

Your Ref: 10/0234/OUT
Our Ref: ES&H/SPD/ROC/00234/10/OUT
Date:- 13th December 2011



CC: (by email)

Robert Overall
Executive Director for Environment,
Sustainability & Highways

To: Sean Scrutton
Rochford District Council
Council Offices
South Street
Rochford
Essex
SS4 1BW

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. 10/00234/OUT
Applicant Bellway Homes LTD
Site Location Land west of Oak road and North of Hall Road, Rochford
Proposal Residential development of 600 dwellings, associated accesses and a new primary school.

The Highway Authority would not wish to raise an objection to the above application subject to the following:

1. Prior to commencement of the development, the road junction located to the east of the proposed development site shall have 10.5m kerb radii and shall be provided with a clear to ground visibility splay with dimensions of 4.5 metres by 90 metres to both the east and west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times. The junction shall be provided in accordance with the approved drawings with the provision of right turn into the site from Hall Road.

Reason: To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

2. Prior to commencement of the development, the roundabout located to the west of the proposed development site shall be provided in accordance with the approved drawings as shown in principle on Ardent Consulting Engineers Dwg. no. G551-018.

Reason: To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety in accordance

with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

3. Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

4. 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 identified clear of the highway, submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

5. No unbound material shall be used in the surface treatment of the vehicular access within 15 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Note. In all cases where spoil is unavoidably brought out onto the highway, the applicant / developer must be reminded of their responsibility to promptly remove such spoil at their own expense and to the satisfaction of the Highway Authority.

6. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Additional Note:

With reference to the above condition the applicants attention should be drawn to the recent alterations to householder “permitted development” in so far as there is now the need to provide a permeable solution (SUDS) for the hard standing to reduce the cumulative impact of surface water run off and overloading of sewers.

7. Prior to commencement of the proposed development details of a wheel cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The wheel cleaning facility shall be provided at the commencement of the development and maintained during the period of construction

Reason: To ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

8. The public's rights and ease of passage over all public rights of way shall be maintained free and unobstructed at all times. No development shall be permitted to commence on site until such time as an Order securing the diversion, where required, of the existing definitive right of way to a route to be agreed with the Local Planning Authority has been confirmed and the new route has been constructed to the satisfaction of the Local Planning Authority.

Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with policy DM11 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

9. Prior to commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

10. All independent paths to be a minimum of 2 metres wide, with details of lighting and drainage to be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that paths are constructed to an appropriate standard suitable for the passage of pedestrians in the interest of highway safety with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

11. Any tree planting proposed within the highway must be agreed with the Highway Authority. Trees must be sited clear of all underground services and visibility splays and must be sympathetic to the street lighting scheme. All proposed tree planting must be supported by a commuted sum to cover the cost of future maintenance, to be agreed with the Highway Authority.

Reason: To avoid the interference with visibility splays and lighting of the highway in the interest of highway safety in accordance Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

12. All parking shall conform to the EPOA Parking Standards Design and Good Practice Sept. 2009. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres. All single garages should have a minimum internal measurement of 7m x 3m. All double garages should have a minimum internal measurement of 7m x 5.5m. All tandem garages should have minimum internal measurements of 12m x 3m.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in

accordance with Policy DM10 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

INFRASTRUCTURE IMPROVEMENTS

13. No Occupation of the proposed development shall commence until such time as the infrastructural improvements at the junction of Hall Road / Ashington Way / Bradley Way have been provided entirely at the Developer's expense as shown in principle on Ardent Consulting Engineers drawing no. G551-012. Design and details to be agreed with the Highway authority

Reason: To make adequate provision within the highway for additional vehicles generated as a result of the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

14. No occupation of the proposed development shall commence until such time as the infrastructural improvements at the junction of Bradley Way / South Street have been provided entirely at the Developer's expense as shown in principle on Ardent Consulting Engineers drawing no. G551-003. Design and details to be agreed with the Highway Authority

Reason: To make adequate provision within the highway for additional vehicles generated as a result of the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

15. No occupation of the proposed development shall commence until such time as the infrastructural improvements at the junction of Southend Road / Sutton Road have been provided entirely at the Developer's expense. Design and details to be agreed with the Highway Authority.

Reason: To make adequate provision within the highway for additional vehicles generated as a result of the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

16. No occupation of the proposed development shall commence until such time as the infrastructural improvements to Ironwell Lane including but not limited to lighting and surface improvements to facilitate pedestrian access to the proposed development have been completed entirely at the Developer's expense. Design and details to be agreed with the Highway Authority.

Reason: To make adequate provision for sustainable modes of transport for the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in

February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

17. No occupation of the proposed development shall commence until such time as the footway / cycleway along the northern side of Hall Road is continued along the entire site frontage and completed entirely at the Developer's expense. Design and details to be agreed with the Highway Authority.

Reason: To make adequate provision for sustainable modes of transport for the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

CONTRIBUTIONS

18. A contribution of £150,000 (one hundred and fifty thousand pounds) towards infrastructural improvements at the junctions of Southend Road / Sutton Road and Sutton Road and Purdeys Way industrial estate to include if necessary signalling.

Reason: To make adequate provision within the highway for additional vehicles generated as a result of the proposed development. in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

19. A contribution of £330,000 (three hundred and thirty thousand pounds) towards passenger transport service enhancement to link the proposed development site with the urban area through the provision of a new or extension to an existing bus service.

Reason: To make adequate provision for sustainable modes of transport for the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980.

20. A contribution of £5,000 (five thousand pounds) towards the Traffic regulation Order to enable the relocation of the 30mph zone along Hall Road in front of the proposed development site.

Reason: To make adequate provision for sustainable modes of transport for the proposed development in accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

21. 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, approved by Essex County Council, to include 10 (Ten) All Essex Scratch card tickets.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policy DM10 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

INFORMATIVES

- All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made to the South Area Highways Office, No1 Endeavour Drive, Festival Business Park, Basildon, Essex, SS14 3WF.
- The above measures are required to ensure the proposal complies with the County councils Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
- The requirements above should be imposed by way of negative planning condition or planning obligation as appropriate.
- Steps should be taken to ensure that the Developer provides sufficient turning and off loading facilities for delivery vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.
- Prior to the commencement of any work on the site, a joint inspection of the route to be used by construction vehicles should be carried out by the Applicant and the Highway Authority, including photographic evidence. The route should then be inspected again, after completion of the development and any damage to the highway resulting from traffic movements generated by the application site should be repaired to an acceptable standard and at no cost to the Highway Authority. The Area Highway Manager may also wish to secure a commuted sum for special maintenance to cover the damage caused to the existing roads used as access for vehicles accessing the application site. The construction vehicle route to the site should be clearly signed and a strict regime of wheel washing and street cleaning should be in place.
- Prior to any works taking place in the public highway or areas to become public highway the developer shall enter the appropriate legal agreement to regulate the construction of the highway works. This will include submission of detailed engineering drawing for approval.
- The applicant should be made aware that bus infrastructure should be designed into the proposed layout and a minimum road width of 6.75m will be required to facilitate bus movement through the development.
- The applicant has identified a number of highway improvements in Southend Borough Council (SBC) to mitigate the impact of the development. These improvements should be approved by SBC and secured through the appropriate legal agreements.



.....
Executive Director for Environment,
Sustainability & Highways
Enquiries to: Mark Lawrence
Telephone: 01245 437178
Fax: 01245 280356

Email:
Mark.Lawrence@essex.gov.uk