



NORTH WEALD BASSETT

PARISH COUNCIL

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Clerk to the Council
Susan De Luca

3rd December 2020

SUPPLEMENTARY AGENDA

PARISH COUNCIL MEETING TO BE HELD BY ZOOM

MONDAY 7TH DECEMBER 2020

AGENDA

29(a) ACCESS TO QUEENS ROAD ALLOTMENTS

As Members will recall the Parish Council has a 99-year lease with EFDC for the Queens Road Allotments.

Works to the new housing development which will be known as Cyril Hawkins Close is nearing completion. The access road to the development also serves as the access road to the Queens Road Allotment Site.

The planning permission for the site includes a shared pedestrian/vehicular access to both the housing development and the allotments, with no delineating line along the access road for pedestrians.

Concern has been raised by Parish Council staff, Allotment Wardens and some tenants regarding the safety aspect of this. Negotiations have been ongoing with EFDC but to no avail, and we are told that shared access is quite normal on such sites.

After the last email querying this access way this is what the Clerk has been advised by EFDC Housing Officer:

- *Planning was approved for the Queens Road development on 2nd December 2015. The application number is EPF/ 1771/ 15. The scheme drawings are fully accessible on the Planning section of the EFDC website should you wish to view.*
- *The Planning approval clearly shows the new accessway as being a shared vehicle/ cycle/ pedestrian surface.*
- *There are two conditions within the Planning approval that have a direct influence on the accessway. These are; Condition 9 and Condition 17.*



Document attached



Decision required

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- *Condition 9 refers to the details relating to soft and hard landscaping. This condition was approved on 5th April 2018. This approval clearly indicates the accessway being finished in 'vehicular asphalt concrete'. There is no mixing of materials to indicate different uses (ie. vehicles/ pedestrians) upon the accessway and there is no provision for painted road marking to indicate or promote division.*
 - *Condition 17 has/ will be dealt with by the Planners in a less formal manner. All that is required is for the works to be carried out to the accessway in accordance with the approved details. As we near completion of the works on site this will be done.*
 - *The current version (and previous) of the Essex Design Guide, whilst being flexible, allows for the use of shared surface (pedestrian and vehicle) accessways. Indeed, there are many current highway/ development guidance publications that allow and promote the use of shared surfaces.*
 - *The width of the accessway is 4.9m.*
 - *It was intended and remains so, that the new access road would not be adopted by the Highway Authority (ECC).*
 - *ECC Highways were consulted as part of the Planning process. Road safety is a key concern. They did not object to the shared surface proposal nor the fact that different materials or markings were not proposed.*
 - *Since the EFDC Council House Building Programme commenced there have been at least 5no. schemes developed with shared surfaces of this type. A further 5no. are on site using the same design philosophy and numerous others for future phases. There will be many more instances of similar private design elsewhere in the district and elsewhere in the county. It is a common, acceptable approach for small developments.*
 - *The shared surface is as described. There is no priority for vehicles nor pedestrians. Both users are deemed equal. The layout makes motorists feel they are guests in a pedestrian environment and they should drive accordingly. The accessway turns a residential street into a public space and not just a place for movement. Vehicle speeds will reduce and the accessway will benefit from this process.*
 - *As long as all design considerations are processed together with all necessary care and due diligence assessed and approved; including all statutory processes, EFDC as a developer are happy with this approach and development will continue on this basis.*
 - *The new development at Elizabeth (Cyril Hawkins) Close will be delivered as designed.*

Members are therefore asked if they wish to take this matter further.

Concern has also been expressed at the loss of some fencing / trees around the development as well as a possible trip hazard between the kerbstone of the tarmacked road surface and the allotment gate.

Clerk to the Council