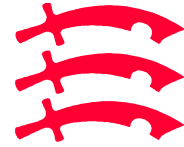


Your Ref: EPF/0803/19
Our Ref: EPF/0803/19 - 20214
Date: 19 June 2019



Essex County Council

CC: (by email) Cllr Anthony Jackson
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/0803/19
Applicant Mr G Darlington
Site Location Foster Street Farm, Foster Street, Hastingwood, CM17 9HS
Proposal Proposed erection of 10 x detached houses, with new vehicular access and a new road, provision of parking with hard and soft landscaping (Ref: EPF/2516/14).

From a highway and transportation perspective the impact of the proposal is NOT acceptable to the Highway Authority for the following reasons:

As far as can be determined from the submitted plans the applicant does not appear to control sufficient land to provide the required forward traffic visibility splay of 95.3m for the recorded speed of the road. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety.

Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policy ST4 of the Local Plan.

pp. Director for Highways & Transportation
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