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**From:** Bolton, Matt <Matt.Bolton@highwaysengland.co.uk>  
**Sent:** 21 September 2020 16:46  
**To:** Marie-Claire Tovey; App Comment  
**Subject:** 21.09.20 - Highways England Response - EPF/2131/19 Land to the South of Chigwell Rise, IG7 6BN

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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

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.

Following discussions with the applicant and their agent, due to the site's proximity to the M11, in consultation with our service providers Highways England has recommended two pre-commencement conditions, should the Local Planning Authority be minded to recommend planning approval for this application.

The first condition relates to drainage from the site to ensure that no exceedance flows shall be allowed to flow off the west of the site towards the M11, which forms part of the SRN. It should be noted there is already a high risk of surface water flooding at this location. The second condition relates to the landscaping of the proposed development, to ensure that there will be a two metre buffer zone between the applicants land and Highways England's operational boundary.

To ensure that the proposed development does not have an adverse impact on the operation of Highways England's network we are recommending the following pre-commencement planning conditions:

1. *The development hereby approved is required to produce an acceptable drainage strategy that shall be approved by Epping Forest District Council in consultation with Highways England. This condition is recommended to ensure no exceedance flow arising from the proposed development shall enter Highways England's operational asset, in this case the M11 motorway.*
2. *The development hereby approved shall be undertaken in accordance with the submitted landscape drawings dated 17 September 2020. A two-metre buffer zone shall be maintained between land under the applicant's ownership and Highways England's operational land. This is to ensure Highways England's maintenance contractors can manage and maintain the M11 motorway and its adjacent boundary safely to ensure the Strategic Road Network continues to operate effectively.*

Would you please forward our proposed pre-commencement conditions to the applicant to confirm they are acceptable?

I trust that the above is of assistance and would be grateful if you could 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 confirmation the above is considered acceptable. Once we are able to confirm the above pre-commencement conditions to mitigate the proposed developments potential impact on the SRN, 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 confirmation in due course. Should you have any queries regarding our response please contact us at [planningse@highwaysengland.co.uk](mailto:planningse@highwaysengland.co.uk).

Kind Regards

**Matthew Bolton (Sent of behalf of Janice Burgess Area 5 Spatial Planner)**

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <https://highwaysengland.co.uk>

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