
From: Mark Lawrence, Strategic Development Engineer <Mark.Lawrence@essex.gov.uk>
Sent: 10 March 2020 14:27
To: Olivier Hours <Olivier.Hours@essexhighways.org>
Cc: 'Andrew Bond' <Andrew.Bond@bloorhomes.com>; 'Cai Edge' <cedge@ardent-ce.co.uk>; 'Ben Brooks' <bbrooks@ardent-ce.co.uk>; Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Subject: FW: 19/01184/REM Parcel F Land North of London Road, West Rayleigh & Section 38 submission

Arwel / Ben following on from our previous conversation

Following on from a meeting yesterday with Oliver Hours, I have the following observations / comments on the layout based on ARDENT CE 194040-013 rev B

- Please confirm Red line include all the site - i have a layout which does not include street on southern edge of site or align with junctions.
- Alignment of Junction 1 / 9 adjacent to plot 86/72. There are a number of concerns regarding this layout- - the alignment is not "standard" and whilst the EDG offer flexibility in the junction geometry - the dog leg approach doesn't facilitate a practical arrangements. Vehicles entering the site from the spine road would cut the corner, the vis splay is not ideal being provided across plot 72 garden, potentially leading to future complications both potential leading to safety concerns
- Forward vis across plot 85 garden
- Any visitor parking spaces in the highway will be subject to a commuted sum eg adjacent to plot 84
- Question the need for ramp between plot 35 /60 this should be relocated to transition locations on minor arms into shared surfaces between plots35/25 plots 24/10 and plots62/10
- Design / conflict difficulties between plot 41 / 37 - private drive exit / visitor parking spaces and transition into shared surface
- Creation of crossroad with minimal junction spacing adjacent to plot 24/61. Their appears to be an anomaly in the online EDG junction spacing which is being investigated. Historically the spacing for these road types would be 15m.

Please do not hesitate in contacting should you wish to discuss

Kind Regards

Mark Lawrence BSc.(Hons) MSc. MCIHT
Strategic Development Engineer
Transportation and Smarter Travel
Essex County Council

Email: mark.lawrence@essex.gov.uk
Tel: 03330 130581
Mob: 07584 262968

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

From: Olivier Hours <Olivier.Hours@essexhighways.org>
Sent: 10 March 2020 08:42
To: Mark Lawrence, Strategic Development Engineer <Mark.Lawrence@essex.gov.uk>
Cc: 'Andrew Bond' <Andrew.Bond@bloorhomes.com>; 'Cai Edge' <cedge@ardent-ce.co.uk>; 'Ben Brooks' <bbrooks@ardent-ce.co.uk>
Subject: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Mark,

Please see email below from Ben Brooks of Ardent

Could you please provide us with a response following our meeting yesterday?

Thank you

Olivier

Olivier Hours | Senior Development Management Engineer



T: 07976 230836
olivier.hours@essexhighways.org
www.essex.gov.uk/highways

From: Ben Brooks <bbrooks@ardent-ce.co.uk>
Sent: 09 March 2020 18:41
To: Olivier Hours <Olivier.Hours@essexhighways.org>
Cc: Andrew Bond <Andrew.Bond@bloorhomes.com>; Cai Edge <cedge@ardent-ce.co.uk>
Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Olivier,

Are you able to provide any feedback following your meeting with Mark today?

Could you also please provide confirmation that the angle between Alignment 1 and Road 9 shown below is acceptable.

Many Thanks,

Ben Brooks

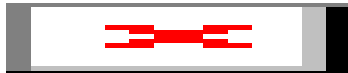
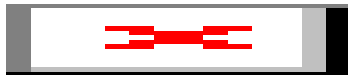
Associate



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From: Olivier Hours <Olivier.Hours@essexhighways.org>

Sent: 05 March 2020 16:24

To: Cai Edge <cedge@ardent-ce.co.uk>

Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F) [Filed 06 Mar 2020 01:09]

Cai,

I did not realise that you did not have planning approval for this development?

I am meeting Mark Lawrence (Strategic Team) on Monday to discuss this layout

Should you have any queries please do not hesitate to contact me.

Kind Regards

Olivier Hours | Senior Development Management Engineer



T: 07976 230836

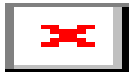
olivier.hours@essexhighways.org

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From: Cai Edge <cedge@ardent-ce.co.uk>

Sent: 04 March 2020 13:58

To: Olivier Hours <Olivier.Hours@essexhighways.org>

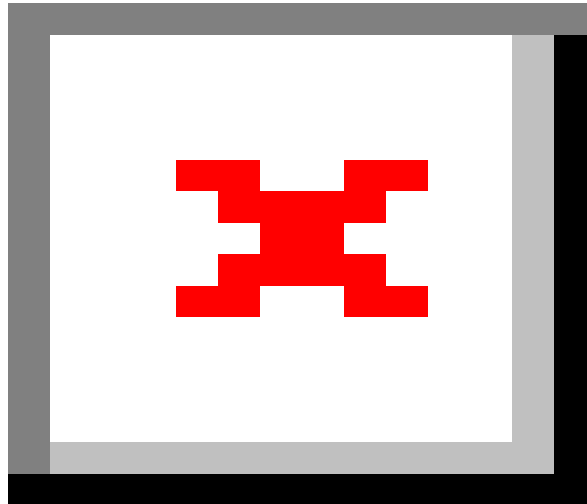
Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Good Afternoon Olivier,

I tried calling earlier but wasn't able to get through. I wanted to talk through the junction from Road 9 to Align-1, where you have mentioned in your technical comments response that the junction requires a 90 degree connection. However, EDG states that junctions are to be perpendicular or within 10 degrees of the right angle.

We have received a new layout and wish to ensure that we will be able to get technical approval. Please see a snip below showing the dimensions of the junction in the new layout. Could you please confirm that the junction meets ECC requirements?



Kind Regards,

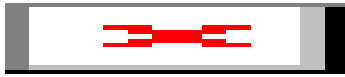
Cai Edge
Engineer



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From: Olivier Hours <Olivier.Hours@essexhighways.org>
Sent: 25 February 2020 15:46
To: Cai Edge <cedge@ardent-ce.co.uk>
Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>; 'Andrew Bond' <Andrew.Bond@bloorhomes.com>
Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Cai,

Please find my attached my technical comments in relation to the above development. Could you please insert your responses in the excel form and return it to me.

I attached our ECC gully construction detail. Could you please insert it in your drawing?

Could you please ensure that a hard copy of your next drawing submission is sent to me by post.

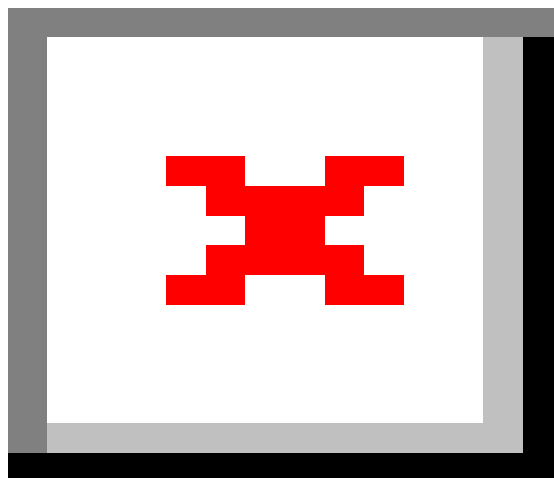
Should you have any queries please do not hesitate to contact me.

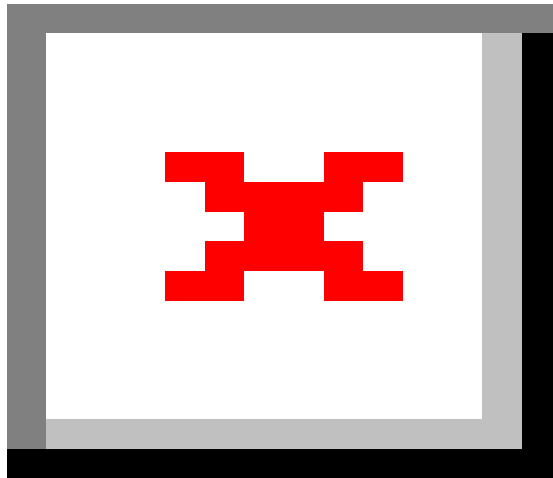
Kind Regards

Olivier Hours | Senior Development Management Engineer



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olivier.hours@essexhighways.org
www.essex.gov.uk/highways





From: Cai Edge <cedge@ardent-ce.co.uk>

Sent: 20 February 2020 11:16

To: Olivier Hours <Olivier.Hours@essexhighways.org>

Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Good Morning Olivier,

Thank you for the email and update of the timeframe.

Please see attached the correct GA plan for your review.

Kind Regards,

Cai Edge
Engineer



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From: Olivier Hours <Olivier.Hours@essexhighways.org>

Sent: 19 February 2020 15:46

To: Cai Edge <cedge@ardent-ce.co.uk>

Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Cai,

I am sorry for the delay in coming back to you. I am hoping to issue technical comments by the middle of next week.

Looking at your drawings I noticed that you issued 2no GA drawings – see attached

They appear similar but I would be grateful if you could send me the one you want me to review.

Also please note that we don't appear to have received any paper copy of the drawings. Although we need pdf drawings for our records, please make sure you issue paper copies in future

Kind Regards

Olivier Hours | Senior Development Management Engineer



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olivier.hours@essexhighways.org

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From: Cai Edge <cedge@ardent-ce.co.uk>

Sent: 17 February 2020 15:28

To: Olivier Hours <Olivier.Hours@essexhighways.org>

Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Good Afternoon Olivier,

I tried calling recently but could not get through unfortunately. I was just wanting to find out what time frame we can expect for you to provide comment back on the Section 38 submission for Rayleigh?

Kind Regards,

Cai Edge

Engineer



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From: Olivier Hours <Olivier.Hours@essexhighways.org>
Sent: 11 February 2020 11:01
To: Cai Edge <cedge@ardent-ce.co.uk>
Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>
Subject: RE: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Cai,

Thank you for your submission regarding the scheme.

Unfortunately the wetransfer link below has expired. Would you mind sending it to me again?

<https://we.tl/t-PH8GdpKvvH>

Should you have any queries please do not hesitate to contact me.

Kind Regards

Olivier Hours | Senior Development Management Engineer



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olivier.hours@essexhighways.org
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From: Cai Edge <cedge@ardent-ce.co.uk>
Sent: 22 January 2020 17:37
To: Susan Anker <Susan.Anker@essexhighways.org>

Cc: Olivier Hours <Olivier.Hours@essexhighways.org>; Ben Brooks <bbrooks@ardent-ce.co.uk>
Subject: Section 38 submission - Land at Rawreth Lane, Rayleigh (Parcel F)

Hi Susan,

Please find in the link below submission for technical approval from ECC for Rayleigh Parcel F (development by Bloor Homes).

<https://we.tl/t-PH8GdpKvvH>

If you have any problems with the link or wish to discuss, please don't hesitate to contact me.

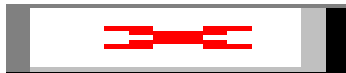
Kind Regards,

Cai Edge
Engineer



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