

Your Ref: 19/00001/REF
Our Ref: CO/HT/TPD/SD/BJ/BRW/32017
Date: 5 February 2019



Essex County Council

Andrew Cook
Director for Highways and Transportation

cc (by email) Cllr Barry Aspinell
SMO3

For the attention of Nick Howard
Planning Services
Brentwood Borough Council

County Hall
Chelmsford
CM1 1QH

Recommendation

Application No: BRW/19/00001/REF
Appeal Ref No: H1515/W/18/3217023
Appellant: Mr R Wells
Site Location: Hulletts Farm, Hulletts Lane, Pilgrims Hatch, Essex CM15 9RX
Proposal: Outline application with all matters reserved for the development 71 units with associated parking and amenity space

The original application (18/00843/OUT) was submitted without a Transport Assessment and therefore the Highway Authority recommended refusal of planning permission as follows;

- 1. The developer has not demonstrated that the proposal would be acceptable in terms of highway safety, efficiency and accessibility. The proposal is therefore contrary to policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.***

Notes;

The applicant should be advised that, consistent with Essex County Council's Development Management Policies, a full Transport Assessment should be provided to support a planning application of this kind. It should consider all the traffic and transport aspects of the proposed development and its impact on the local highway network.

The applicant's attention should also be drawn to the fact that much of Hulletts Lane is a registered byway (path no 164, Brentwood parish) and is not suitable for significant levels of vehicle usage.

A Transport Assessment has now been provided to support the appeal and it has been duly considered. The Highway Authority is satisfied that a suitable access to the proposed development site can be provided. It would also accept that the number of trips generated by the site can be accommodated within the local highway network without detriment to highway safety, capacity and efficiency. Furthermore, there is the possibility to provide a suitable crossing of the registered byway, which will protect its continued use.

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Consequently, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to the following requirements (should the appeal be successful);

1. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities
 - v. plan to ensure uninterrupted public access to byway no 164 (Brentwood parish)

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur, that loose materials and spoil are not brought out onto the highway and there is continued public access to the registered byway, as in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

2. Prior to occupation of the development and as shown on the Proposed Site Access Design (Drawing 05) within the Transport Assessment, the proposed site access at its centre line shall be provided with visibility splays with dimensions of 2.4 metres by 120 metres to the north-west and 2.4 metres by the distance to the junction with Coxtie Green Road, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the site 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 site egress and existing users of Hubert Road in the interest of safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

3. Prior to occupation of the development and as shown on the Proposed Site Access Design (Drawing 05) within the Transport Assessment, the developer shall provide a 2 metre wide pedestrian footway along the entire site frontage on Ongar Road to include dropped kerbs and tactile paving at the site access junction and on Ongar Road adjacent to the relocated bus stop detailed below.

Reason: To provide safe access for both pedestrians and the mobility impaired in the interest of accessibility in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

4. The proposal necessitates the relocation of the existing northbound bus stop on Ongar Road opposite the proposed new site access. The relocated stop, the exact location of which is to be agreed with the Highway Authority, shall be provided with a new pole and flag, timetable information display and raised kerbs to facilitate pedestrian and wheelchair access. The existing southbound stop shall be upgraded with raised kerbs, a new pole and flag and timetable information display.

Reason: To encourage trips by public transport in the interest of accessibility in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

5. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport for each dwelling as approved by Essex County Council (to include six one day travel vouchers for use with the relevant local public transport operator).

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Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative

In making this recommendation the Highway Authority has treated all drawings relating to the internal layout of the proposal site as illustrative only.

The appellant is advised that, should the appeal succeed, the proposed site access road shall be designed at 90 degrees to the registered byway no 164 (Brentwood parish) to ensure a safe crossing can be provided with suitable visibility for all users.

The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over byway no 164 (Brentwood Parish) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

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: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood, Essex CM13 3HD.



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