

Your Ref: S62A/2024/0049
Our Ref: 47880
Date: 5th August 2024



Essex County Council

Director for Highways
and Transportation

To: Section 62A Applications Team
The Planning Inspectorate
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Recommendation

Application No. S62A/2024/0049
Applicant Rochester Properties Limited, John F C Sergeant and Joan F M Anderson
Site Location Land South of Bedwell Road, Elsenham
Proposal Up to 50 market and affordable dwellings, public open space and associated highways and drainage infrastructure - all matters reserved except access

This S62A planning application is for the reserved matters of layout, appearance, scale and landscaping in relation to outline permission granted under appeal APP/C1570/W/22/3311069. The application was accompanied by a number of documents and plans which the highway authority reviewed.

No pre application Highways advice has been sought out by the applicant.

Although this is not a planning matter it must be noted that the current proposed layout is unlikely to be adopted.

It has not been possible to undertake a full review as we require clarification and/or further information and amendments on the following matters:

Parking:

- Not all visitor bays are compliant with the Essex Parking Standards in terms of dimensions.
- The coloured plan indicates trees planted within visibility splays for the accesses for plots 30, 31, 32, and access to private drive 33-50.
- Parking spaces should be provided immediately behind the footway/carriageway to avoid indiscriminate parking – too much additional space appears to have been provided at the following plots: 30, 31, 32, 4,13,14,15.

Speed Limit:

Its is unclear what the proposed speed limit for this development is. Should this be proposed, which is typical for new developments in Essex, for a 20 mph zone, appropriate features should be shown on the submitted drawings in support of a 20mph zone.

Turning areas:

The turning heads provided should be a size three and be accompanied by swept path analysis drawings demonstrating adequate manoeuvrability for refuse vehicles used by Uttlesford District Council.

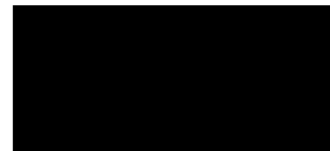
Road Types and arrangements:

- The road serving plots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 27 does not comply with any standards. It has a carriageway width of 4.7m along with footways either side of 1 m width. This arrangement is not adequate for pedestrians or vehicles. It is also subject to different surfacing with block paving, which is more in line with shared surface arrangements, however, it does not bear any characteristics of the typical shared surface roads as set out on the Essex Design Guide, other than the surfacing.

Clarification is needed as to what type of road/arrangement the developer is trying to achieve, as the current arrangement does not accord with any road type within the Essex Design Guide, typically used for new developments.

- The drive serving plots 1, 2, 3, 8, 7, has a width of 3.8m with a sharp turn into the shared area. A swept path analysis drawing should be submitted to demonstrate that vehicles can maneuverer the area safely.
- The drive serving plots 20, 24, 25, 26 at the point of connecting with the main spine road has a width of 3.8m this should be increased to a minimum of 4.5m to allow safe access.
- The road leading to the block paved section of road has a width of 4.6m at its junction with the main spine road, this should be increased to 5.5m to allow cars to safely negotiate the junction.

Until this information is provided, the highway authority is not in a position to provide a recommendation as we cannot be satisfied that the proposal would be acceptable in terms of highway safety and accessibility.



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pp. Director for Highways and Transportation
Enquiries to Eirini Spyratou