

Your Ref: EPF/0507/21  
Our Ref: EPF/0507/21 - 23555  
Date: 14 July 2021



**Essex County Council**

CC: (by email) Cllr Chris Pond  
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  
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Essex CM1 1QH

## Recommendation

Application No. EPF/0507/21  
Applicant Epping Forest District Council  
Site Location Land & Garages Whitehills Road, Loughton, IG10 1TU  
Proposal Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.

*It is noted that this proposal is essentially the same as that previously approved under EPF/1759/16. Furthermore, the applicant has advised that the garages are no longer rented out, which they were previously, so there will be no displaced parking from the garages onto the surrounding roads as a result of the development.*

*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 vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The 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 development, the Developer shall be responsible for the provision, implementation, and distribution 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. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.  
**Reason:** In the interests of reducing the need to travel by car and promoting sustainable development and transport.

*Continued.*

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.
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, policies ST4 & ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.**

### **Informative**

- i. Under Building Regulations B5, access for fire tenders is required to a point not further than 45 metres from the entrance to the dwelling. Any road or private drive forming part of such a fire access must be no less than 3.7 metres wide between kerbs (this may be reduced to 3.1 metres for a gateway or similar short narrowing) and should have a minimum centre line bend radius of 6.55 metres. The access way should be capable of carrying a 12.5 tonne vehicle. A cul-de-sac which is more than 20 metres long must have a turning head of a least Size 3.
- ii. 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](mailto:development.management@essexhighways.org) or by post to:  
SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood.  
CM13 3HD.



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