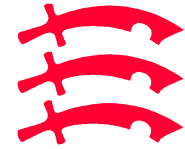


Your Ref: S62A/2024/0058
Our Ref: 59728
Date: 14th October 2024



Essex County Council

Director for Highways
and Transportation

To: Section 62A Applications Team
The Planning Inspectorate
3rd Floor
Temple Quay House
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Temple Quay
Bristol
BS1 6PN

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. S62A/2024/0058
Applicant Pelham Structures Ltd
Site Location Land adjacent to Village Hall, East of Cambridge Road, Ugley, Bishops Stortford, Hertfordshire, CM22 6HR
Proposal Construction of 16 dwellings including 40% affordable housing and associated infrastructure at Land East of Ugley Village Hall.

The Highway Authority has previously secured development funds from developments in the area that have already commenced, for a new bus service which has the potential to connect the site to Stansted village and Bishops Stortford in one direction and Stansted airport in the other. For the above reason the Highway Authority recommends a condition that will enable the new development to benefit from this new upcoming bus service via the installation of new bus stops onto Pound Lane and further improvements on the existing bus stops on Cambridge Road. The combination of infrastructure improvements proposed will give the development access to 2 regular bus services adjacent to the site – which collectively will enable residents to access services and facilities by sustainable travel.

From a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:

1. Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splays and forward visibility splay as shown on DWG no. DR2 (Titled Required Access Visibility). Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times. **Reason:** To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.
2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary. **Reason:** To avoid displacement of loose material onto the highway in the interests of highway safety

3. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority. **Reason:** To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.
4. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times. **Reason:** To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.
5. Prior to first occupation the provision of the following transport infrastructure:
 - (a) 2m wide section of footway of approximately 70m length on Pound Lane from the proposed access to the west (towards Cambridge Road), to include a pedestrian crossing to the existing footway on the southern side of Pound Lane.
 - (b) A bus stop on the new footway (as described above in (a)) to the specification of ECC to include poles, flags, raised kerbs, shelter and appropriate road markings on Pound Lane.
 - (c) A bus stop on the existing footway, on the southern side of Pound Lane, to the specification of ECC to include poles, flags, raised kerbs, shelter and appropriate road markings on Pound Lane.
 - (d) Poles, flags and raised kerbs on both of the existing bus stops on Cambridge Road outside Village Hall (Bus stop ID 150018011014 Village Hall (outside) and 1500UGLEY2 Village Hall opposite).

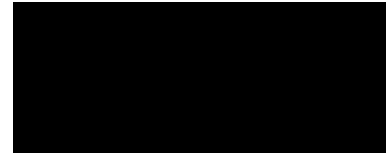
Reason: In the interests of highway safety, accessibility and reducing the need to travel by car.
6. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. **Reason:** In the interests of reducing the need to travel by car and promoting sustainable development and transport.

The above conditions are required to ensure that the development accords with the National Planning Policy Framework (NPPF) 2023 and the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

Informative:

- i. 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 or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.

- ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.
- iii. There shall be no discharge of surface water onto the Highway.
- iv. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
- v. Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval.



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pp. Director for Highways and Transportation
Enquiries to Eirini Spyratou