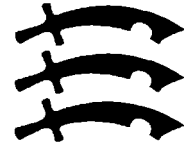


Your Ref: EPF/0654/20
Our Ref: EPF/0654/20 - 18875
Date: 01 May 2020



Essex County Council

CC: (by email) Cllr Valerie Metcalfe
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/0654/20
Applicant Mr Dave Hutchinson
Site Location Land to the rear of 83 Queen's Road, Buckhurst Hill, IG9 5BW
Proposal Erection of single storey two-bedroom dwelling with green roof to rear of 83 Queen's Road.

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 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.

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 ST2, ST4 & ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.



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