
From: Smith, Kayley <Kayley.Smith@highwaysengland.co.uk>
Sent: 10 February 2020 17:06
To: App Comment; Planning SE
Subject: FW: #9532 Planning Application EPF/2131/19 Land to the South of Chigwell Rise, IG7 6BN DEADLINE DATE 13 FEBRUARY 2020(OFFICIAL HAMIS DEADLINE DATE 14 FEBRUARY 2020)

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For the Attention of: Marie-Claire Tovey

Site: Land to the South of Chigwell Rise, IG7 6BN

Development: Permission for use of site as a burial ground with associated landscaping, access improvements and ancillary storage and reception buildings.

Your Reference: EPF/2131/19

Highways England's Ref No: 87098/#9532

Dear Marie-Claire Tovey,

Thank you for your email dated 24 January 2020 on the above planning application consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN. In the case of this proposed development, Highways England is interested in the potential impact that the development might have on the M11, which is adjacent to the site.

After reviewing the documents provided, we are content that the traffic generation from the site will not have an adverse impact on the SRN, as the trips will be staggered throughout the day. Furthermore, through our analysis, it is our view that the majority of trips will travel on Local Road Network. It should be noted that there is a discrepancy in the Transport Statement; Point 5.2 states there will be 63 car parking spaces which contradicts the earlier statement of 60 car parking spaces (Point 3.3).

Due to the site's proximity to the M11, it is essential that the SUDS report is sent to us as soon as possible. We would not accept any surface water/waste water in any watercourses within our operational boundary. It is not available on your planning portal due to the document size. We require this document to share with our service provider for their comments.

If this application is consented, we would also want there to be a discussion between the applicant and our service provider regarding landscape management. The proposed boundary planting

appears to be contiguous to existing planting in place within our operational boundary. Due to the size of the document, we suggest you send it to us via WeTransfer or One Drive. We would want to ensure the applicant's proposals are suitable and of no detriment to the SRN.

Based on the above, without a full understanding of the potential impacts of the development, there is insufficient information for us to be satisfied that the proposals will not materially affect the safety, reliability and/or operation of the SRN (the tests set out in DfT C2/13 para 10 and MCHLG NPPF para 32).

I trust that the above is of assistance and would be grateful if you could send the SUDS report to us and pass the above comments to the applicant and their consultants for further consideration and reply. This email does not constitute a formal recommendation from Highways England.

Accordingly, we formally request that your authority refrains from determining this application, (other than refusal) until such time as we have received and considered all the requested information. Once we are able to adequately assess the above and its potential impact on the SRN, and this has been agreed with the developer, we will provide you with our final formal response.

If, in the meantime, your authority wishes to determine the application, please let us know and we will provide you with a formal response based on the information available at that time.

We look forward to receiving the additional information in due course. Should you have any queries regarding our response please contact us at planningse@highwaysengland.co.uk.

Kind Regards,

Keyley Smith (On behalf of Janice Burgess, Area 5 Spatial Planning Manager)
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