Draft proposed mitigation for inclusion in Heads of Terms in relation to highways

S62A/2022/0014

West of Thaxted Road, Saffron Walden

17/01/2023

The details below are provided without prejudice, more information is required on the application before a final decision can be made. The highway authority has had discussion with the applicant’s highway consultant concerning the information and details are to be provided on a separate document.

Saffron Walden which experiences in congestion at peak times there is little scope to provide more capacity therefore the proposed recommendations are centred around the sustainable transport options for the site.

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| Obligation | Amount  | Reason | Calculation /assumptions |
| Bus contribution | £476,000 (index linked) | To support the enhancement of bus services in Saffron Walden through a bus strategy and directly serving the site, enhancing services to key attractors within the town and surrounding areas including the Audley End train station and local supermarkets. Within the context of the national bus strategy *Bus Back Better* Essex County Council has developed and formally adopted a *The Essex County Council Bus Service Improvement Plan, 2021 – 2026* (ECC BSIP) the council is also in the process of developing a bus strategy for Uttlesford. The emerging strategy focusses on improving the currently limited services in Saffron Walden which experiences congestion and has Air Quality Management Area in the centre. The ECC BSIP outlines the approach to securing bus service improvements to new developments, which is to take funding per dwelling and support a bus strategy for the local area (paras 266-270) link below.<https://www.essexhighways.org/uploads/downloads/ecc%20bsip%202021%20to%202026.pdf> | A contribution a £2800 per dwelling is sought, a total of £476,000From experience of ECC tender prices a bus for 1 year of day time services (Mon-Sat) is £150,000Sunday services for a year are £20,000Evening (Mon-Sat) £40,000. Total £210,000 per annumThis contribution will support 1 bus on week days, evenings and Sundays for approximately 2.3 years. But would be combined with other similar contributions already secured to enhance services for the site to the key locations.  |
| Off site highway works1. Bus stop worksPlusCommuted sum for maintenance of RTPI signs2. Signalised crossing of Thaxted RoadPlusCommuted sum for maintenance 3. Change to speed limit | Off site works£10,845 x2 | As the site is so long (550m in a straight line), the site needs to be served from the two ends as well as the centre, by bus services and enabling residences to be within the required 400m actual walking distance to bus stops.Therefore a number of bus stops need provision or enhancement, these serve different proposed services. To provide a crossing for pedestrians/cyclists/equestrians to cross Thaxted Road and link with the shopping centre and supermarket and the public rights of way network and To provide a better environment for active trave, and be more suitable for potential changes to the environment. | 2 new stops of Thaxted Road including (shelter, flag, timetable frame, raised/dropped kerbs and Bus Stop Clearway markings and Real Time Passenger information)Tukes Way (adj) on Winstanly Road require raised kerbs150043005007 The Glebe and a new partner stop- – New Essex Standard pole, flag and timetable frame. Raised and dropped kerbing and bus stop clearway markings and the same The real time passenger information signs will attract a commuted sum for maintenance of £10,845.09 per sign (which has been calculated to include the cost of energy and maintenance for a 15 year period and a replacement)Pegasus crossing or similar. Commuted sum for maintenance to be determined once details have been submitted. Traffic Regulation Order, signing and line, to be included within the highway works.  |
| Town Centre Connectivity Walking and cycling  | Off site works | To enhance of local cycling and pedestrian facilities as identified, but not limited to, those in the Uttlesford Cycling Action Plan (CAP) (link below) and the Saffron Walden Neighbourhood Plan which relate to the site and facilitate walking and cycling to key locations including routes from the site to and within the town centre.<https://www.essexhighways.org/uploads/files/getting%20around/cycling/uttlesford-district-cycle-action-plan.pdf> | Further detail is required to ensure feasibility but works will be required to connect to the site to the town centre, these may include a shared use off road footway cycleway on Peaslands Land Road and Thaxted Road. Pedestrian and cycling Road signingLinks to the existing residential development. |
| Residential travel plan  |  | To promote sustainable transport from first occupation for 5 years or until 1 year after final occupation, whichever is longer.. Plan to include a travel plan co-ordinator, travel pack, sustainable travel voucher/bus tickets and support for an electric car club, which is being introduced within Saffron Walden.  | Travel voucher £100 per dwelling (pd)Annual membership of car club pd10 hours driving time pd One off payment to support a car club car2 car club electric vehicle parking spaces with charging. (UDC to confirm costs) |
| Residential Travel Plan monitoring fee  | £1596 per annum (index linked).  | For monitoring and support a residential travel plan from the Essex Trave Plan Team. To ensure the plan is being implemented and is effective in encouraging sustainable transport to from and within the site. Annual charge from first occupation for 5 years or until 1 year after final occupation, whichever is longer. | Fixed fee details in the ECC Developers Guide to Infrastructure, (inflation has been added to the figure in the document)<https://assets.ctfassets.net/knkzaf64jx5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf> |
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