

<p>Item 6</p> <p>15/00244/FUL</p> <p>Halcyon Park, Pooles Lane, Hullbridge</p>	<p>Contents</p> <ol style="list-style-type: none">1. Letter from the Applicant2. Clarification of Essex County Council Highway Authority Response <p>1. Letter from the Applicant</p> <p>This application has been waiting for determination for over 2.5 years and on 3 November the Council issued a formal apology concerning the failure to deal with it in a timely manner. Since that apology the application has moved to determination.</p> <p>Setting that unfortunate history aside, this proposed access - for just the holiday element at Halcyon Park - has been carefully conceived and has involved considerable work in satisfying the concerns of the Environment Agency.</p> <p>However, only now after 2.5 years, there are concerns from the Council relating to the highway impact of the development.</p> <p>Of course it is possible for the Members to disagree with the advice of the Highway Authority, but the NPPF makes it clear that to reasonably refuse developments on highway grounds the residual impacts must be severe and in this case although Kingsmans Farm Road is relatively narrow with bends, traffic speeds are low and, of course, it is a no through road.</p> <p>There is a strong argument to separate the traffic associated with the residential and holiday elements on Halcyon Park and this objective is supported by the residents.</p> <p>The proposal is the most appropriate way of achieving this and after due consideration and consultation with a highway consultant the Council is asked to determine the application, as submitted.</p> <p>On an entirely without prejudice basis, however, the applicant, who owns the whole frontage on the north side of Kingsmans Farm Lane, is willing to consider any reasonable request to improve the highway situation for the benefit of all road users</p>
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2. Clarification of Essex County Council Highway Authority Response

At the meeting of 11 January 2018 Members considered that the application should be deferred to a future meeting of the Committee to seek further confirmation from County Highways as to their consultation response; this in the context of concerns raised relating to highway safety in the location of the application site access in close proximity to a sharp bend in the road.

The County Highways officers have now replied in response to Members' concerns as set out below:-

Application sites are visited, sometimes on more than one occasion, to have a full understanding of the surrounding highway network and consideration of the implication of the proposed development.

To confirm, I undertook a site visit for this application on 12 May 2015. I parked a distance away from the proposal site further down Kingsmans Farm Road and walked back along the private road and then onto the highway to take a closer look at the location of the proposed site access and to take photographs. I observed that there is a water filled ditch and a mixed hedge along the site frontage. I stayed for a while and did observe vehicles using the highway and noted that due to the bends in the road at the location, they were not travelling at a fast speed.

Before sending my recommendation to Rochford District Council I discussed this application at length with the ECC Highways Engineer, Mark Lawrence.

Mark and I are familiar with the highway network in the Rochford District and when I was the officer for the District I made weekly site visits around the application sites that the Highway Authority was consulted on.

I checked the Collision Record Data and found no recorded incidents within 5 years. Mark and I examined the submitted information, which included a detailed drawing demonstrating the proposed layout of the access. In my recommendation I included a condition that the access is to be provided with a suitable parallel band visibility splay along the site frontage. This will ensure that the proposed access is provided with the maximum achievable visibility for all highway users.

	<p>My recommendation also included other standard conditions and we concluded that (subject to conditions) the application was acceptable to the Highway Authority.</p> <p>The Highways Engineer further adds:-</p> <p>To reiterate the previous points, this site has been visited on more than one occasion by both myself, following a pre-application inquiry in November 2014 and also Caroline Tracey, as part of the application the following year. At which point no concerns were raised and the Highway Authority responded to the Planning authority, subject to planning conditions being applied.</p> <p>The application included the provision of a second access from the Halcyon Site on Kingsmans Farm Road. The proposal did not seek to increase the vehicle numbers from the existing approved site. Therefore, there was no requirement to undertake count data analysis. A full search of the accidents records did not identify any locations of Road Traffic Collisions in the vicinity.</p> <p>On site observations from both the Highways Engineer and Officer indicated slow moving vehicles due to the alignment of the carriageway and the existing junctions in the vicinity of the site. I have nothing further to add to Caroline's site observations, which have already been recorded.</p> <p>With all these points being considered, the Highway Authority recommended that the application was acceptable, subject to a number of planning conditions, including a condition addressing the visibility splay at the proposed access. As you are aware, if the application was granted, the applicant would still be required to discharge the visibility splay condition to the satisfaction of the Highway Authority.</p>
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