

Theresa Parker

From: Matthew Lane, Strategic Development Engineer <Matthew.Lane@essex.gov.uk>
Sent: 11 July 2019 10:38
To: Ian Ansell; App Comment
Cc: Cllr Chris Pond, Member CC; 'DM.BusMan@essexhighways.org'
Subject: EPF-1471-19 113 Church Hill, Loughton (10 Flats) - 18013
Attachments: EPF-0610-18 113 Church Hill, Loughton (10 Flats) - 18013.pdf

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Hi Ian

The Highway Authority has nothing further to add to our previous recommendation, attached, as no material changes have taken place, from a highway perspective, from the previous submission.

Kind regards

Matt

Matthew Lane
Strategic Development Engineer
Transportation and Smarter Travel



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The Highway Authority is now charging for all pre-planning application advice, full details can be found here – [Pre-App Charging](#)

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Your Ref: EPF/0610/18
Our Ref: EPF/0610/18 - 18013
Date: 07 June 2018



CC: (by email) Cllr Chris Pond
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/0610/18
Applicant Mr Healey
Site Location 113 Church Hill, Loughton, IG10 1QR
Proposal Residential development of 10 apartments with associated parking and external amenity space.

The proposed development has been assessed against current national/local policy and safety guidelines and the Highway Authority is satisfied that it is not contrary to it.

The proposed access provides sufficient visibility and geometry for the proposed use. The proposal will generate a modest amount of vehicle movements which will barely be perceptible on the highway network. The parking provision is considered acceptable given the accessible location of the site.

Consequently the Highway Authority is satisfied that the development would not be detrimental to highway safety, capacity or efficiency at this 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 access, parking and turning is provided.
2. Prior to first occupation of the development the existing redundant vehicular dropped kerb crossing shall be fully reinstated to full height kerbing and footway.
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.

Continued.

3. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, 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.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

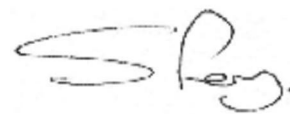
4. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

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 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.



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pp. Director for Highways & Transportation
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