

Report to the Council

Committee: District Development Control

Date: 26 July 2011

Chairman: Councillor Brian Sandler

1. ESSEX COUNTY COUNCIL DEVELOPMENT MANAGEMENT POLICIES – ADOPTION AS SUPPLEMENTARY GUIDANCE

Recommending:

That the Development Management Policies attached to this report be adopted as Supplementary Guidance.

Report:

1. A revised policy document dealing with the highway and transport aspects of new development has recently been adopted by Essex County Council as County Council supplementary guidance.
2. The policies reflect the balance between the need for new housing and employment opportunities, the regeneration and growth agenda, and protection of the transport network for the safe movement of people and goods.
3. The document is split into the following five sections:-
 - (a) Highway access policies aimed at protecting the safety and efficiency of the highway network;
 - (b) Broad design standards policies cross referenced to other design documents;
 - (c) Accessibility and transport sustainability policies aimed at minimising the number of journeys by private motor vehicles;
 - (d) Impact and migration policies identifying the requirement on a developer to provide, where necessary, transport assessments, safety audits, and to demonstrate no detrimental impact on congestion on the highway, mitigating measures and maintenance contribution;
 - (e) Policies regarding HGV movements and construction management.
4. We have been informed that Planning Policy Statement 12: Local Spatial Planning refers to supplementary guidance produced by County Council. It states that such guidance will not be a Supplementary Planning Document but that where appropriate consultation and sustainability appraisal has been carried out, the supplementary guidance may be afforded a weight commensurate with a Supplementary Planning Document in decision making. We understand that this will be more likely where the supplementary guidance has been endorsed by the District Council.

5. We have been advised that the County Council Development Management Policies have been the subject of a full public consultation exercise, together with the sustainability appraisal and strategic environmental assessment.
6. Accordingly, we recommend as set out at the commencement of this report.