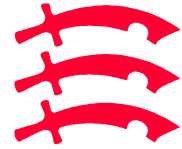


Your Ref: S62A/2023/0015  
Our Ref: 55732  
Date: 15<sup>th</sup> March 2023



**Essex County Council**

Paul Crick  
Director for Highways  
and Transportation

To: The Planning Inspectorate  
3<sup>rd</sup> Floor, Temple Quay House  
2 The Square, Temple Quay  
Bristol, BS1 6PN

County Hall  
Chelmsford  
Essex CM1 1QH

## Recommendation

Application No. S62A/2023/0015  
Applicant Mr Robert Smith and Mrs Penny Pyle  
Site Location Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GR  
Proposal Application for outline planning permission for the erection of 18 dwellings including provision of access road, car parking and residential amenity space, a drainage pond, and communal open space, with all matters reserved for subsequent approval except for means of access and layout.

The rural location of the site is such that access to key facilities, public transport, employment, and leisure opportunities is limited and for the vast majority of journeys the only practical option would be the car. This should be taken into consideration by the Planning Inspectorate when assessing the overall sustainability and acceptability of the site.

The documents accompanying the application have been duly considered.

The proposal is showing a new bellmouth at the location of the existing access currently serving property 'Alfred's Shott'. The applicant has provided us with speed survey data and based on the 85<sup>th</sup> percentile results of 33.3mph Eastbound and 40.1mph Westbound the requirement for visibility splays, in accordance with Manual for Streets 2, is 2.4 metres by 49.85 metres to the West and 2.4 metres by 103.82 metres to the East. However, the submitted visibility drawing is showing visibility splays of 2.4metres by 43 metres in both directions which are based on the signed speed limit of the road and does not reflect the true speeds observed.

It must be noted that any visibility splays should be achieved on land that is under the control of the owner and/ or Highway Land, this has not been demonstrated on this occasion, and the visibility splays on both directions appear to cross over third-party land.

The submitted drawings also fail to demonstrate that adequate spacing between the existing junction of Hollow Road and the new proposed junction can be achieved in accordance with the Essex Design Guide.

Therefore:

**From a highway and transportation perspective therefore, the impact of the proposal is NOT acceptable to the Highway Authority for the following reason:**

1. The applicant has failed to demonstrate that safe and suitable access to the site can be achieved for all users. In particular:
  - i. The applicant has failed to demonstrate that appropriate visibility splays in accordance with the current standards could be achieved at the proposed vehicular access. The proposal would therefore lead to a substandard access onto Ickleton Road, resulting in an unacceptable degree of hazard to all road users to the detriment of highway safety.
  - ii. The applicant has not provided a safe access for pedestrians with a connection to the existing infrastructure, i.e., the provision of a footway from the access to the West including a dropped kerb pedestrian crossing linking to the existing footway opposite the site.
2. The proposed geometry of the internal layout road appears to be such that a refuse vehicle will need to take up the whole width of the road resulting in conflict with other users and/or potentially be unable to safely navigate around the development should there be any parked cars at the Western bend.

**Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1 and NPPF paragraph 110.**

Informative:

- i. The current proposed layout is unlikely to be adoptable by Essex County Council
- ii. A proposal to connect the development with the existing pedestrian network should be submitted.
- iii. Visibility splays for the vehicular access must be clear to ground and are only acceptable where they pass over land in the applicant's control and / or over highway land.

The applicant can seek a highway boundary plan from ECC Highway Records. For more information on this service please follow this link:

<https://www.essexhighways.org/highway-schemes-and-developments/adoptions-and-land/highway-status-enquiries.aspx> and please contact [highway.status@essexhighways.org](mailto:highway.status@essexhighways.org) who will be able to provide details

Please note that where there is a roadside ditch or pond, that ditch or pond (even if it has been piped or infilled) would not in the majority of circumstances form part of the highway. Often, roadside ditches, which are apparent on the ground are not indicated on the

Ordnance Survey Mapping. The same applies to historic ditches. Therefore, any ditches (including historical) and ponds should also be marked on the drawing.

- iv. Under Section 23 of the Land Drainage Act 1991, prior written consent from the Environment Agency is required to build any culvert (pipe) or structure (such as a dam or weir) to control or alter the flow of water within an ordinary watercourse. Ordinary watercourses include ditches, drains and any other networks of water which are not classed as Main River.  
If you believe you need to apply for consent, please contact the Environment Agency as soon as possible to discuss your plans. Planning permission does not negate the requirement for consent, and full details of the work you propose will be required at least two months before you intend to start. Once preliminary details have been agreed, you will be asked you to fill in an application form, which must be returned with the appropriate fee.
- v. 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 Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.



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pp. Director for Highways and Transportation  
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Email: 