

Your Ref: UTT/19/1366/FUL  
Our Ref: 30205  
Date: 25<sup>th</sup> June 2019



**Essex County Council**

CC: (by email) *DM, SMO2, Chelmsford*  
*Cllr Simon Walsh*

Andrew Cook  
Director for Highways  
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To: Uttlesford District Council  
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## Recommendation

Application No. UTT/19/1366/FUL  
Applicant Mr Craig Huber  
Site Location 1 Park Cottages Littley Park Lane Felsted  
Proposal Demolition of garage and erection of 1 no. detached dwelling with new vehicular access

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

1. As far as can be determined from the submitted plans the applicant does not appear to control sufficient land to provide the required vehicular visibility splays of 2.4 x 120 metres. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety.
2. The proposal would lead to the creation of an access on B1417, a stretch of Secondary Distributor highway where the principal function is that of carrying traffic freely and safely between centres of population. The slowing and turning of vehicles associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principal function and introduce a further point of possible traffic conflict to the detriment of to highway safety.

**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.**

### Note:

- i. It is not clear from the submitted documents the surface treatment of the proposed vehicular access. No unbound material should be used within 6 metres of the highway boundary.

