

Brendan Johnston, Strategic Development Engineer <Brendan.Johnston2@essex.gov.uk>

29 Mar 2018, 12:44



to Andrew, me, Graham

Andrew / Richard / Graham,

Nice to meet you earlier today.

I'd summarise my comments on your proposals as follows;

- As discussed, shared surface is not appropriate for the existing Crosby Close section as it will potentially compromise visibility splays for existing properties, including for pedestrians;
- Assess the potential for widening access from existing Crosby Close turning head into shared surface within site and provide vehicle tracking diagrams;
- Tabled entrance should be provided close to site access;
- A straight section of carriageway should be provided from the site entrance for a minimum 15 metres;
- Minimum 6 metre shared surface within site is acceptable with localised narrowing;
- Visibility splays of 2.4m x 25m are required within site;
- 1.5m x 1.5m pedestrian visibility splays are required within site;
- Car parking should comply with EPOA standards, i.e. minimum 2 spaces for 2+ bedroom dwellings, 1 space for 1 bedroom dwellings and 0.25 spaces per dwelling for visitors;
- Garages should be a minimum 7m x 3m, and should be set back either 0.5m (to allow a door to be opened) or 6 m (in order to accommodate a car) from highway boundary;
- Cycle parking must comply with EPOA standards, i.e. safe, secure and covered (garages would obviate this requirement);
 - Residential travel packs will be required for each dwelling.

Lastly, I didn't mention it in the meeting, but we would like to see a short Transport Note/Statement provided with your planning application. As I discovered at first hand, there is some local resistance to the proposals, so details such as expected trips to/from the site in peak hours would be very useful.

I hope this has been helpful. Feel free to contact me if you have any further queries though.

Best regards,

Brendan

Brendan Johnston
Strategic Development Engineer
Transportation, Planning and Development
Essex County Council | telephone: 03330 130062
email: brendan.johnston2@essex.gov.uk

 Please consider the environment before printing this e-mail

The Highway Authority is now charging for all pre-planning application advice, full details can be found here – [Pre-App Charging](#)

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

From: Brendan Johnston, Strategic Development Engineer [mailto:Brendan.Johnston2@essex.gov.uk]

Sent: 17 April 2018 14:56

To: Andrew McDonald <andrew.mcdonald@watermangroup.com>

Subject: RE: Crosby Close, Mountnessing

Hi Andy,

I can say that, if the application came forward as per the details discussed in the meeting, it's unlikely that the Highway Authority would raise an objection. I would, however, draw your attention to our standard pre-app disclaimer beneath my e-mail signature that I should have attached to my previous communication.

Best regards,

Brendan

Brendan Johnston

Strategic Development Engineer

Transportation, Planning and Development

Essex County Council | telephone: 03330 130062

email: brendan.johnston2@essex.gov.uk

 Please consider the environment before printing this e-mail

The Highway Authority is now charging for all pre-planning application advice, full details can be found here – [Pre-App Charging](#)

The contents of this communication are an informal officer opinion. No detailed consultation or assessment has taken place and therefore this should not be taken as a formal response to a planning application. It may not reflect the contents of any formal reply made by the Highway Authority in response to an official consultation from the LPA on a planning application for a similar proposal; particularly if in the opinion of the Highway Authority highway safety, efficiency and accessibility standards cannot be achieved.

From: Brendan Johnston, Strategic Development Engineer <Brendan.Johnston2@essex.gov.uk>

Sent: 08 August 2018 11:07

To: Andrew McDonald <andrew.mcdonald@watermangroup.com>

Subject: RE: Crossby Close, Mountnessing

Hi Andy,

Thanks for your e-mail.

The Highway Authority is unlikely to object to the proposal for Size 3 turning heads instead of the internal loop previously indicated.

Best regards,

Brendan

Brendan Johnston

Strategic Development Engineer

Transportation and Smarter Travel

Essex County Council | telephone: 03330 130062

email: brendan.johnston2@essex.gov.uk

 Please consider the environment before printing this e-mail

The Highway Authority is now charging for all pre-planning application advice, full details can be found here – [Pre-App Charging](#)

The contents of this communication are an informal officer opinion. No detailed consultation or assessment has taken place and therefore this should not be taken as a formal response to a planning application. It may not reflect the contents of any formal reply made by the Highway Authority in response to an official consultation from the LPA on a planning application for a similar proposal; particularly if in the opinion of the Highway Authority highway safety, efficiency and accessibility standards cannot be achieved.