

Your Ref: EPF/0653/16  
Our Ref: EPF/0653/16 - 23590  
Date: 29 April 2016



**Essex County Council**

CC: (by email) Cllr John Knapman  
Mark Youngman, Senior DM Eng SMO3

Andrew Cook  
Director for Operations,  
Environment & Economy

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/0653/16  
Applicant Chigwell Limited  
Site Location 105 Manor Road & 281 Fencepiece Road, Chigwell, IG7 5PN  
Proposal Demolition of the existing 2 no. detached dwellings and the redevelopment of the site to provide 11 no. flats within a part 2, part 3 and part 4 storey building with associated basement car/cycle parking and landscaping.

*The Highway Authority (HA) has assessed the submitted information and visited the site and is satisfied that the proposal is not contrary to National/Local policies or current safety criteria.*

*The proximity of the access to the signalised junction has been carefully considered and it is concluded that, with the provision of Keep Clear markings, it will not be detrimental to highway safety. The flatted development will not generate a significant amount of movements in the peak hours and will not cause any capacity or efficiency issues.*

*A reduction to the Parking Standards is allowed where there are good links to public transport etc. and this location is well located in those terms. Therefore the parking provision is felt to be acceptable for the development.*

*Consequently the HA is satisfied that the impact on the highway at this location will not be detrimental to highway safety, capacity or efficiency.*

**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 occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.  
**Reason:** To ensure that vehicles can enter and leave the highway in a controlled manner, and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

*Continued.*

2. Prior to first occupation of the development the developer shall implement Keep Clear markings across both approach lanes, these should be 9m back from the stop line and should be made as short as possible in the direction of travel to meet the safety objective (no more than 5m). The Keep Clear markings shall be maintained as such in perpetuity.  
**Reason:** In the interests of highway safety.
3. Prior to first occupation of the development the existing vehicular crossover on Manor Road shall be permanently closed off with the footway and kerbing being reinstated to full height.  
**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.
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.
5. 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.
6. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.  
**Reason:** In the interests of reducing the need to travel by car and promoting sustainable development and transport.
7. 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, and policies ST4 & ST6 of the Local Plan.**

### **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](mailto:development.management@essexhighways.org) or by post to: SMO3 - Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex, CM13 3HD.

.....Redacted.....

.....  
pp. Director for Operations: Environment & Economy  
Enquiries to Matthew Lane  
Telephone: 03330 130591  
Email: [matthew.lane@essex.gov.uk](mailto:matthew.lane@essex.gov.uk)