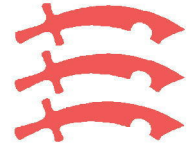


Your Ref: EPF/0018/20  
Our Ref: EPF/0018/20 - 29642  
Date: 21 February 2020



**Essex County Council**

CC: (by email) Cllr Maggie McEwen  
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/0018/20  
Applicant Mr Ray Lewy  
Site Location Maltings Farm, Church Road, Moreton, Ongar, CM5 0JY  
Proposal Reserved Matters Application ref: EPF/0181/18. (Outline planning application for removal of outbuildings & an existing dwelling. Erection of x3 no. detached dwellings. Formation of a new highway access & ancillary works).

**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 access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.  
**Reason:** To ensure that appropriate access, parking and turning is provided.
2. 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

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.

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