

---

# Statement of Common Ground

---

Between Marden Homes, Colchester Borough  
Council and Essex County Council

## HIGHWAYS

APP/A1530/W/21/3278575

Land adjoining The Gables, Kelvedon Road,  
Tiptree, Essex

# Statement of Common Ground

## HIGHWAYS

---



## Contents

1.	Introduction	1
2.	Additional Information	2
3.	Common Ground	4

## Appendices

- Appendix 1 - 30<sup>th</sup> July 2021 Highways Issue
- Appendix 2 – 24<sup>th</sup> August 2021 Highways Issue
- Appendix 3 – 30<sup>th</sup> September 2021 Highways Issue
- Appendix 4 – 13<sup>th</sup> December 2021 Highways Issue
- Appendix 5 – Pedestrian Enhancement Options for Kelvedon Road
- Appendix 6 – Proposed Site Layout
- Appendix 7 – Parking Strategy
- Appendix 8 – Site Layout Plan highlighting reserved land for 6.75m Roadway
- Appendix 9 – Possible Right Turn Lane Arrangement for 6.75m Roadway



## 1. Introduction

- 1.1 As confirmed in Colchester Borough Council's Delegated Report dated 12<sup>th</sup> August 2021, had it remained for the Council to determine this application, planning permission would have been refused for four reasons – design, impact on protected areas, lack of mechanism to secure mitigation/obligations/financial contributions and highways.
- 1.2 Since this assessment and associated report was published, the appellant has worked with Colchester Borough Council and Essex County Council as the highway authority to demonstrate that the concerns raised in the proposed highway reason for refusal have been addressed and as such, the highway authority no longer have any objections to the proposals.
- 1.3 The proposed reason for refusal can be summarised as follows:
- Applicant has not demonstrated that they own or control sufficient land to provide the required vehicular visibility splays
  - Highways geometry currently resulting in a non-adoptable layout including:
    - Visibility splays to be shown for main site access and secondary private drive access
    - Swept path for refuse freighter to be shown to ensure does not cross centre line of B1023
    - Minimum 2m footway across site frontage to be shown
    - Size 3 turning head in front of Plot 3 & 4 not shown despite annotation
    - Radius kerbs along main spine road not required – dropped kerb footway crossovers would suffice
    - Size 3 turning head adjacent plot 28 inadequately dimensioned
    - Size 3 turning head required to serve plots 37-52
    - Traffic calming should be shown to ensure 20mph zone would be self-enforcing
    - All junction and forward visibility splay to be shown
  - The proposed development makes inadequate provision for pedestrian and cycle connectivity between the development and the village centre and therefore would require the appellants to demonstrate design improvements to remedy this

## 2. Additional Information

- 2.1 In respect of the specific points of concern identified in the proposed highway reason for refusal, a number of additional documents have been provided to Colchester Borough Council and Essex County Council as the highway authority to demonstrate the information requested, or propose resolutions where required.
- 2.2 On 30<sup>th</sup> July 2021, the following plans and documents were submitted to the Planning Inspectorate, Colchester Borough Council and Essex County Council as the highway authority (Appendix 1). This submission included confirmation of required visibility splays, refuse access swept paths and internal junction visibility:
- DR1\_077\_18 DR8 – Proposed Access and Visibility
  - DR1\_077\_18 DR9 – Secondary Access and Visibility
  - DR1\_077\_18 DR10 – Refuse Vehicle Swept Path at Access
  - DR1\_077\_18 DR11 – Site Layout Junction Visibility
- 2.3 This submission was followed with a revised pack on 24<sup>th</sup> August 2021 (Appendix 2), sent directly to Essex County Council as the highway authority. This submission verified the visibility splays against a highway land ownership search:
- Essex Highways Search
  - DR1\_077\_18 DR8 Revs – Proposed Access and Visibility
  - DR1\_077\_18 DR9 Revs – Secondary Access and Visibility
  - DR1\_077\_18 DR10 Revs – Refuse Vehicle Swept Path at Access
  - DR1\_077\_18 DR11 Revs – Site Layout Junction Visibility
- 2.4 The following further information was provided directly to Essex County Council on 30<sup>th</sup> September 2021 (Appendix 3) to demonstrate the provision of a footway along the site frontage, a 3.5m footway/cycleway connection, a 5.5m wide private drive access from Kelvedon Road, and further amends to the refuse swept paths and junction visibilities :
- DR1\_077\_18 DR8a – Proposed Access and Visibility
  - DR1\_077\_18 DR9a – Proposed Access and Visibility with Refuse Tracking
- 2.5 A final submission was made on 13<sup>th</sup> December 2021 (Appendix 4) which confirmed 10m junction radii, relocated turning head by Plots 3 and 4 and shared surface transition amended as requested. It also provided full refuse tracking for the scheme following the various amends:
- 398.00 – Proposed Site Layout
  - Full refuse tracking:
    - DR1\_077\_18 DR9 – Refuse Tracking Left In



# Statement of Common Ground

## HIGHWAYS

---



- DR1\_077\_18 DR10 – Refuse Tracking Left Out
- DR1\_077\_18 DR11 – Refuse Tracking Right Out
- DR1\_077\_18 DR12 – Refuse Tracking Left Out

### 3. Common Ground

3.1 In respect of the above submissions, the following points of agreement have been reached and confirm that the previously proposed highway reason for refusal has now been addressed in full:

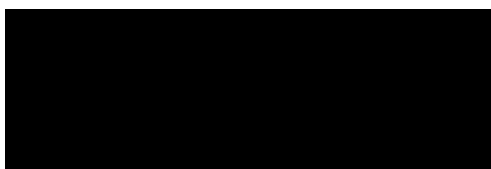
- I) The two proposed access points will provide safe and technically achievable access to and from Kelvedon Road for vehicles, pedestrians and cyclists.
- II) The visibility splays for proposed access points can be achieved in accordance with Manual for Streets guidelines for roads of 30mph either within the application site or the extent of highway (see Appendix 3 and Highways Search included in Appendix 2).
- III) The site as a whole can be accessed by refuse and emergency vehicles, as demonstrated through tracking modelling. The swept path of a refuse vehicle would not cross the centre line of the B1023 (see Appendix 4).
- IV) The provision of 2m footways along the site frontage to integrate with those existing will ensure appropriate pedestrian connectivity to the wider settlement (see Appendix 5).
- V) All turning heads are appropriately sized and orientated to ensure they fulfil purpose and do not encourage parking in them (see final layout at Appendix 6).
- VI) The private drives along the main spine road are shown with dropped kerb footway crossovers as opposed to radius kerbs (see final layout at Appendix 6).
- VII) The scheme layout and traffic calming measures will ensure a self-enforced 20mph speed zone (see final layout at Appendix 6).
- VIII) All junctions achieve appropriate forward visibility clear of obstacles (see Appendix 4).
- IX) The pedestrian and cycle only access to the site is 3.5m wide and will ensure safe use by both cyclists and pedestrians (see final layout at Appendix 6).
- X) All previous highway related comments have been addressed with Essex County Council's requirements included within the suggested conditions.
- XI) The application includes the following pedestrian improvements to ensure appropriate connectivity between the site and Tiptree village centre:
  - 2m footway along all site frontage on southern side of Kelvedon Road

- Tactile dropped kerb crossings at 4 points along site frontage to provide access to north side of Kelvedon Road (including one to bus stop)
  - Tactile dropped kerb crossing point on Oak Road
  - 2m footway to provide link between Oak Road crossing point and Kelvedon Road crossing point
- XII) Suggested Condition 24 includes a requirement to upgrade to Essex County Council specification the two bus stops which would best serve the proposal site (details shall be agreed with the Local Planning Authority prior to commencement of the development).
- XIII) The parking provision for each dwelling and visitors shown on the Parking Strategy provided at Appendix 7 complies with Essex Planning Officers Association for Parking (2009) as adopted by Colchester Borough Council:
- 1 space per 1 bed unit
  - 2 spaces per 2 bed + unit
  - 0.25 visitor spaces per dwelling
- XIV) For the site to accommodate onward vehicle connectivity to the south, a link road would be required with a 6.75m carriageway, a 2m footway on one side and a 3.5m foot/cycleway on the other. There is space available for this to be achieved on land clear of built development, as shown on Plan 395.00 included at Appendix 8. Details of how this land would be made available if needed can be set out in the S106 agreement.
- XV) Journey Transport Planning drawing number DR 19 (Appendix 9) shows it may be possible to provide a right turn lane at the site access if providing onward connectivity within the constraints of the proposed layout and without third party land.
- XVI) The development will not result in an unacceptable impact on highway safety, and the residual cumulative impacts on the road network will not be severe, in accordance with Paragraph 111 of the National Planning Policy Framework (2021).

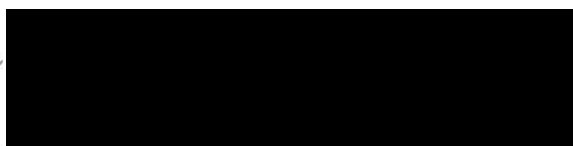
## 4. Signed Agreement

- 4.1 It is agreed that this statement confirms the matters which are agreed and not agreed between both parties.

Signed by Colchester Borough Council:



Date:



Signed by Marden Homes.

Date:

28 MARCH 2022

# Statement of Common Ground

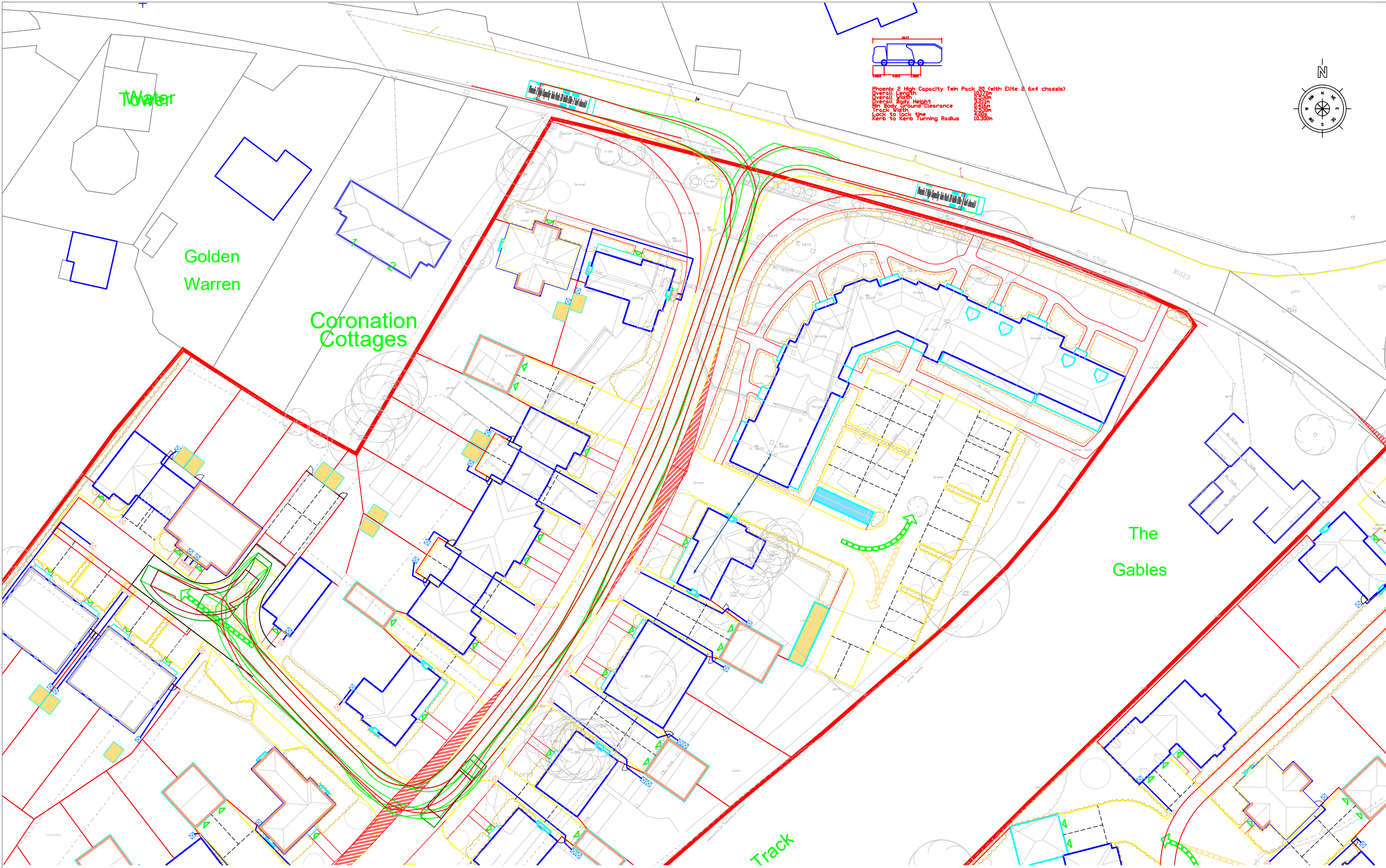
Highways

---



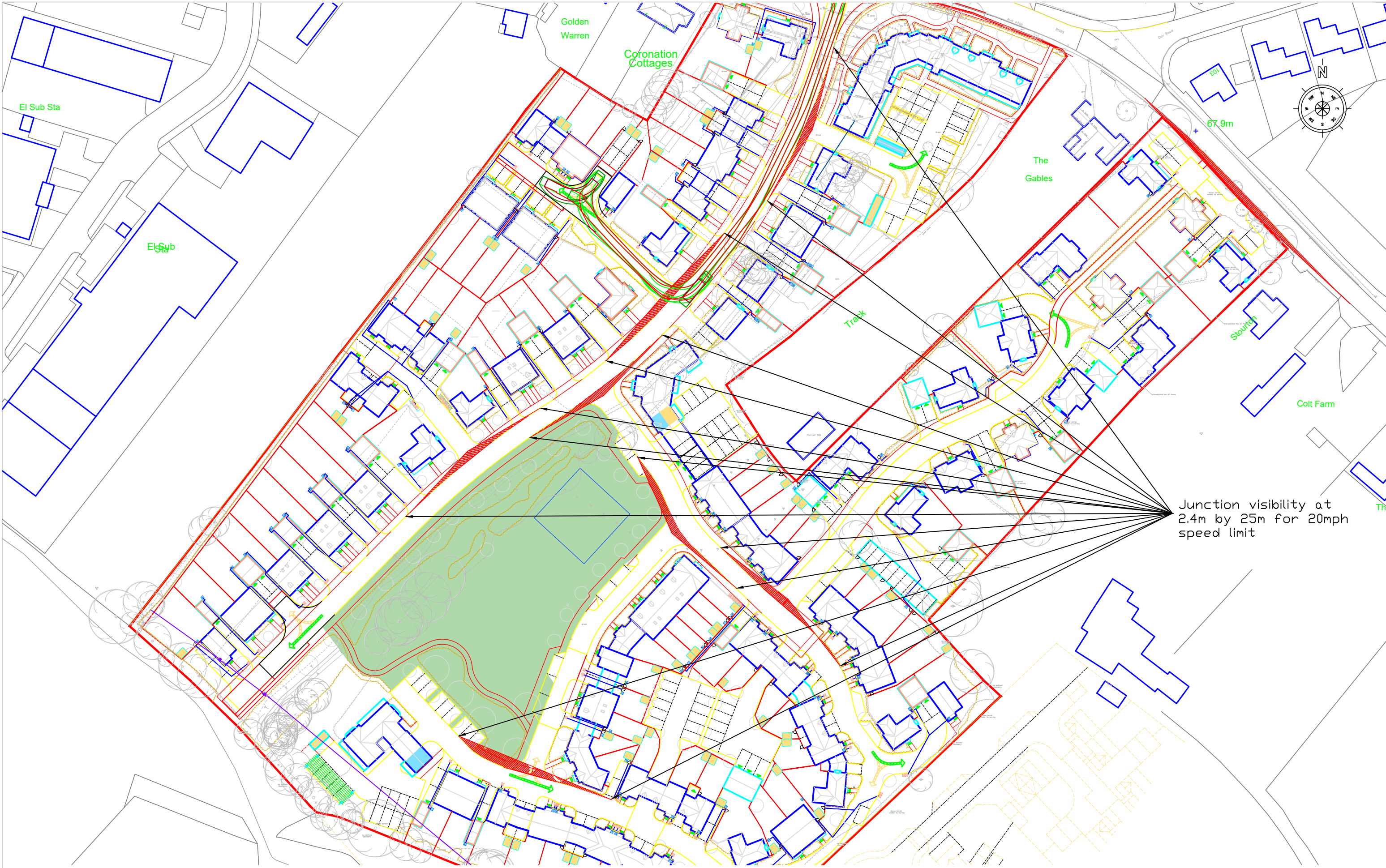
## Appendix 1







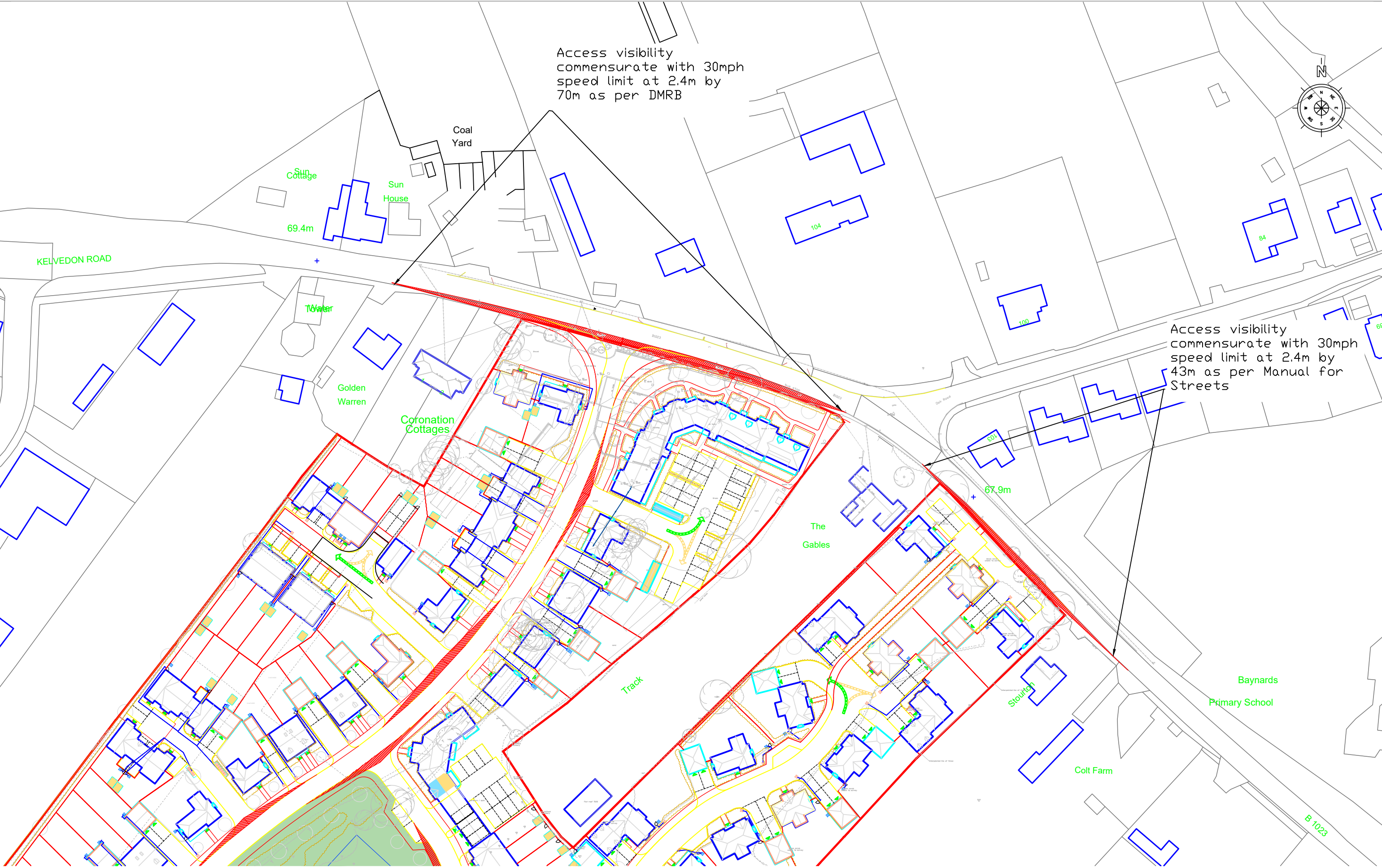
<div></div>	client: Marden Homes	title: Refuse Vehicle Swept Path at Access	date: 27/07/2021	scale @ A3 1:500	<div><div>Journey</div><div>transport planning</div></div>
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline: Transport Planning	project no. JTP 18099	chk'd: SAA	dwg no. DR9	





	client: Marden Homes	title: Site Layout Junction Visibility	date: 27/07/2021	scale @ A3 1:1000	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline Transport Planning	project no. <b>JTP 18099</b>	chk'd SAA	dwg no. <b>DR10</b>	





# Statement of Common Ground

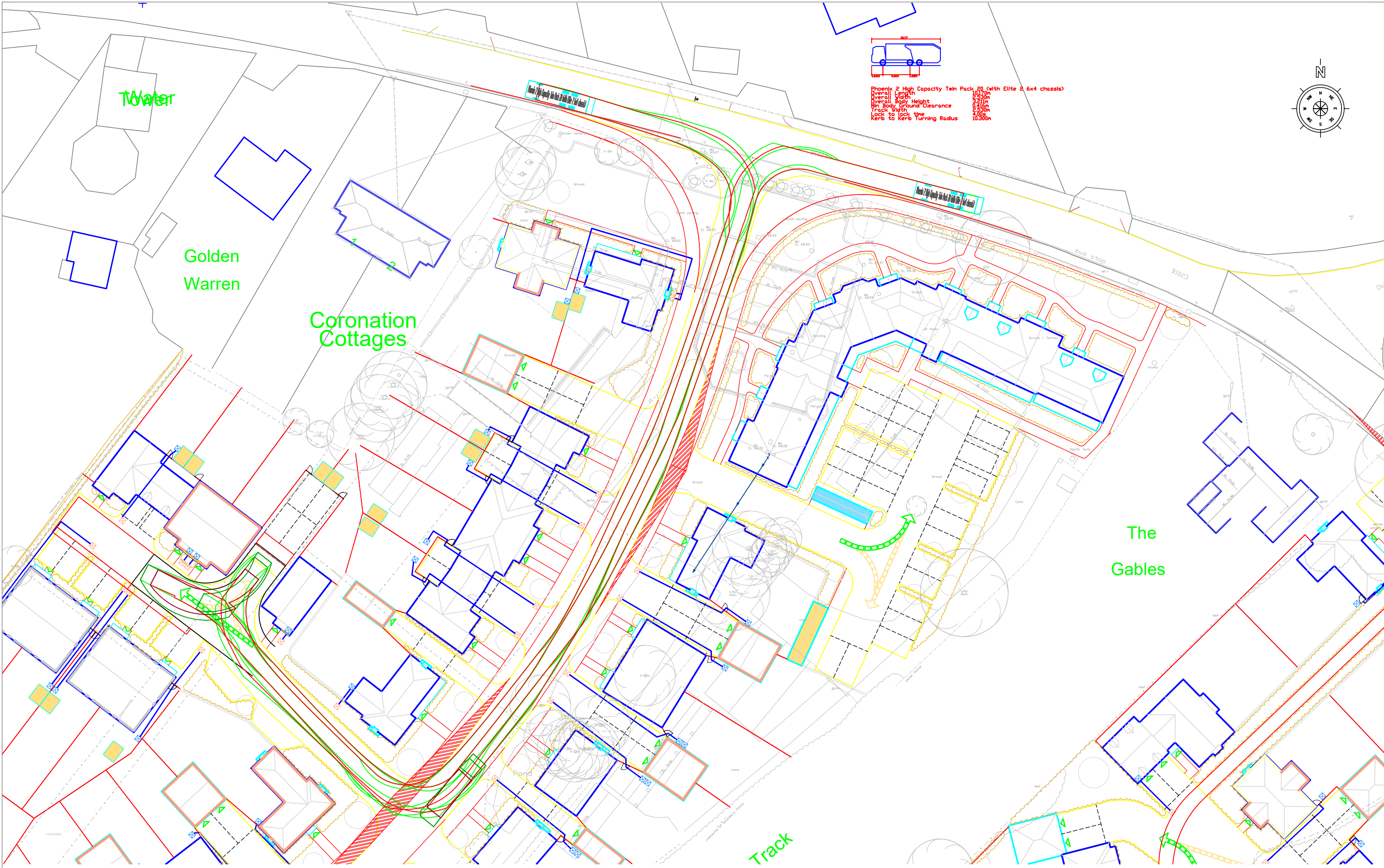
Highways



---



## Appendix 2



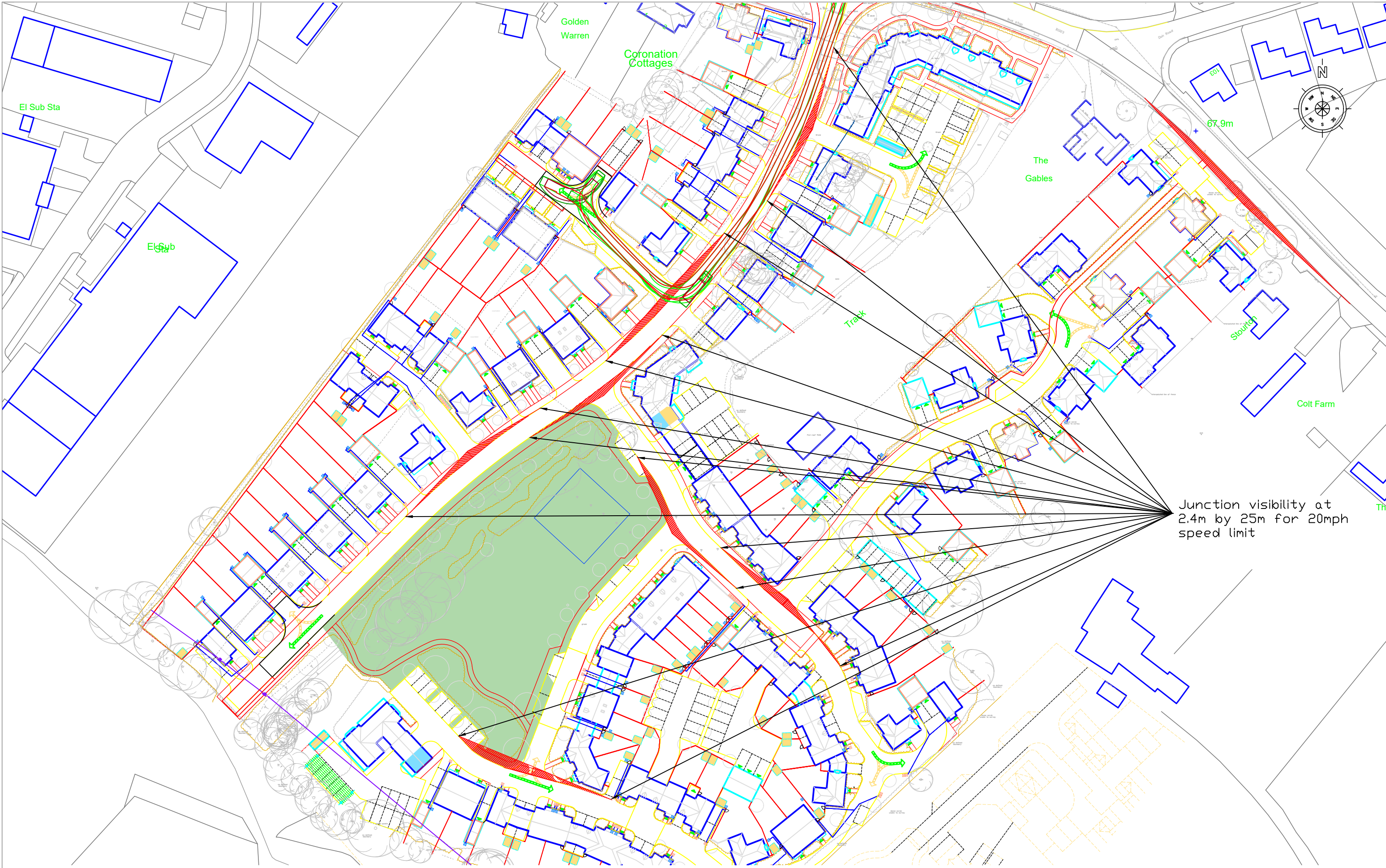




	client: Marden Homes	title: Refuse Vehicle Swept Path at Access	date: 27/07/2021	scale @ A3 1:500	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline: Transport Planning	project no. JTP 18099	chk'd: SAA	dwg no. DR10	



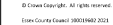


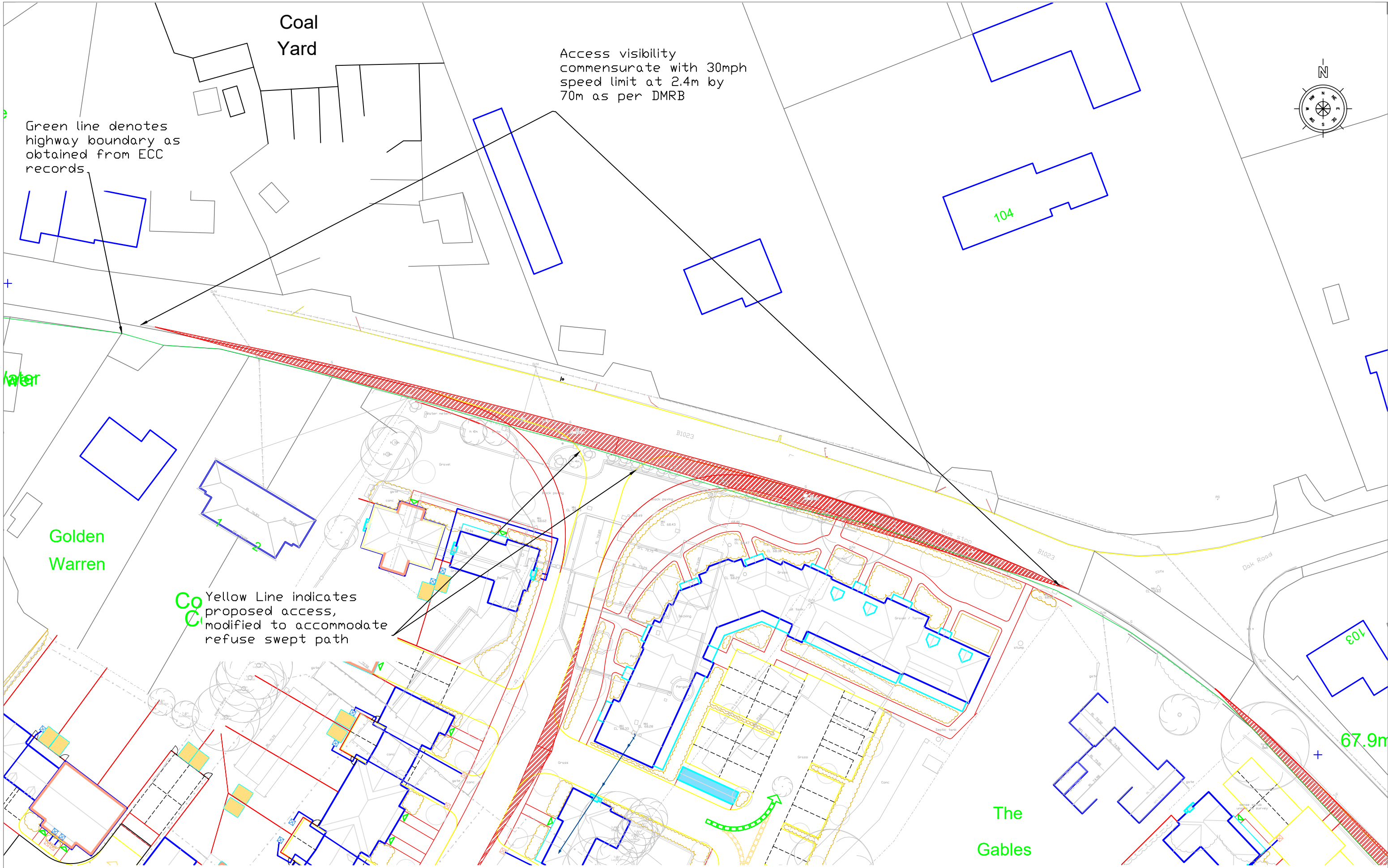






	client: Marden Homes	title: Site Layout Junction Visibility	date: 27/07/2021	scale @ A3 1:1000	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline: Transport Planning	project no. JTP 18099	chk'd: SAA	dwg no. DR11	







	client: Marden Homes	title: Proposed Access and Visibility	date: 27/07/2021	scale @ A3 1:500	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline: Transport Planning	project no. JTP 18099	chk'd: SAA	dwg no. DR8	

# Statement of Common Ground

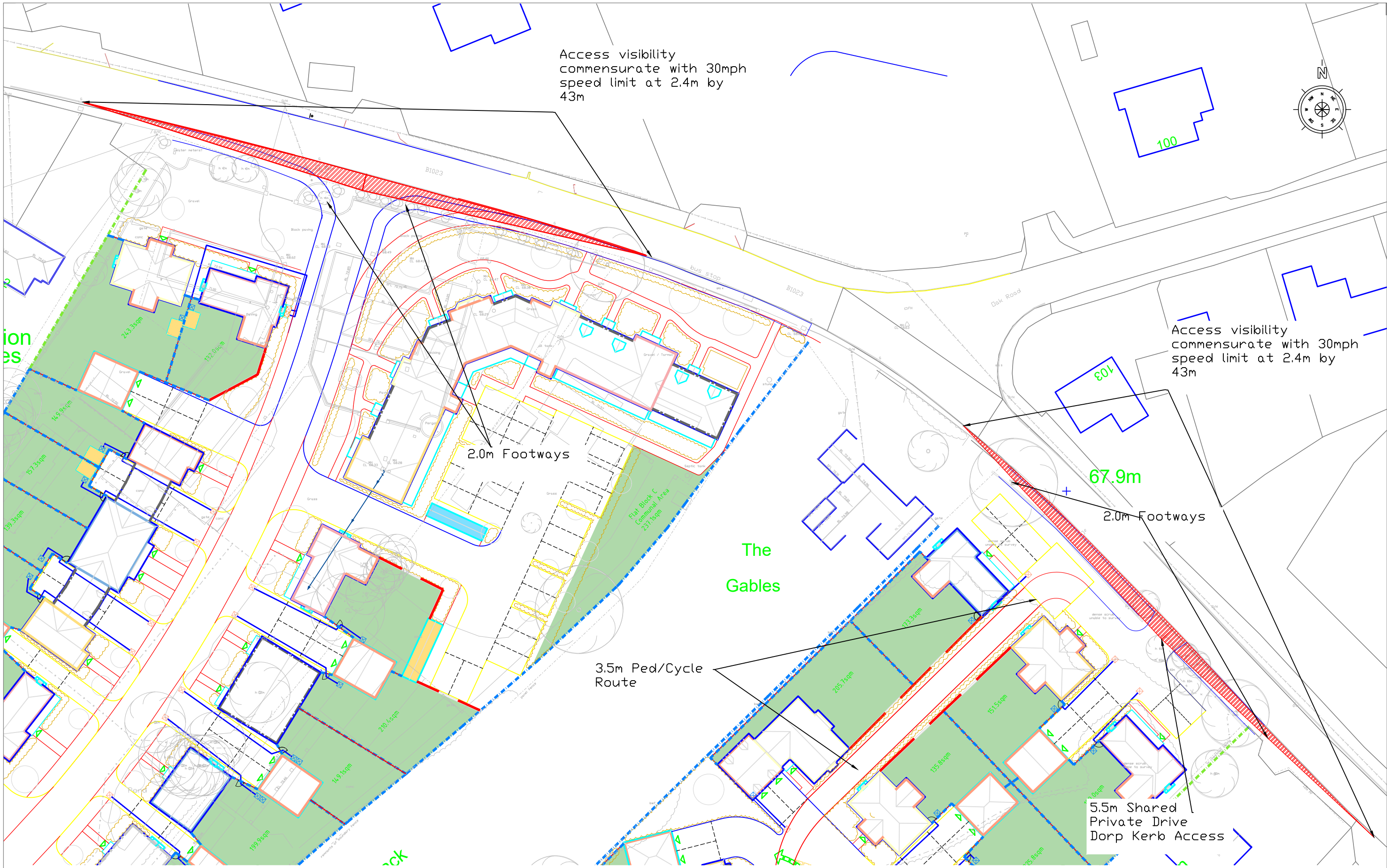
Highways


---




## Appendix 3

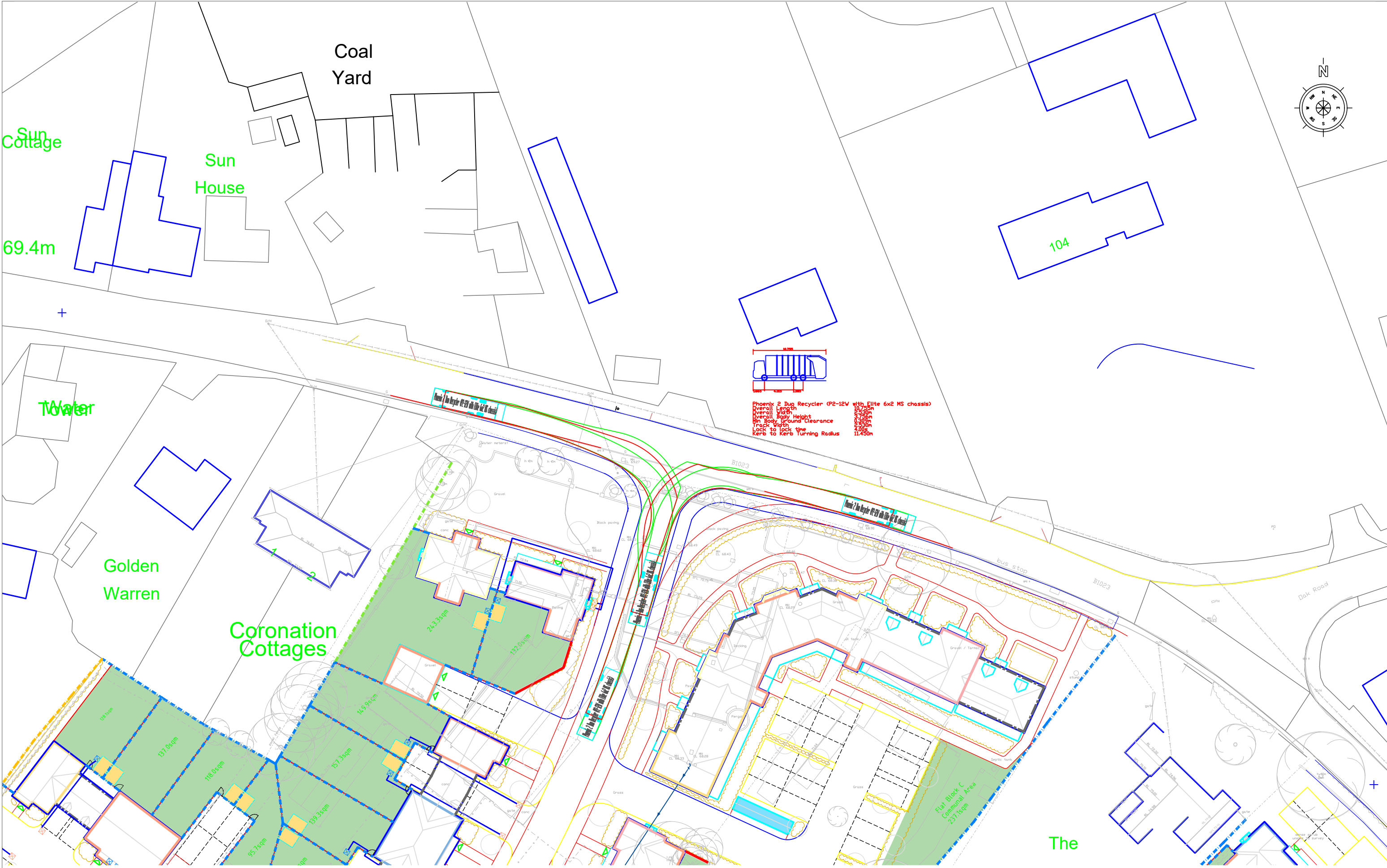





	client: Marden Homes	title: Proposed Access and Visibility	date: 27/07/2021	scale @ A3 1:500
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision a
	discipline: Transport Planning	project no. JTP 18099	chk'd: SAA	dwg no. DR8







	client: Marden Homes	title: Proposed Access and Visibility	date: 27/07/2021	scale @ A3 1:500
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision a
	discipline Transport Planning	project no. JTP 18099	chk'd SAA	dwg no. DR9



# Statement of Common Ground

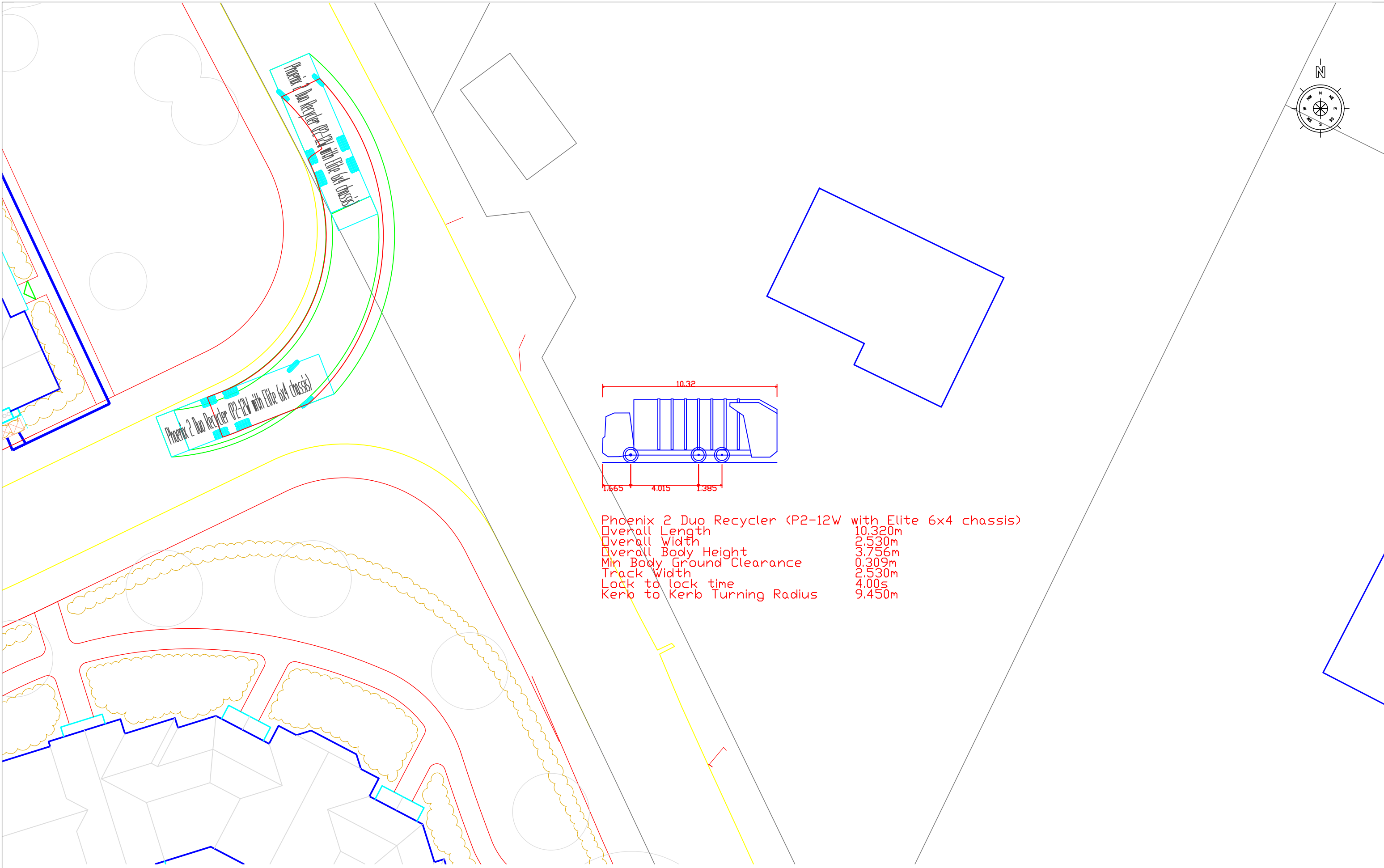
Highways

---




## Appendix 4




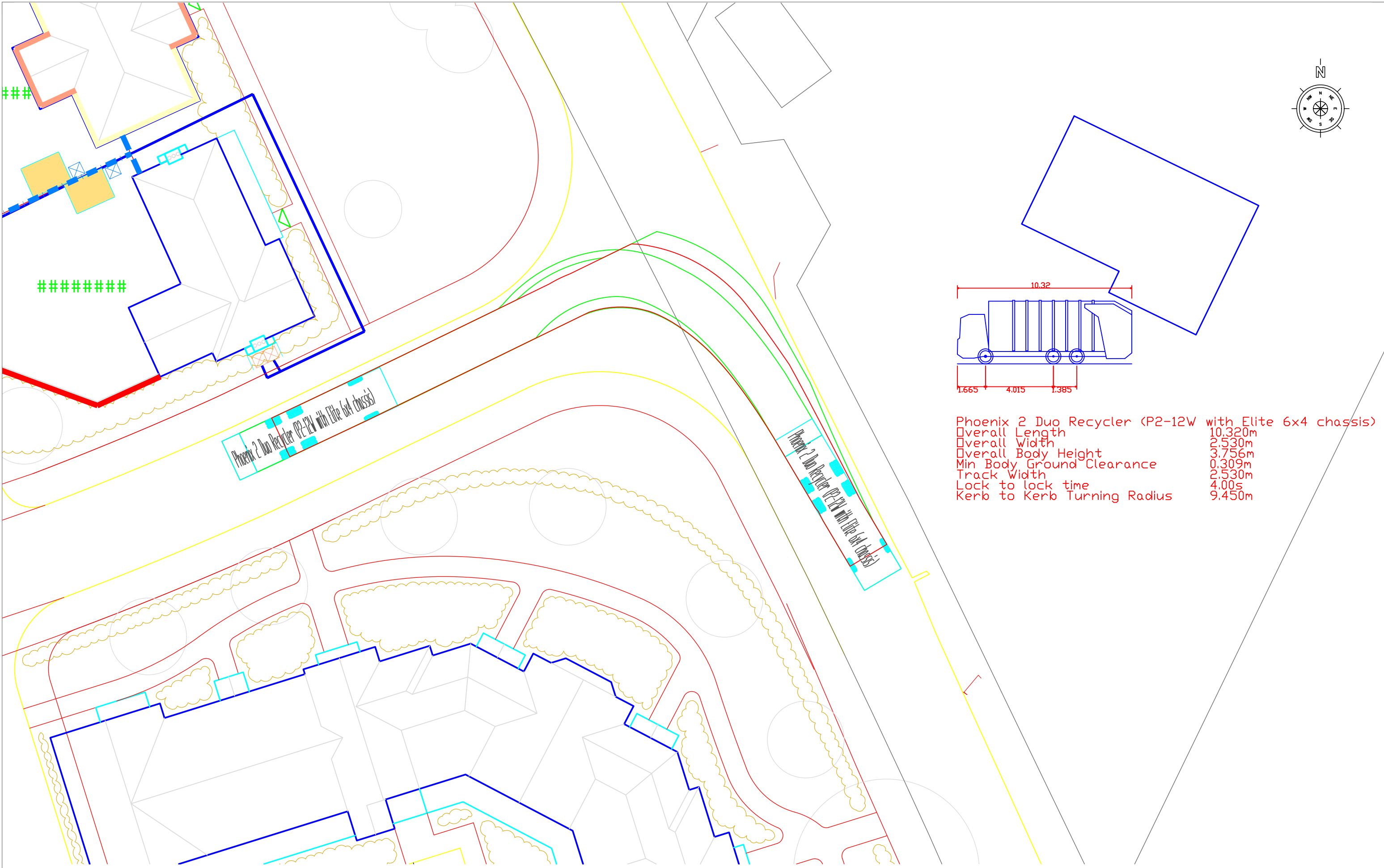



Phoenix 2 Duo Recycler (P2-12W with Elite 6x4 chassis)

Overall Length	10.320m
Overall Width	2.530m
Overall Body Height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.450m

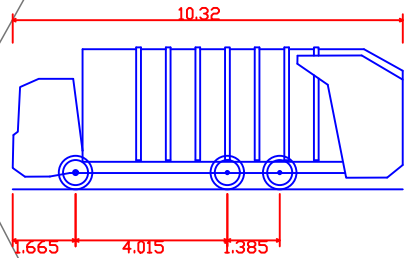
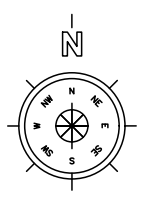
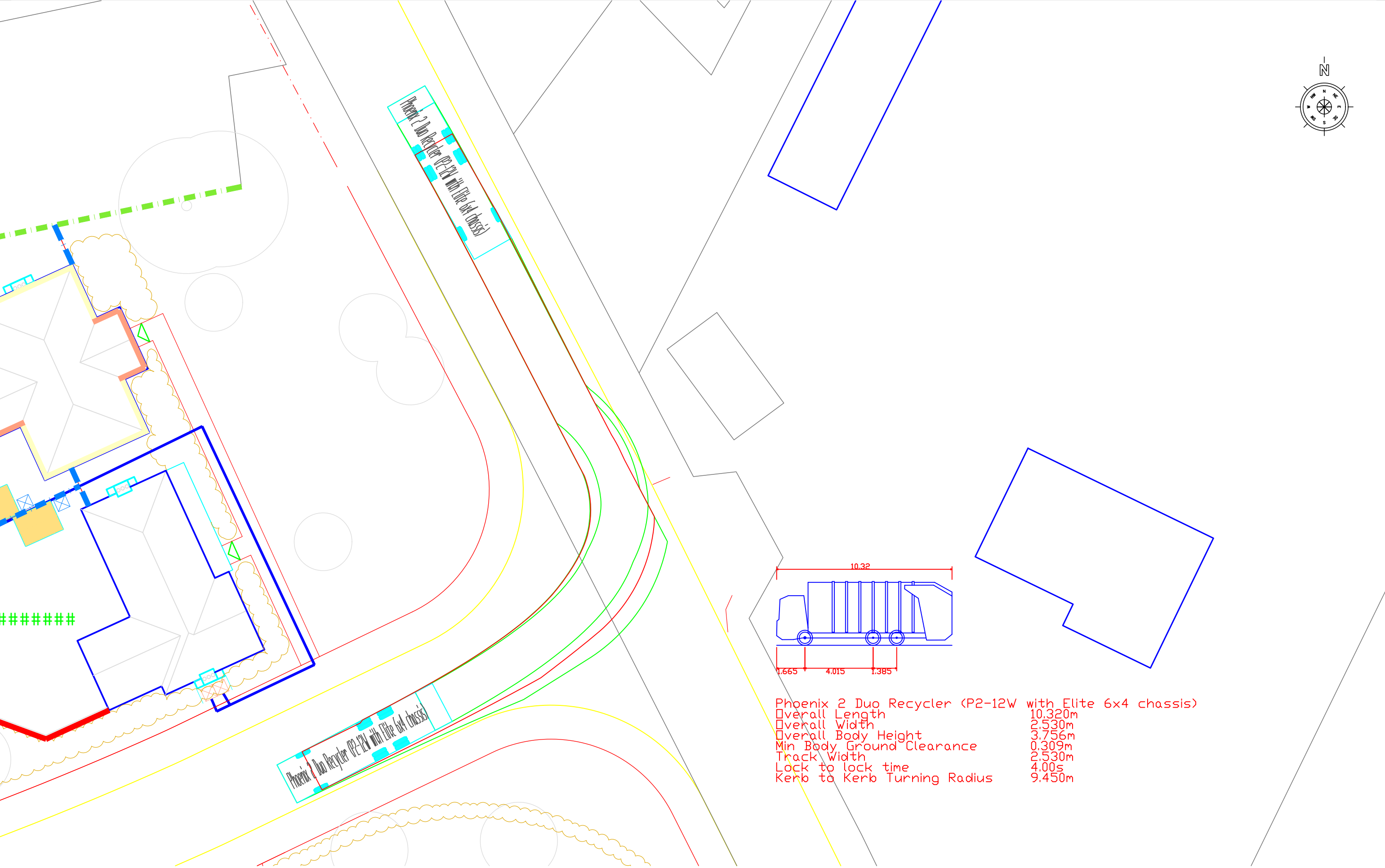
	client: Marden Homes	title: Refuse Tracking Left Out	date: 10/12/2021	scale @ A3 1:500
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision
	discipline Transport Planning	project no. JTP 18099	chk'd SAA	dwg no. DR10





	client: Marden Homes	title: Refuse Tracking Right out	date: 10/12/2021	scale @ A3 1:500
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision
	discipline Transport Planning	project no. JTP 18099	chk'd SAA	dwg no. DR11





Phoenix 2 Duo Recycler (P2-12W with Elite 6x4 chassis)

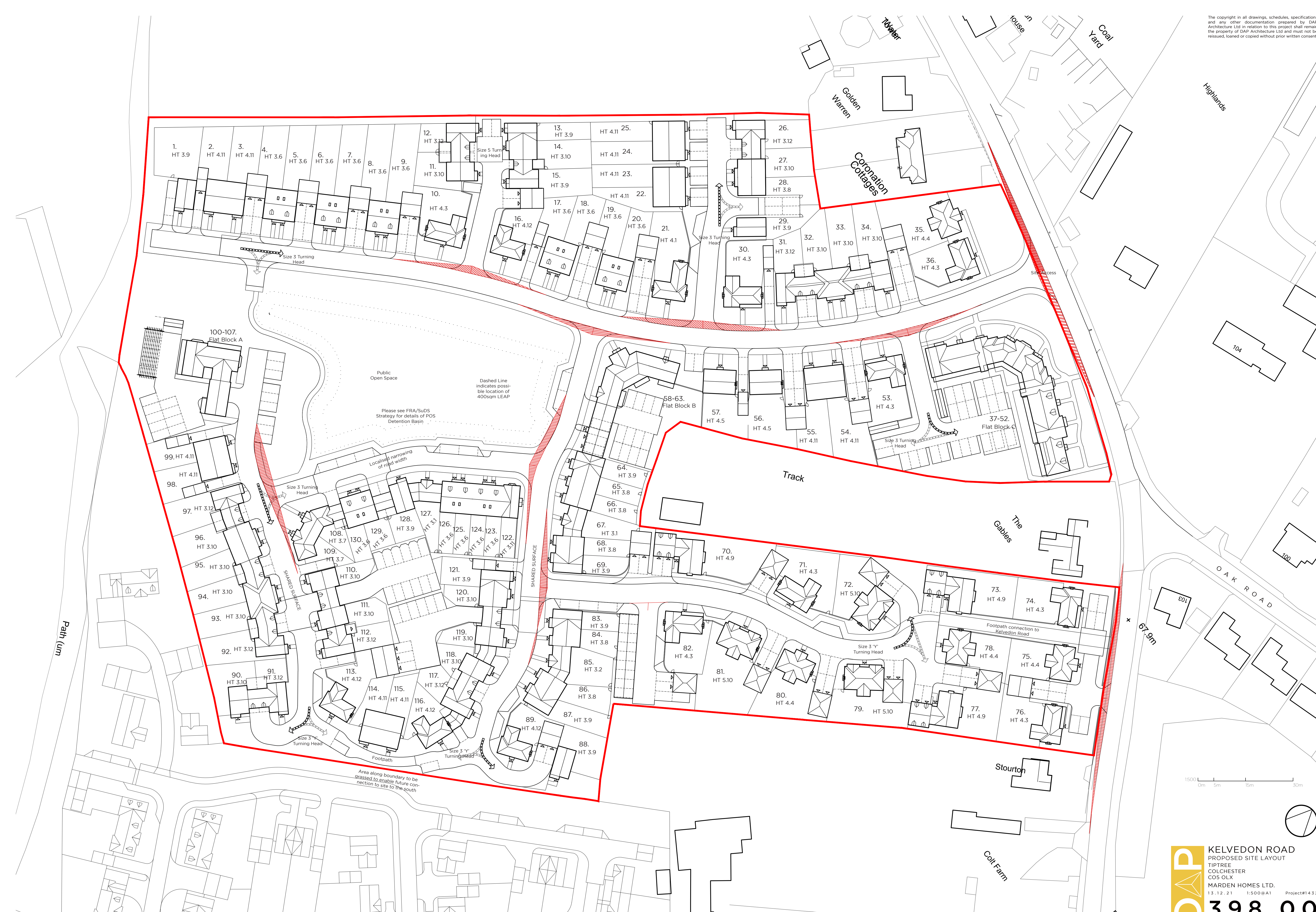
Overall Length	10.320m
Overall Width	2.530m
Overall Body Height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.450m



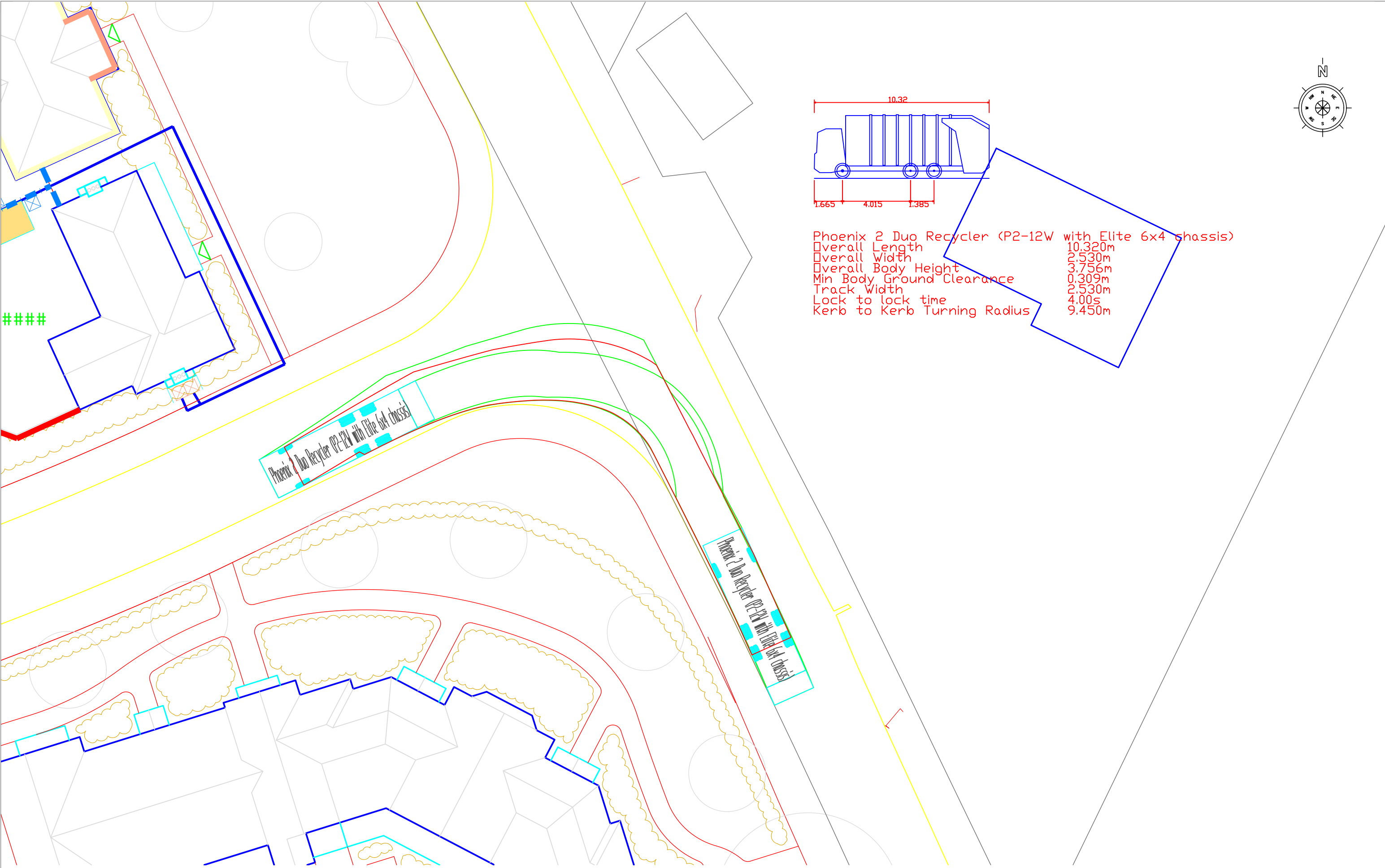
client: Marden Homes	title: Refuse Tracking Right In	date: 10/12/2021	scale @ A3 1:500
project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision
discipline: Transport Planning	project no. JTP 18099	chk'd SAA	dwg no. DR12







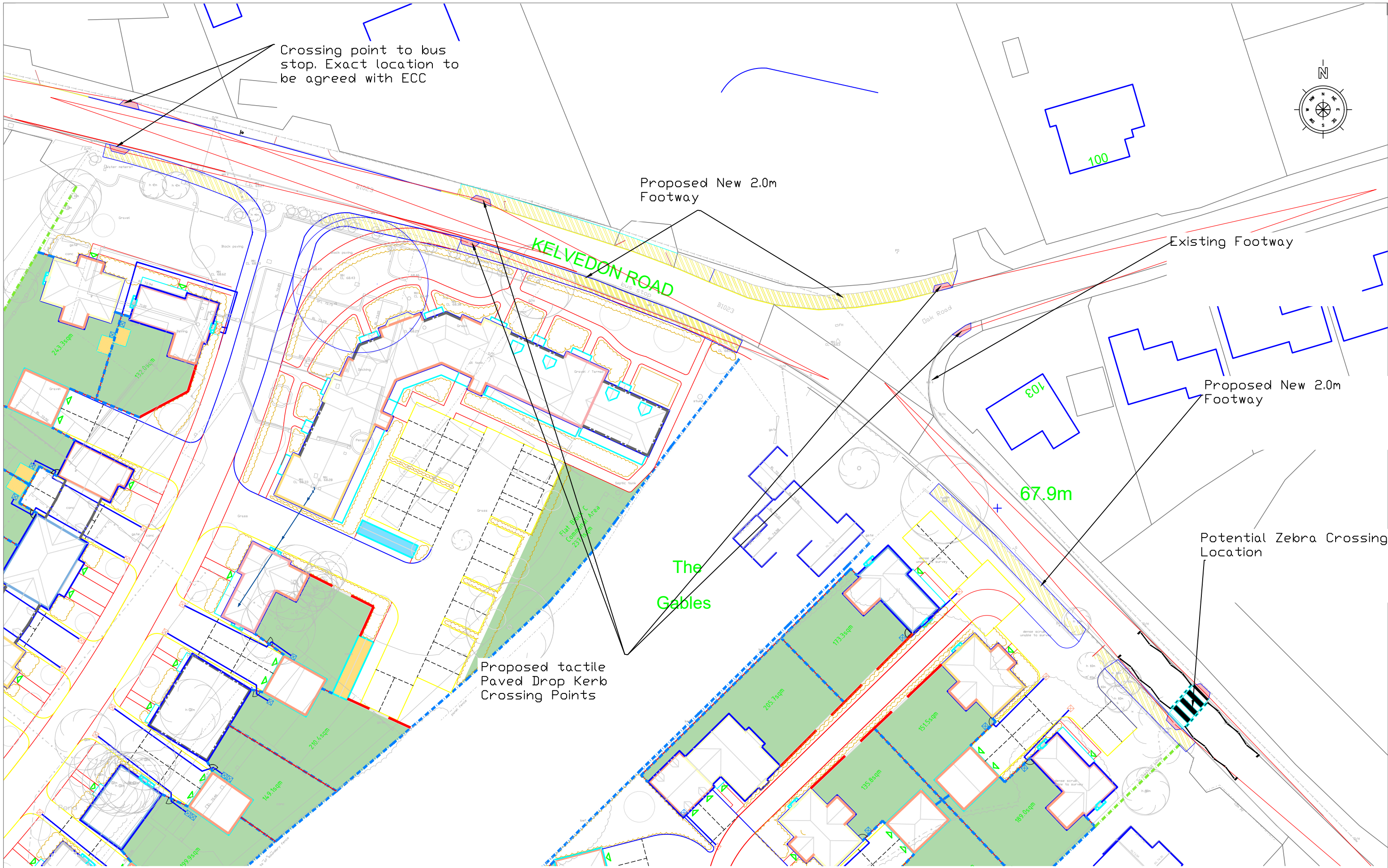








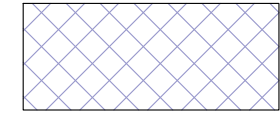
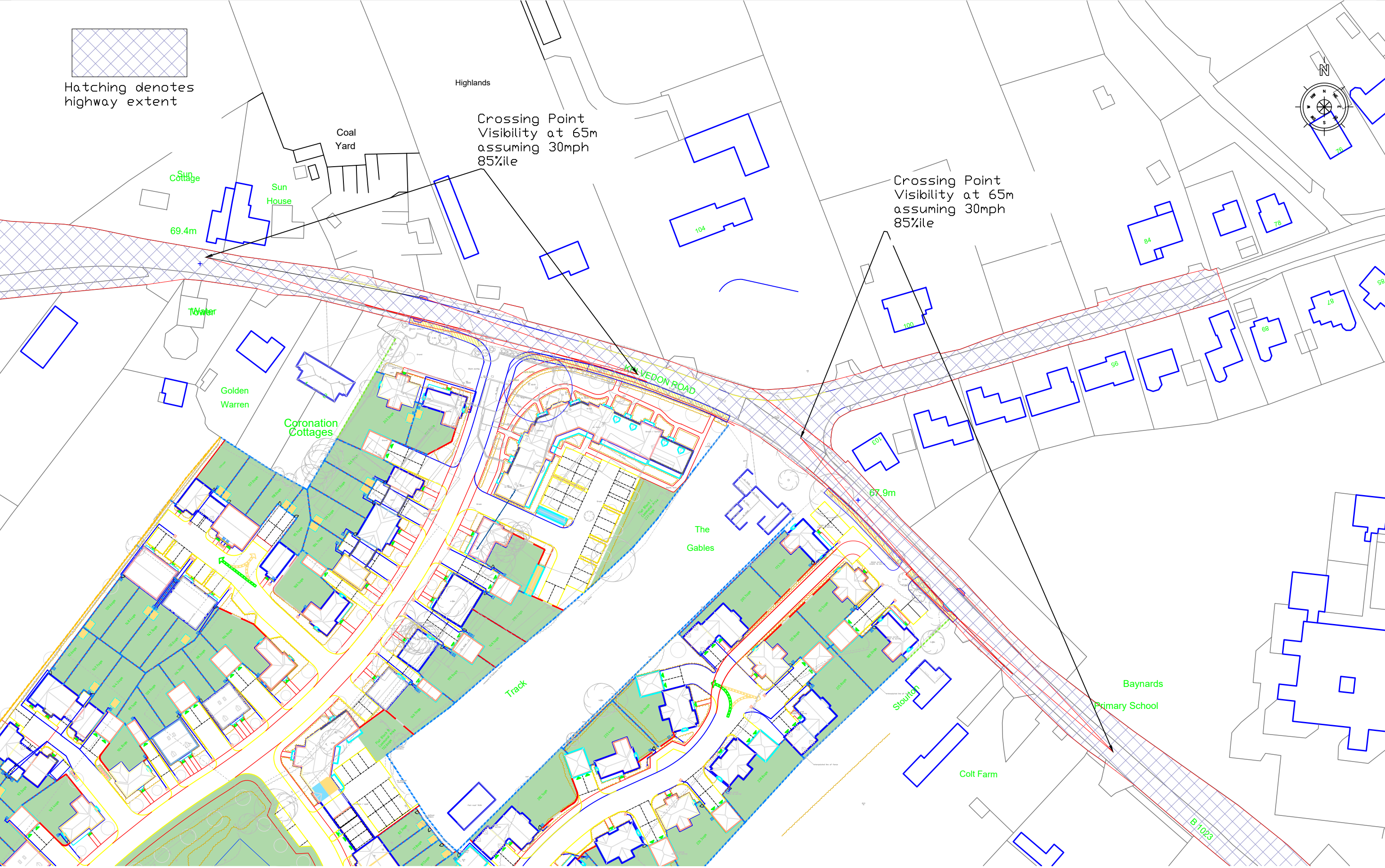
## Appendix 5





	client: Marden Homes	title: Oak Road Extended Pedestrian Access Improvements with Zebra Crossing	date: 27/07/2021	scale @ A3 1:500	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision a	
	discipline: Transport Planning	project no. JTP 472	chk'd SAA	dwg no. DR15	





Hatching denotes highway extent

Highlands

Coal Yard

Sun Cottage

Sun House

69.4m

Tower

Golden Warren

Coronation Cottages

The Gables

Track

Stouiton

Colt Farm

Baynards Primary School

B1023

Crossing Point  
Visibility at 65m  
assuming 30mph  
85%ile

Crossing Point  
Visibility at 65m  
assuming 30mph  
85%ile

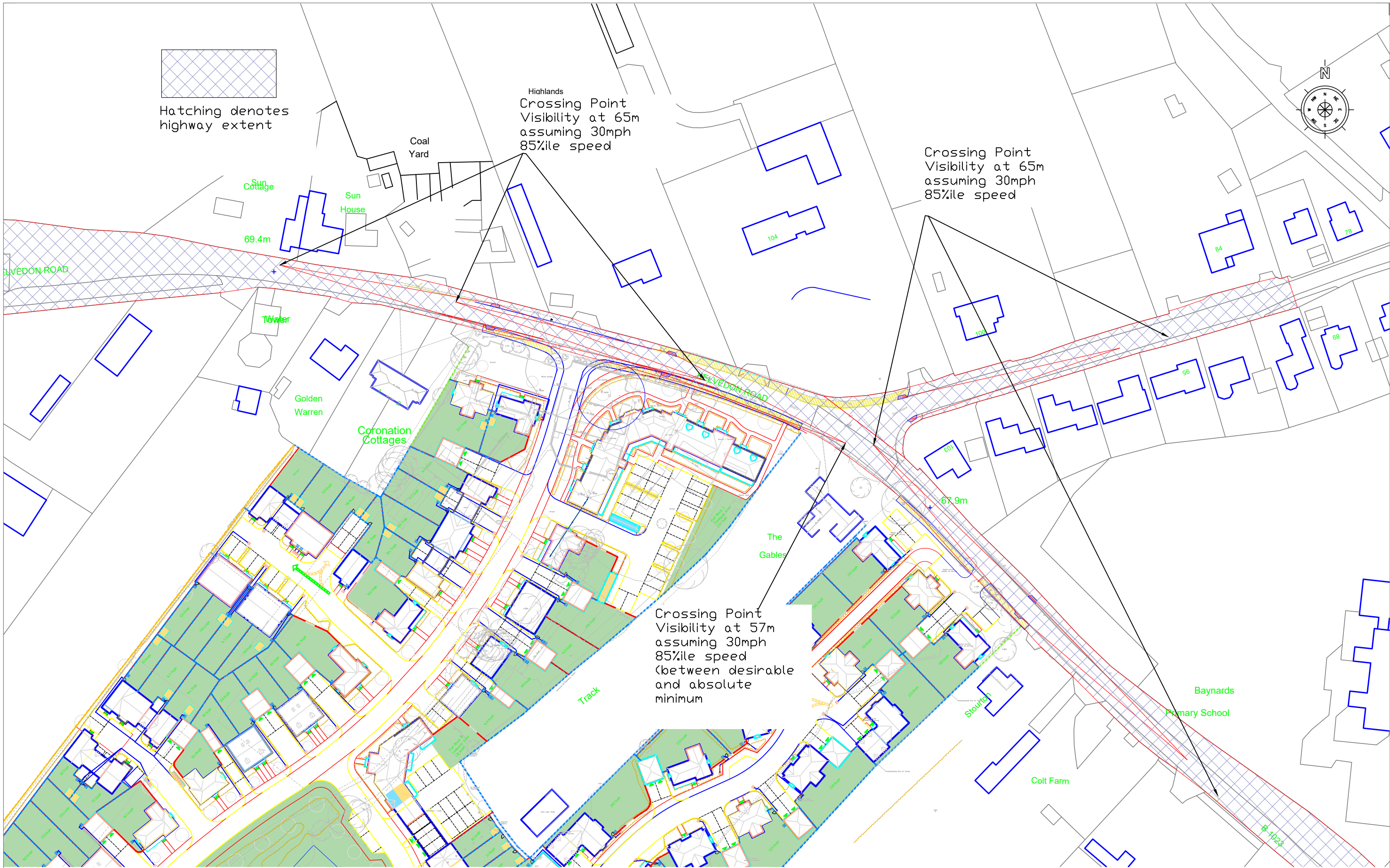
67.9m





client: Marden Homes	title: Kelvedon Road Proposed Pedestrian Access Improvements with Crossing Points Visibility	date: 27/07/2021	scale @ A3 1:1000
project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision a
discipline Transport Planning	project no. JTP 472	chk'd SAA	dwg no. DR16

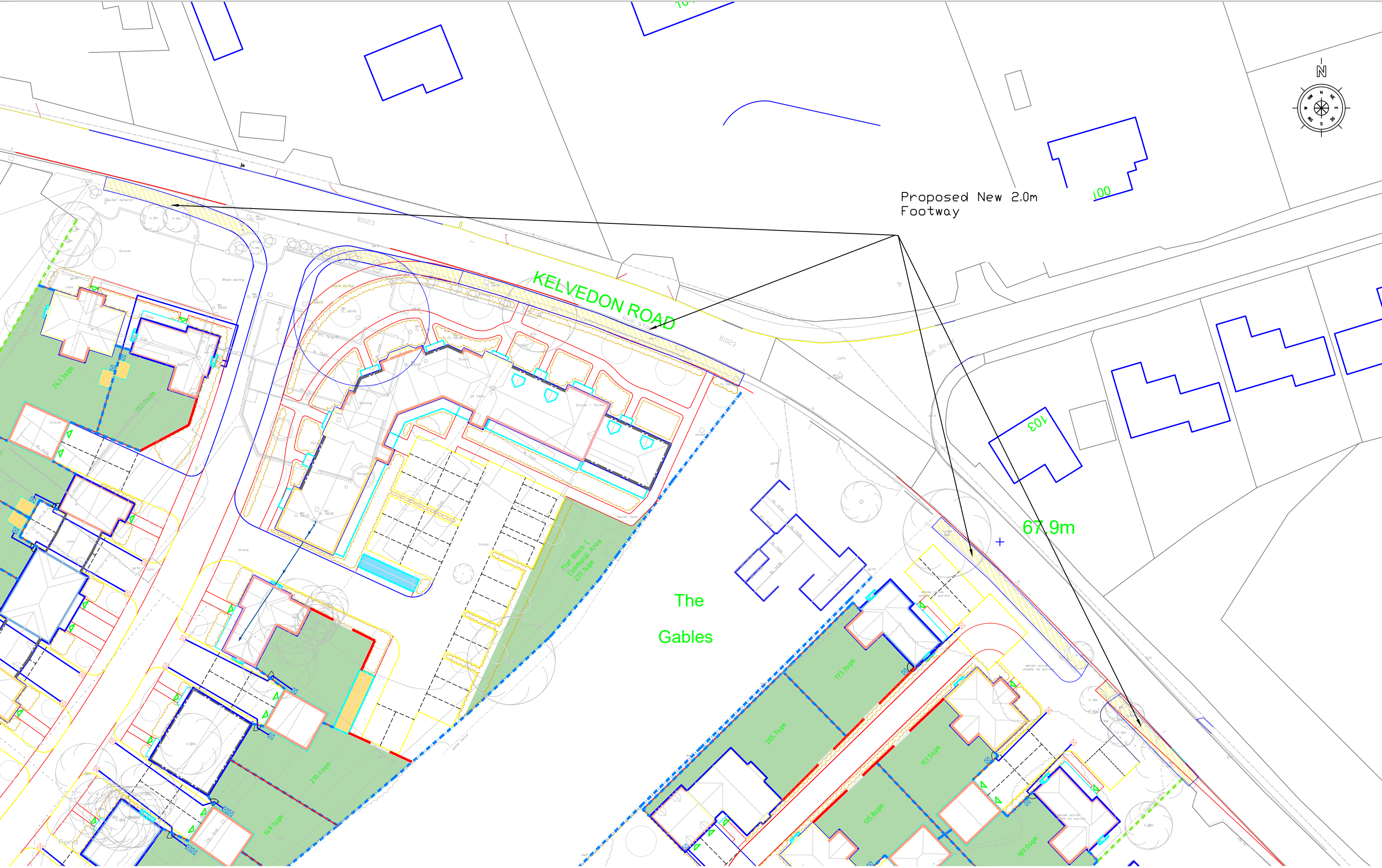








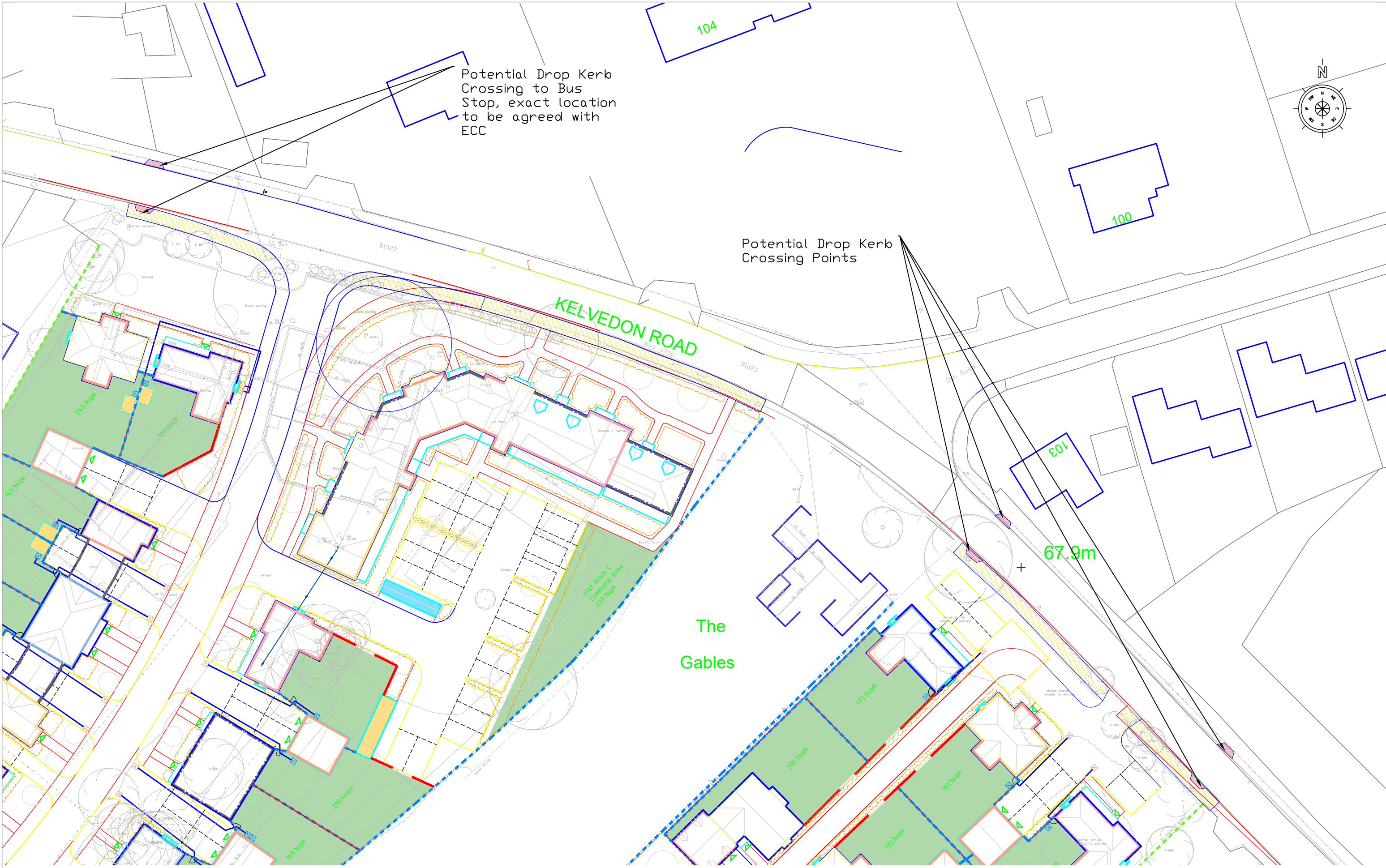
	client: Marden Homes	title: Oak Road Extended Pedestrian Access Improvements	date: 27/07/2021	scale @ A3 1:1000	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision a	
	discipline Transport Planning	project no. JTP 472	chk'd SAA	dwg no. DR17	







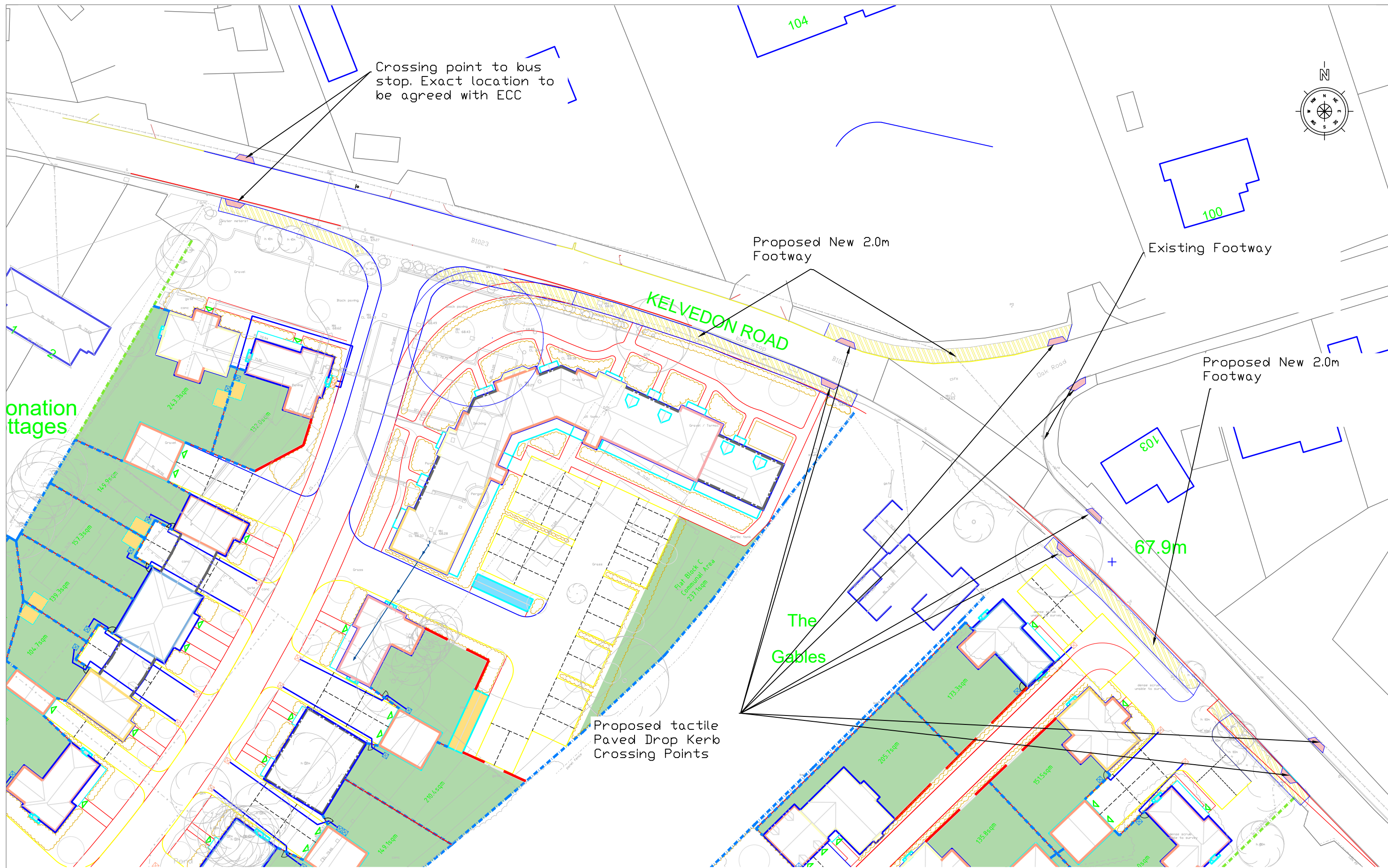
	client: Marden Homes	title: Kelvedon Road Proposed Pedestrian Access Improvements	date: 27/07/2021	scale @ A3 1:200	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline Transport Planning	project no. JTP 472	chk'd SAA	dwg no. DR12	






	client: Marden Homes	title: Kelvedon Road Proposed Pedestrian Access Improvements with Crossing Points	date: 27/07/2021	scale @ A3 1:200	
	project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision	
	discipline: Transport Planning	project no. JTP 472	chk'd SAA	dwg no. DR13	





client: Marden Homes	title: Oak Road Extended Pedestrian Access Improvements	date: 27/07/2021	scale @ A3 1:200
project: Kelvedon Road Tiptree	status: Planning (not for construction)	drawn	Revision
discipline Transport Planning	project no. <b>JTP 472</b>	chk'd SAA	dwg no. <b>DR14</b>







## Appendix 6





AS PROPOSED LAYOUT PLAN



# Statement of Common Ground

Highways

---



## Appendix 7



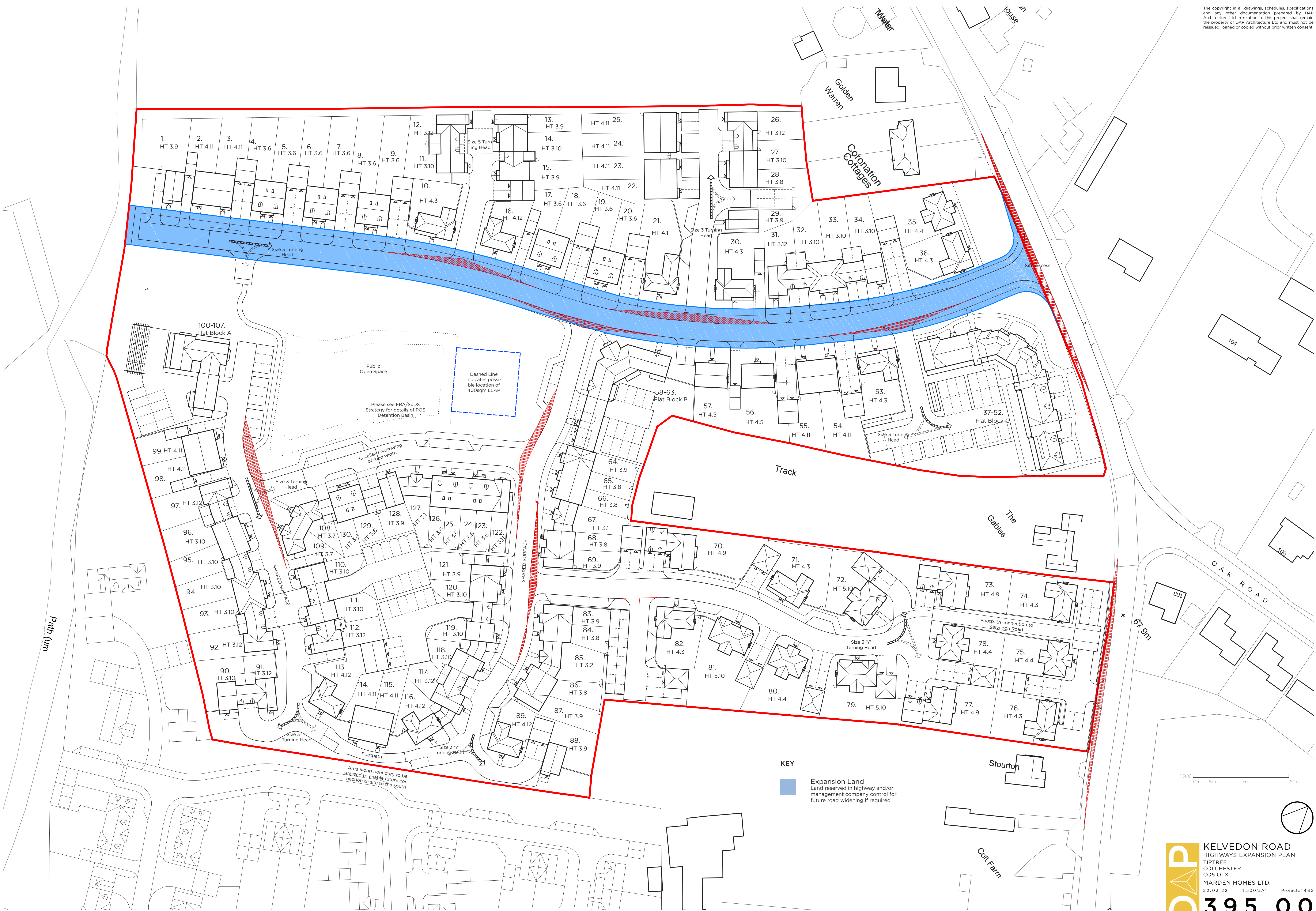


AS PROPOSED PARKING PLAN



## Appendix 8



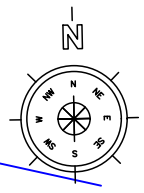
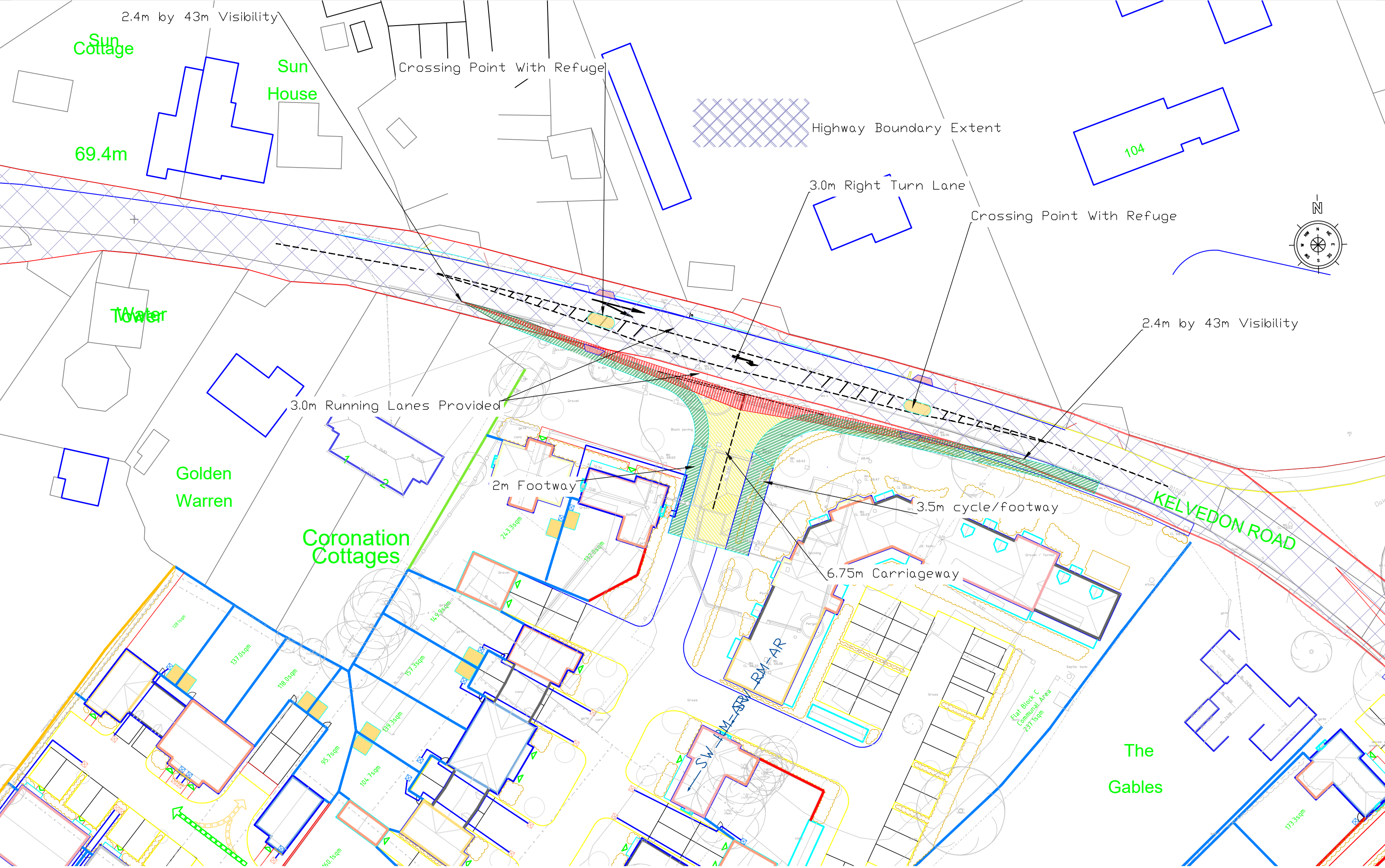







## Appendix 9





	client: Marden Home Ltd	title: Right Turn Lane with 6.75m Carriageway	date: 21/03/2022	scale @ A3 1:500	
	project: Kelvedon Road Tiptree	status: Planning	drawn	Revision	
discipline Transport Planning		project no. <b>JTP 472</b>	chk'd SAA	dwg no. <b>DR19</b>	