vehicular access on Brooklyn Avenue shall be fully reinstated, including footway construction and full height kerbing.

**Reason:** To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests 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.**

## 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](mailto: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  
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