

Your Ref: EPF/2131/19
Our Ref: EPF/2131/19 - 37462
Date: 20 January 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/2131/19
Applicant Mr F Cheroomi
Site Location Land to the South of Chigwell Rise, IG7 6BN
Proposal Permission for use of site as a burial ground with associated landscaping, access improvements and ancillary storage and reception buildings.
****REVISED LAYOUT AND SUPPORTING INFORMATION****

The Highway Authority has assessed the submitted information and visited the site and has concluded that the proposal is not contrary to national/local policy and current safety criteria.

The proposed access has good visibility and geometry onto Chigwell Rise. Furthermore, the proposal will generate very little traffic movements in the peak hours so it will not be detrimental to capacity or efficiency at this location. The parking proposal seems to be acceptable and the site could take more internal parking without it spilling out onto the highway.

Consequently, the Highway Authority is satisfied that the above proposal will 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 the first occupation of the development the existing vehicular access to the east of the site shall be fully reinstated, including full reinstatement of the verge, 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.

Continued.

3. 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.
4. 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.

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 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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