













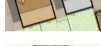




LEGEND

-  Site Boundary (9.80 Ha)
-  Attenuation Basin
-  Primary Highway Network
-  Secondary Highway Network
-  Private Road/Drive
-  Primary site access
-  Pedestrian/cycle access
-  Pedestrian access
-  Foul water pumping station
-  Children's Play Area (LEAP)
-  Children's Play Area (LAP)
-  New homes
-  Garages
-  Parking
-  Pedestrian route

NOTE

- The layout illustrates a proposed housing development of 200 homes at a net density of **33 DpH**
- Policy compliant housing mix meeting or exceeding Nationally Described Space Standards
- The illustrative masterplan takes account of the following parameter plans: land use parameter plan (J0045323_004) and building heights parameter plan (J0045323_005)



Carter Jonas

PROJECT TITLE
BLOOR HOMES
LAND EAST OF STATION ROAD, ELSENHAM
DRAWING TITLE
ILLUSTRATIVE LAYOUT

ISSUED BY	London	T: 020 7016 0720
DATE	23.09.2022	DRAWN MH
SCALE@A1	1:1000	CHECKED JC
STATUS	Draft	APPROVED JC

DWG. NO. J0045323_007

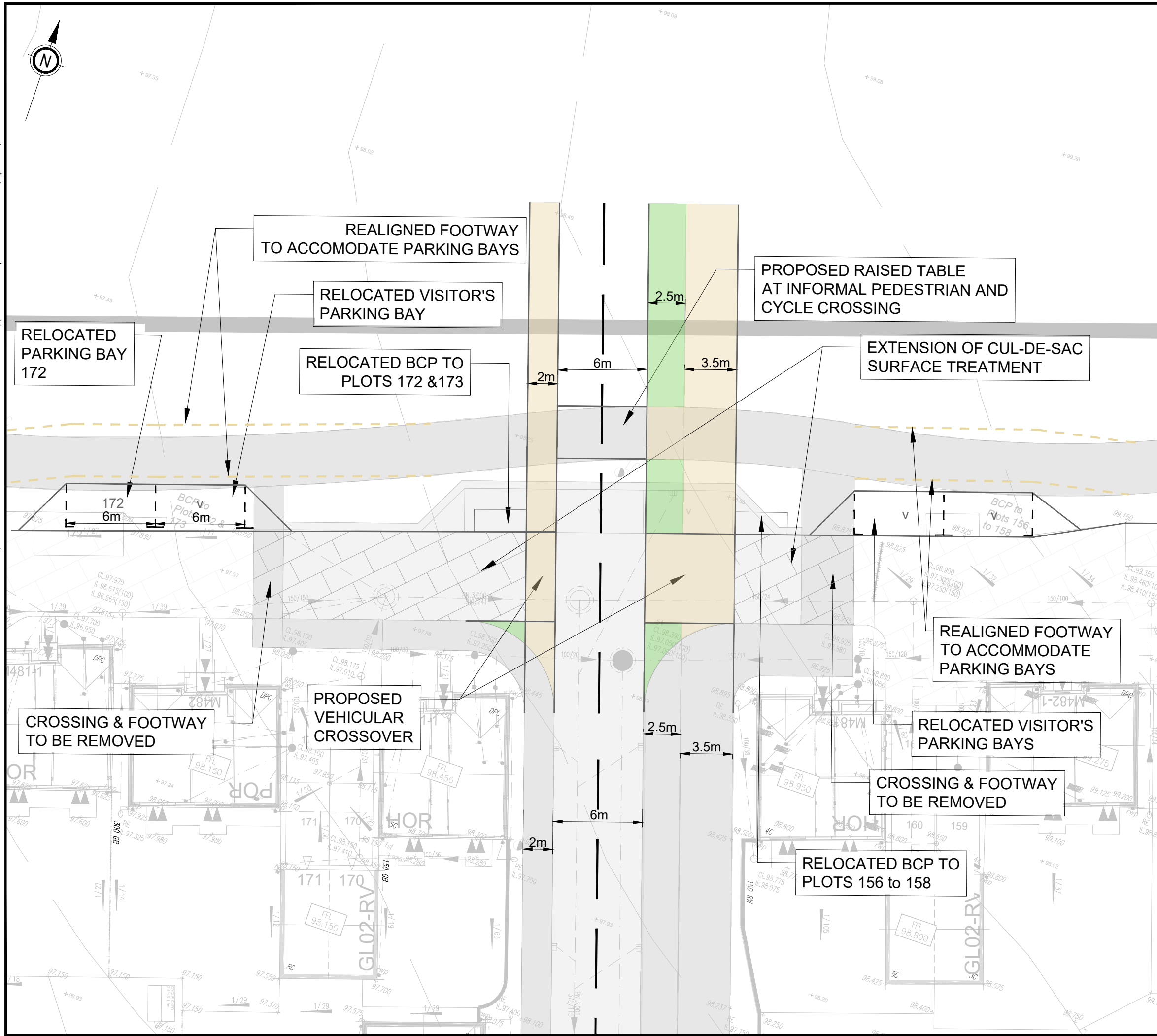
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.
 © Carter Jonas. Quality Assured to BS EN ISO 9001 : 2015
 Source: Ordnance Survey

Appendix B.2

SITE ACCESS ARRANGEMENT



File name C:\USERS\IMM04544\ONEEDRIVE - WSP_0365MIDHUNA\PROJECT ACCESS DESIGN- ELSENHAM STAGE 2. ESSEX\XXXXXXXXXX-WSP-P01-XX-XX-0100-2020922.DWG, printed on 22 September 2022 17:24:06, by Melath, Midhuna



- KEY**
- PROPOSED VERGE
 - PROPOSED FOOTPATH
 - REALIGNED FOOTWAY

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

P01	22/09/2022	MM	FIRST ISSUE	ES	GM
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S2 - FOR INFORMATION

62-64 Hills Road, Cambridge, CB2 1LA, UK
T+ 44 (0) 1223 558 050, F+ 44 (0) 1223 558 051
wsp.com

CLIENT: BLOOR HOMES

ARCHITECT:

PROJECT: SITE ACCESS DESIGN

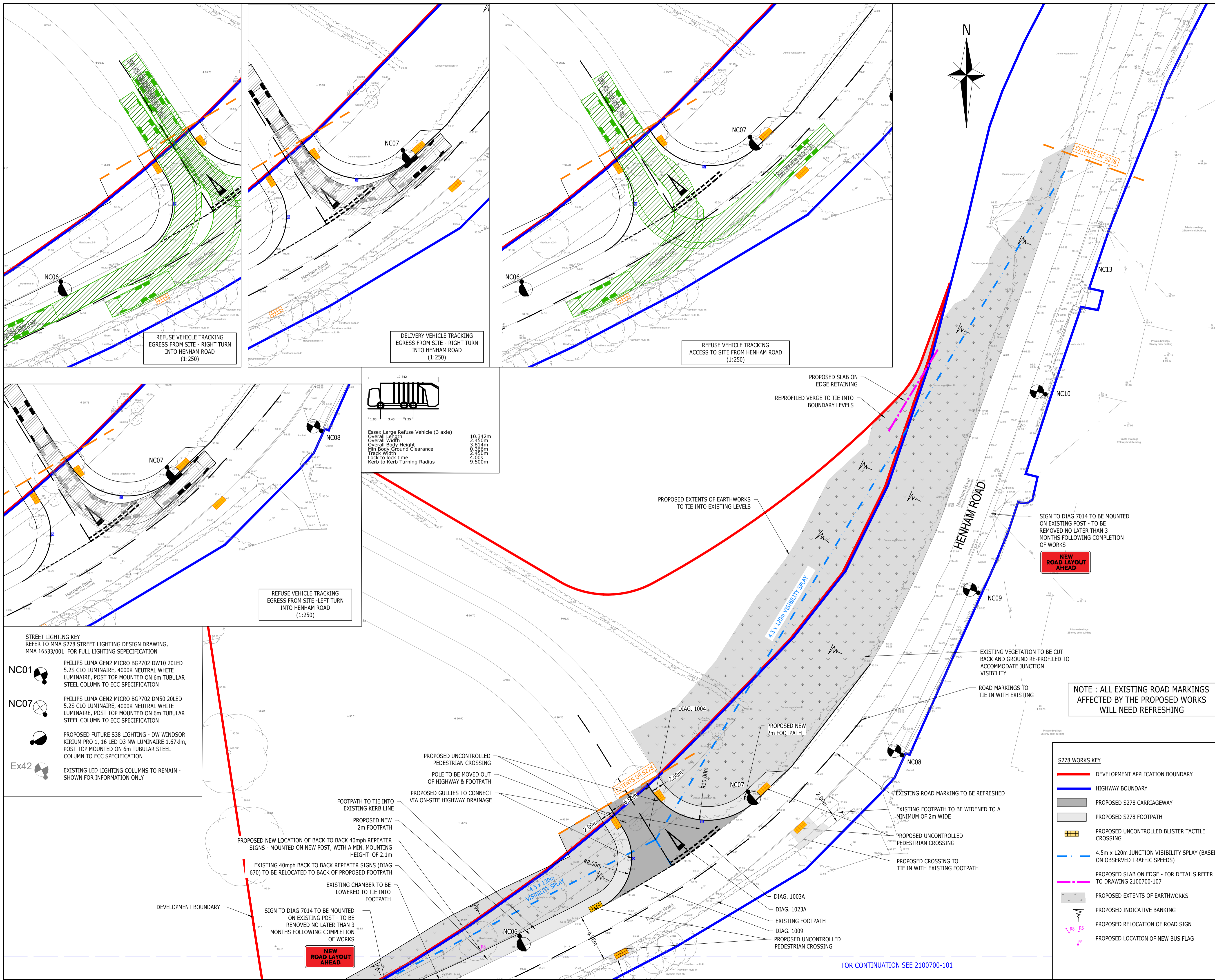
TITLE: LAND EAST OF STATION ROAD, HENHAM, ELSENHAM

SCALE @ A3: 1:1000	CHECKED: ES	APPROVED: GM
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PROJECT No: 70084697	DESIGNED: MM	DRAWN: MM	DATE: September 22
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DRAWING No: 70084697-WSP-XX-XX-DG-TP-0001	REV: P01
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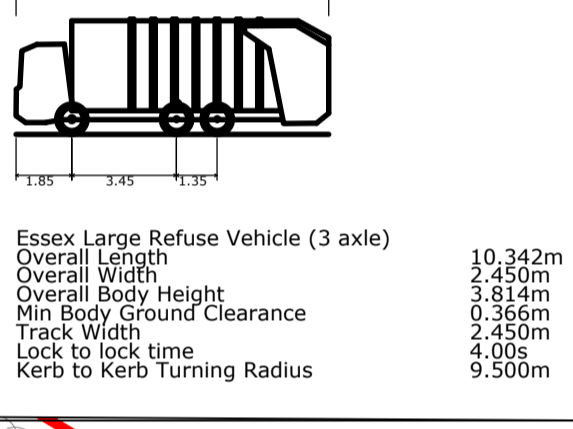
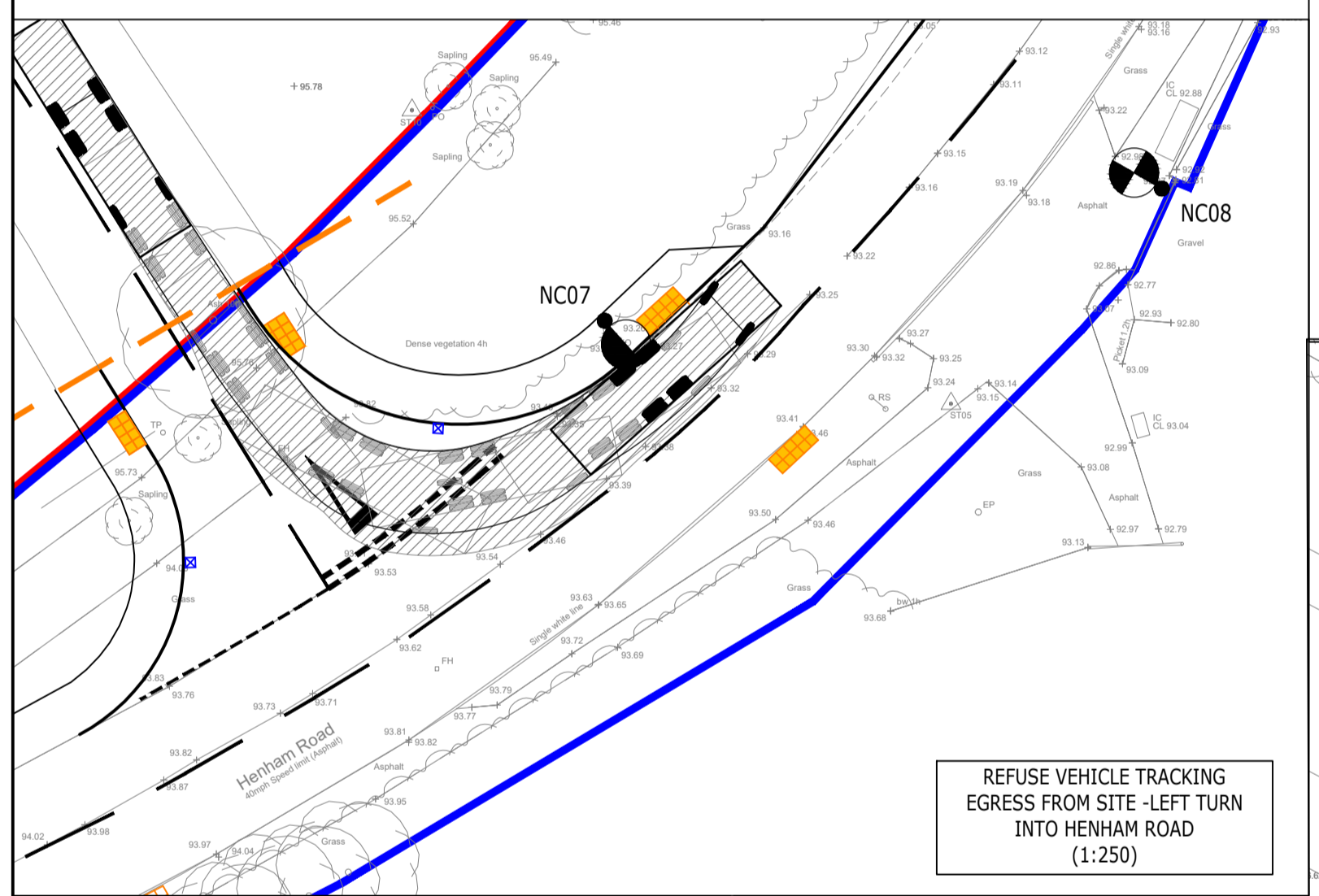
- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY ESSEX COUNTY COUNCIL SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
 - THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
 - UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.
 - THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
 - ALL SETTING OUT SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - THIS DRAWING HAS BEEN BASED UPON A TOPOGRAPHICAL SURVEY PRODUCED BY SURVEY SOLUTIONS DRAWING 21328UG-01, MARCH 2018.
 - UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.
- CDM NOTES:**
- THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT.
 - WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 - WORKS WITHIN AND ADJACENT TO THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
 - HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

- ROAD MARKING NOTES:**
- ALL ROAD MARKINGS SHALL BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2001' AND TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 - ALL SURFACE MARKINGS SHALL BE SCREENED APPLIED IN THERMOPLASTIC MATERIAL COMPLYING WITH BS5262: PART 1, CLASS A. MARKING THICKNESS SHALL BE 4MM ± 0.1MM.
 - ALL SURFACE MARKINGS SHALL BE REFLECTORISED BY MEANS OF SPHERICAL GLASS BEADS TO BSEN1423, CLASS A, PREMIXED DURING COMPOUNDING AT A RATE OF 20% BY WEIGHT AND ADDITIONALLY BY SPHERICAL GLASS BEADS TO BSEN1423, CLASS B, SURFACE APPLIED DURING APPLICATION AT A RATE OF 400-500G/M².
 - THE SKID RESISTANCE OF ALL SURFACE MARKINGS SHALL NOT BE LESS THAN 55.
 - EXACT LOCATIONS OF THE SURFACE MARKINGS SHALL BE AGREED ON SITE WITH THE ENGINEER PRIOR TO THEIR PERMANENT APPLICATION.

REFUSE VEHICLE TRACKING
EGRESS FROM SITE - RIGHT TURN
INTO HENHAM ROAD
(1:250)

DELIVERY VEHICLE TRACKING
EGRESS FROM SITE - RIGHT TURN
INTO HENHAM ROAD
(1:250)

REFUSE VEHICLE TRACKING
ACCESS TO SITE FROM HENHAM ROAD
(1:250)



- STREET LIGHTING KEY**
REFER TO MMA S278 STREET LIGHTING DESIGN DRAWING, MMA 16533/001 FOR FULL LIGHTING SPECIFICATION
- NC01** PHILIPS LUMA GEN2 MICRO BGP702 DW10 20LED 5.2S CLO LUMINAIRE, 4000K NEUTRAL WHITE LUMINAIRE, POST TOP MOUNTED ON 6m TUBULAR STEEL COLUMN TO ECC SPECIFICATION
 - NC07** PHILIPS LUMA GEN2 MICRO BGP702 DM50 20LED 5.2S CLO LUMINAIRE, 4000K NEUTRAL WHITE LUMINAIRE, POST TOP MOUNTED ON 6m TUBULAR STEEL COLUMN TO ECC SPECIFICATION
 - Ex42** PROPOSED FUTURE S38 LIGHTING - DW WINDSOR KIRIUM PRO 1, 16 LED D3 NW LUMINAIRE 1.67klm, POST TOP MOUNTED ON 6m TUBULAR STEEL COLUMN TO ECC SPECIFICATION
 - EXISTING LED LIGHTING COLUMNS TO REMAIN - SHOWN FOR INFORMATION ONLY

- PROPOSED UNCONTROLLED PEDESTRIAN CROSSING
- POLE TO BE MOVED OUT OF HIGHWAY & FOOTPATH
- PROPOSED GULLIES TO CONNECT VIA ON-SITE HIGHWAY DRAINAGE
- FOOTPATH TO TIE INTO EXISTING KERB LINE
- PROPOSED NEW 2m FOOTPATH
- PROPOSED NEW LOCATION OF BACK TO BACK 40mph REPEATER SIGNS - MOUNTED ON NEW POST, WITH A MIN. MOUNTING HEIGHT OF 2.1m
- EXISTING 40mph BACK TO BACK REPEATER SIGNS (DIAG 670) TO BE RELOCATED TO BACK OF PROPOSED FOOTPATH
- EXISTING CHAMBER TO BE LOWERED TO TIE INTO FOOTPATH
- SIGN TO DIAG 7014 TO BE MOUNTED ON EXISTING POST - TO BE REMOVED NO LATER THAN 3 MONTHS FOLLOWING COMPLETION OF WORKS
- NEW ROAD LAYOUT AHEAD

NEW ROAD LAYOUT AHEAD

NOT FOR CONSTRUCTION

TENDER ISSUE

SUBJECT TO APPROVAL

NOTE : ALL EXISTING ROAD MARKINGS AFFECTED BY THE PROPOSED WORKS WILL NEED REFRESHING

- S278 WORKS KEY**
- DEVELOPMENT APPLICATION BOUNDARY
 - HIGHWAY BOUNDARY
 - PROPOSED S278 CARRIAGEWAY
 - PROPOSED S278 FOOTPATH
 - PROPOSED UNCONTROLLED BLISTER TACTILE CROSSING
 - 4.5m x 120m JUNCTION VISIBILITY SPY (BASED ON OBSERVED TRAFFIC SPEEDS)
 - PROPOSED SLAB ON EDGE - FOR DETAILS REFER TO DRAWING 2100700-107
 - PROPOSED EXTENTS OF EARTHWORKS
 - PROPOSED INDICATIVE BANKING
 - PROPOSED RELOCATION OF ROAD SIGN
 - PROPOSED LOCATION OF NEW BUS FLAG

Rev	Description	Drn	Chk	App	Date
E	PROPOSED S38 ALIGNMENT SHOWN	UN	AF	BB	16.09.21
D	STREET LIGHTING UPDATED: S38 ACCESS OMITTED	AF	AF	BB	03.09.21
C	NORTH EAST RADIUS TO ACCESS INCREASED TO 10m	AF	AF	BB	11.08.21
B	NEW ROAD LAYOUT AHEAD SIGNAGE ADDED, PROPOSED STREET LIGHTING SHOWN	DSR	AF	BB	25.06.21
A	UPDATED TO SUIT FINAL TOPO AND CLIENT COMMENTS	AW	AF	BB	18.03.21

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worksafe consultant
www.smasid.com
SSIP

Client: **BLOOR HOMES**

Project Title: **LAND NORTH OF HENHAM ROAD, ELSENHAM**

Drawing Title: **S278 GENERAL ARRANGEMENT (SHEET 1 OF 2)**

A1 Scale: 1:250	Date: FEB 2021	Designed by: AW
Drawn by: AW	Checked by: AF	Approved by: BB
Drawing Number: EA177-EN-100		Rev: E

FOR CONTINUATION SEE 2100700-101

S278 WORKS KEY

- DEVELOPMENT APPLICATION BOUNDARY
- HIGHWAY BOUNDARY
- PROPOSED S278 CARRIAGEWAY
- PROPOSED S278 FOOTPATH
- PROPOSED UNCONTROLLED BLISTER TACTILE CROSSING
- 4.5m x 120m JUNCTION VISIBILITY SPY (BASED ON OBSERVED TRAFFIC SPEEDS)
- PROPOSED SLAB ON EDGE - FOR DETAILS REFER TO DRAWING 2100700-107
- PROPOSED EXTENTS OF EARTHWORKS
- PROPOSED INDICATIVE BANKING
- PROPOSED RELOCATION OF ROAD SIGN
- PROPOSED LOCATION OF NEW BUS FLAG

STREET LIGHTING KEY
REFER TO MMA S278 STREET LIGHTING DESIGN DRAWING, MMA 16533/001 FOR FULL LIGHTING SPECIFICATION

- NC01** PHILIPS LUMA GEN2 MICRO BGP702 DW10 20LED 5.2S CLO LUMINAIRE, 4000K NEUTRAL WHITE LUMINAIRE, POST TOP MOUNTED ON 6m TUBULAR STEEL COLUMN TO ECC SPECIFICATION
- NC07** PHILIPS LUMA GEN2 MICRO BGP702 DMS0 20LED 5.2S CLO LUMINAIRE, 4000K NEUTRAL WHITE LUMINAIRE, POST TOP MOUNTED ON 6m TUBULAR STEEL COLUMN TO ECC SPECIFICATION
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- EXISTING LED LIGHTING COLUMNS TO REMAIN - SHOWN FOR INFORMATION ONLY

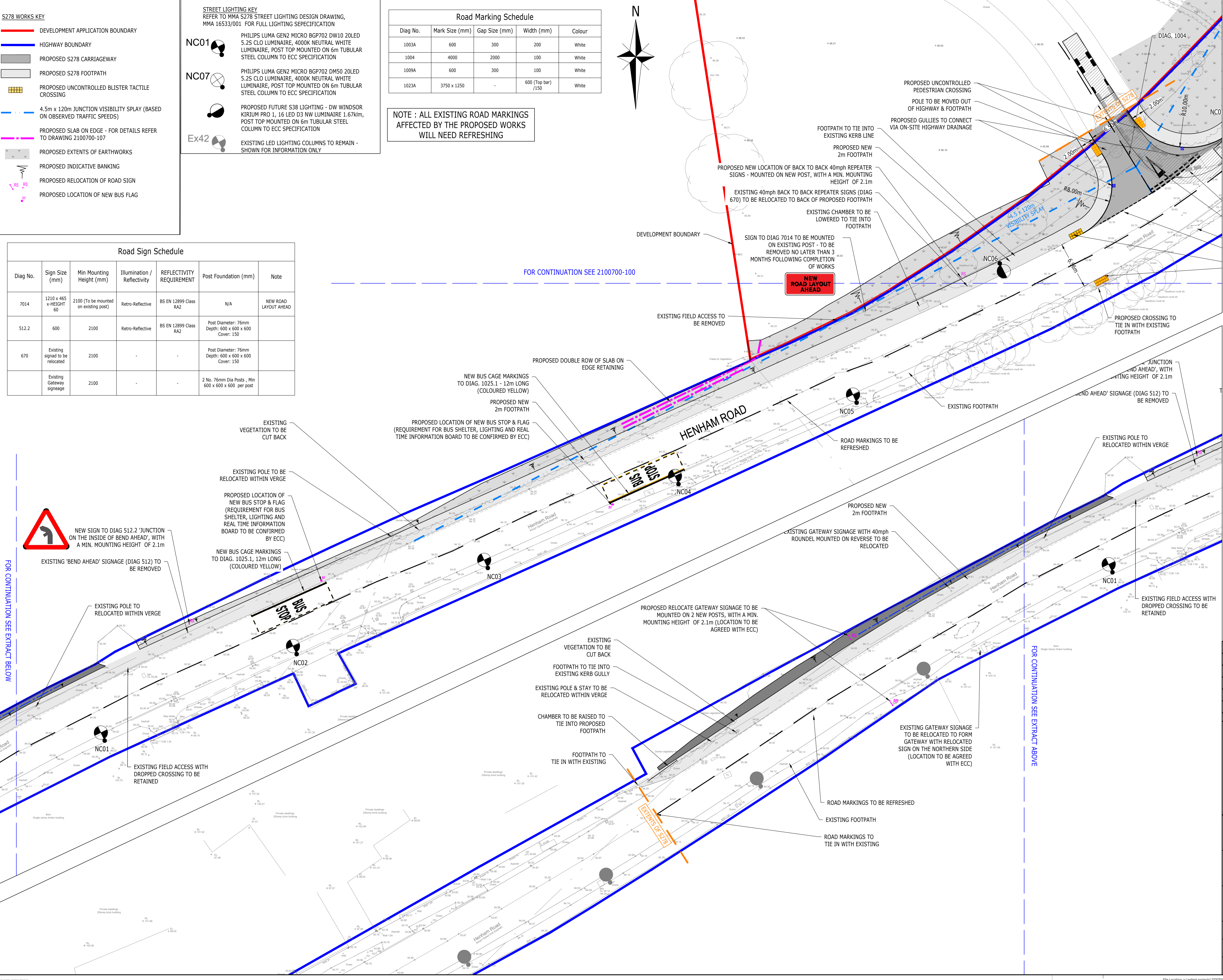
Road Marking Schedule

Diag No.	Mark Size (mm)	Gap Size (mm)	Width (mm)	Colour
1003A	600	300	200	White
1004	4000	2000	100	White
1009A	600	300	100	White
1023A	3750 x 1250	-	600 (Top bar) / 150	White

NOTE : ALL EXISTING ROAD MARKINGS AFFECTED BY THE PROPOSED WORKS WILL NEED REFRESHING

Road Sign Schedule

Diag No.	Sign Size (mm)	Min Mounting Height (mm)	Illumination / Reflectivity	REFLECTIVITY REQUIREMENT	Post Foundation (mm)	Note
7014	1210 x 465 x HEIGHT 60	2100 (To be mounted on existing post)	Retro-Reflective	BS EN 12899 Class RA2	N/A	NEW ROAD LAYOUT AHEAD
512.2	600	2100	Retro-Reflective	BS EN 12899 Class RA2	Post Diameter: 76mm Depth: 600 x 600 x 600 Cover: 150	
670	Existing sign to be relocated	2100	-	-	Post Diameter: 76mm Depth: 600 x 600 x 600 Cover: 150	
	Existing Gateway signage	2100	-	-	2 No. 76mm Dia Posts, Min 600 x 600 x 600 per post	



- NOTES:**
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NOT FOR CONSTRUCTION
TENDER ISSUE
SUBJECT TO APPROVAL

Rev	Description	Drn	Chk	App	Date
F	NEW SIGN TO DIAGRAM 512.2 ADDED	AF	AF	BB	05.10.21
E	PROPOSED S38 ALIGNMENT SHOWN	UN	AF	BB	16.09.21
D	STREET LIGHTING UPDATED: S38 ACCESS OMITTED	AF	AF	BB	03.09.21
C	NORTH EAST RADIUS TO ACCESS INCREASED TO 10m. SIGN & LINING SCHEDULES ADDED	AF	AF	BB	11.08.21
B	NEW ROAD LAYOUT AHEAD SIGNAGE ADDED, PROPOSED STREET LIGHTING SHOWN	DSR	AF	BB	25.06.21
A	UPDATED TO SUIT FINAL TOPO AND CLIENT COMMENTS.	AW	AF	BB	18.03.21

ARDENT CONSULTING ENGINEERS

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The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE

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Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

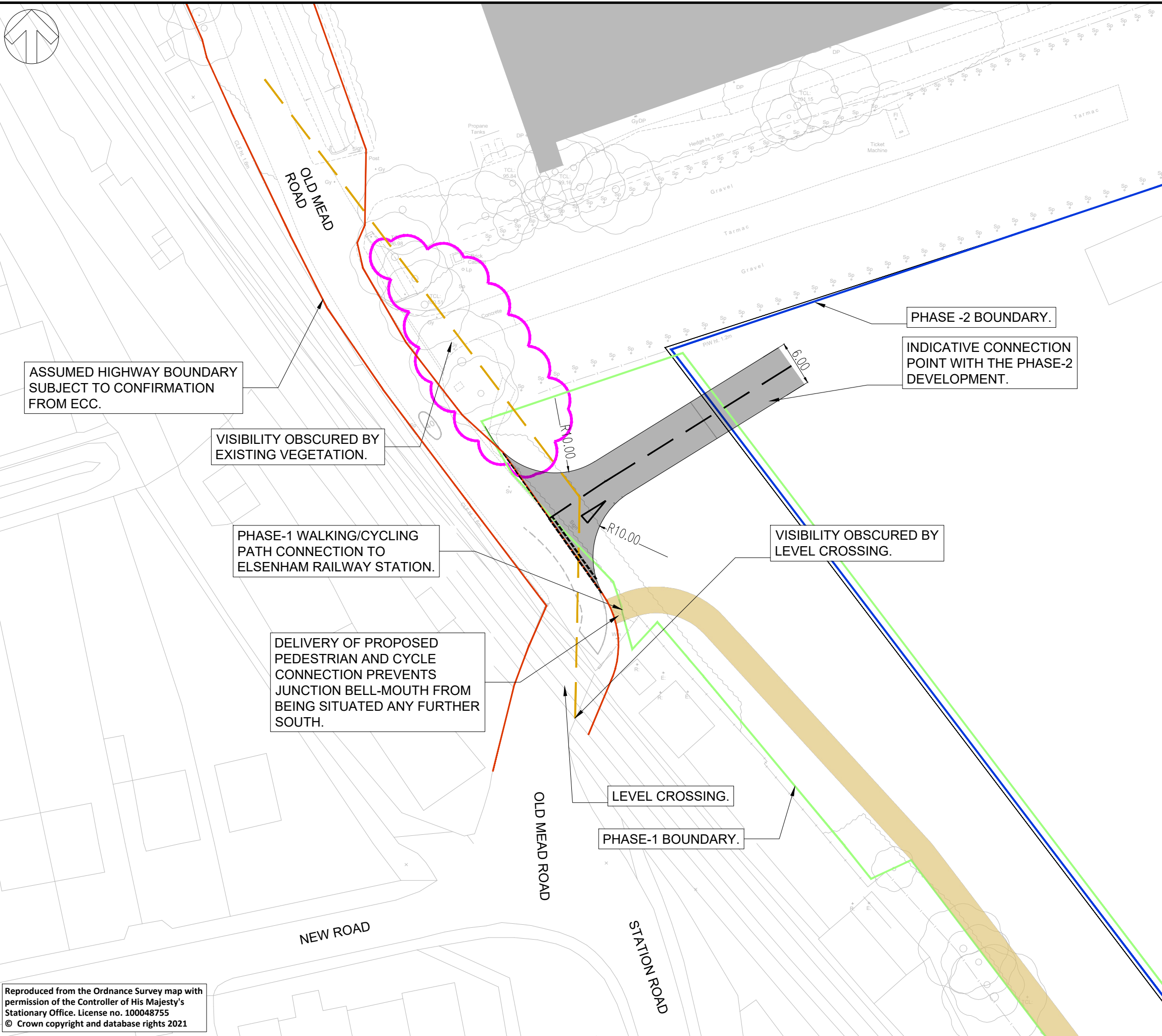
worksafe consultant
www.smasid.com
SSIP

Client	BLOOR HOMES		
Project Title	LAND NORTH OF HENHAM ROAD, ELSENHAM		
Drawing Title	S278 GENERAL ARRANGEMENT (SHEET 2 OF 2)		
A1 Scale	Date	Designed by	
1:250	FEB 2021	AW	
Drawn by	Checked by	Approved by	
AW	AF	BB	
Drawing Number	EA177-EN-101		Rev
			F

Appendix B.3

BUS ACCESS CONSTRIANTS PLAN





ASSUMED HIGHWAY BOUNDARY SUBJECT TO CONFIRMATION FROM ECC.

VISIBILITY OBSCURED BY EXISTING VEGETATION.

PHASE-1 WALKING/CYCLING PATH CONNECTION TO ELSENHAM RAILWAY STATION.

DELIVERY OF PROPOSED PEDESTRIAN AND CYCLE CONNECTION PREVENTS JUNCTION BELL-MOUTH FROM BEING SITUATED ANY FURTHER SOUTH.

LEVEL CROSSING.

PHASE-1 BOUNDARY.

VISIBILITY OBSCURED BY LEVEL CROSSING.

PHASE -2 BOUNDARY.

INDICATIVE CONNECTION POINT WITH THE PHASE-2 DEVELOPMENT.

NOTE:

ALL DIMENSIONS ARE GIVEN IN METERS, UNLESS STATED OTHERWISE

KEY:

- INDICATIVE HIGHWAY BOUNDARY
- VISIBILITY SPLAY(4.5m x 50m) for 30mph
- VISIBILITY CONSTRAINT
- PHASE - 1 BOUNDARY
- PHASE - 2 BOUNDARY

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

P01	29-09-2022	AK	FOR INFORMATION	ES	GM
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: **S2 - FOR INFORMATION**



62-64 Hills Road, Cambridge, CB2 1LA, UK
T+ 44 (0) 1223 558 050, F+ 44 (0) 1223 558 051
wsp.com

CLIENT:
BLOOR HOMES Ltd.

PROJECT:
ELSENHAM PHASE II

TITLE:
**OLD MEAD ROAD - BUS GATE
SHEET 01 OF 02**

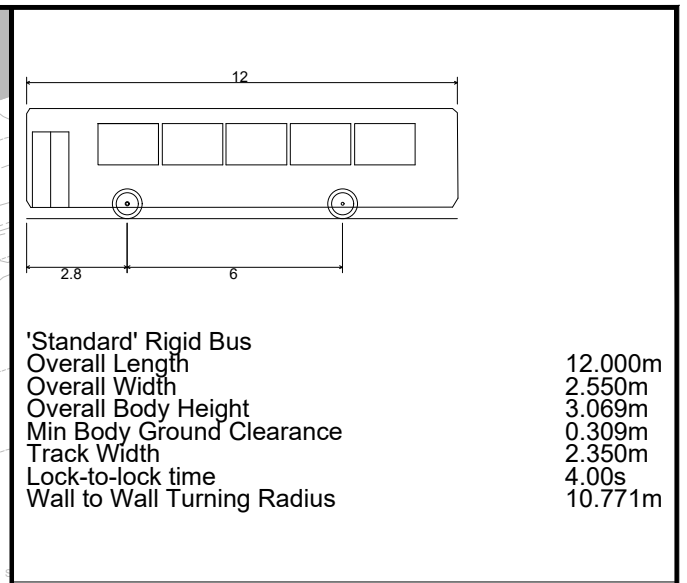
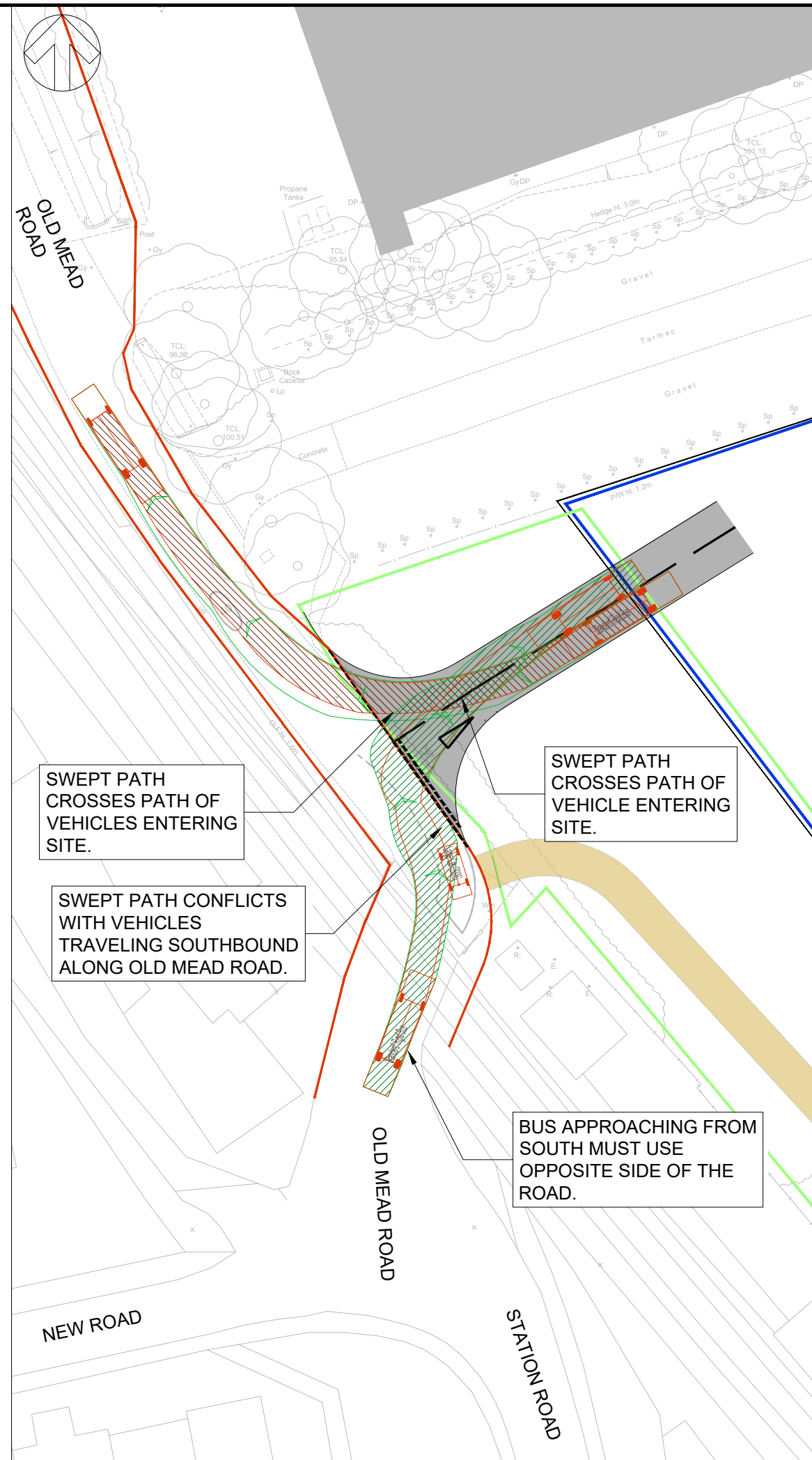
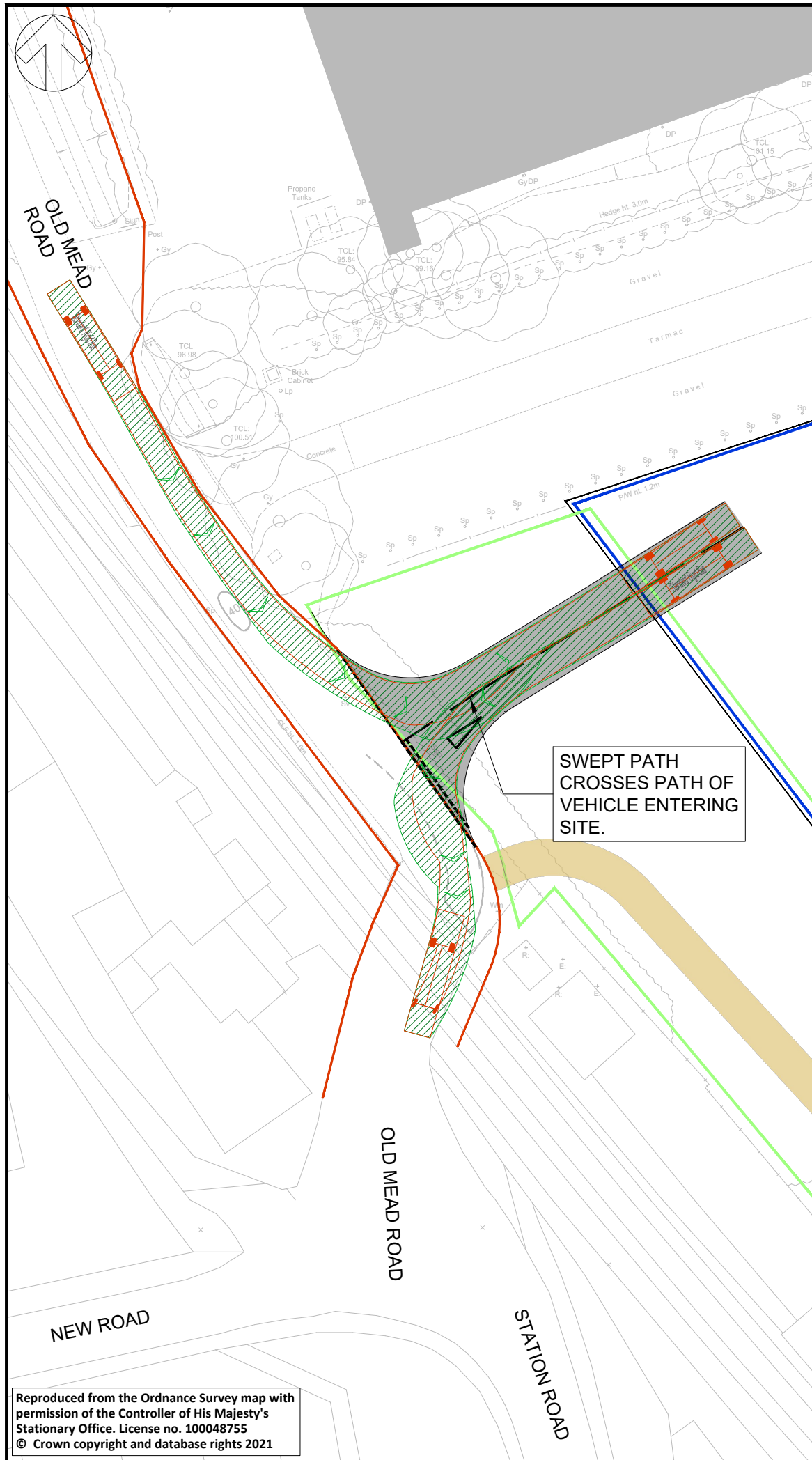
SCALE @ A3: 1:500	CHECKED: ES	APPROVED: GM	
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PROJECT No: 70084697	DESIGNED: AK	DRAWN: AK	DATE: September 22
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DRAWING No: 70084697-WSP-XX-XX-DG-TP-001	REV: P01
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P01	29-09-2022	AK	FOR INFORMATION	ES	GM
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S2 - FOR INFORMATION

62-64 Hills Road, Cambridge, CB2 1LA, UK
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wsp.com

CLIENT: BLOOR HOMES Ltd.

PROJECT: ELSENHAM PHASE II

TITLE: OLD MEAD ROAD - BUS GATE SHEET 02 OF 02

SCALE @ A3: 1:500	CHECKED: ES	APPROVED: GM
PROJECT No: 70084697	DESIGNED: AK	DRAWN: AK
		DATE: September 22
DRAWING No: 70084697-WSP-XX-XX-DG-TP-002		REV: P01

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Appendix C

SITE LOCATION

