

Your Ref: EPF/2620/15
Our Ref: EPF/2620/15 - 23565
Date: 30 November 2015



Essex County Council

CC: (by email) Cllr Chris Pond
Mark Youngman, Senior DM Eng SMO3

Andrew Cook
Director for Operations,
Environment & Economy

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

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. EPF/2620/15
Applicant East Thames Housing Group
Site Location Garages at Lower Alderton, Hall Lane, Loughton, IG10 3HA
Proposal 2 affordable homes with 13 parking spaces.

The Highway Authority is satisfied that any displaced parking will not be detrimental to highway safety or efficiency as a result of the development. The submitted Transport Statement (TS) has shown that the very worst case scenario demonstrates that on-street parking levels will not reach an unacceptable amount. Although the Highway Authority does not necessarily endorse on-street parking, the reality is, there will be fewer vehicles actually displaced from the garages than the worst case scenario, as a reasonable proportion of them will not be used for parking in. Further to this the applicant is providing additional on-site parking.

Consequently the proposal will not adversely affect highway safety or efficiency in the location or on the wider highway network.

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, 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 parking and turning is provided.
2. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.
3. There shall be no discharge of surface water onto the Highway.
Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

Continued.


4. 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.

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, and policies ST4 & ST6 of the Local Plan.

Informative

- i. 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.



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