

Your Ref: EPF/0418/21
Our Ref: EPF/0418/21 - 16264
Date: 28 June 2021



Essex County Council

CC: (by email) Cllr Marshall Vance
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/0418/21
Applicant Mr Richard Rains
Site Location 13-17 High Beech Road, Loughton, IG10 4BN
Proposal Erection of a third floor to provide two flats.

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 cycle parking as indicated on the approved plans shall be provided and shall be retained in perpetuity for their intended purpose.
Reason: To ensure that appropriate cycle parking 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.

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

The site is very well located for access to other modes of sustainable travel, and the surrounding roads are within a Controlled Parking Zone, so the Local Authority can control the issuing of permits for new dwellings. Consequently, this proposal will not be detriment to highway safety.

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