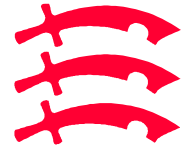


Your Ref: S62A/2024/0051
Our Ref: 53482
Date: 28th August 2024



Essex County Council

Director for Highways
and Transportation

To: Section 62A Applications Team
The Planning Inspectorate
3rd Floor
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Essex CM1 1QH

Recommendation

Application No. S62A/2024/0051
Applicant Chase New Homes
Site Location Land West of Thaxted Road Saffron Walden
Proposal Approval of reserved matters following outline approval for the erection of 168 dwellings with associated landscaping and parking pursuant to application S62A/2022/0014

This S62A planning application is for the reserved matters in relation to outline permission granted under S62A/2022/0014. The application was accompanied by a number of documents and plans which the highway authority reviewed.

There are a number of issues that need to be resolved and further information will be required from that applicant before a final recommendation can be issued

1. **Parking:**

- All drives should be perpendicular to the main road to avoid unsafe manoeuvring. Drives/parking areas for plots 10, 11, 33, 34, 35, 36, 78-83, 90-92, 112-114 should be reviewed and amended to the correct angles.
- Parking for plot 90 should be reviewed as it will lead to unsafe manoeuvring due to the positioning of the drive and parking spaces.

2. **Cycling facilities:**

- The cycleway from the access into the development should continue with a 3.5m width (currently it is shown as 3m with only a small section at 3.5m width)
- Sustainable travel from the cycle routes to the whole of the development should be provided with accesses at appropriate widths and locations offered to all residents (the majority of the plots do not have direct links to the cycle routes).
- A link between the two cycleways should be provided to allow a safe circular route around the development.
- The links from the cycle route to the west should be provided with a 3.5m width to allow cyclists to cross.

3. Internal layout and Turning areas:

- A swept path analysis drawing for the full extend of the spine road as well as the turning head near plots 127-129 should be submitted. This should be modelled for the refuse vehicles used by UDC.
- Pedestrian crossing points should be indicated on the drawings.

4. 20mph zone

- If the intension is for the development to be a 20mph zone the proposed features should be clearly shown on a relevant drawing and compliance with the relevant guidance should be demonstrated.

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