

Delta Design Systems / BGG  
Clacton Road  
Tendring

Proposed alterations to the site layout and access to serve the additional production and storage space already approved (omission of layby - alternative arrangement to that approved under 22/01924/VOC).

### Background

Planning approval was granted for the extension of the existing premises in October 2019 under planning reference 19/00960/FUL. This was a re-application of an expired approval from September 2014 under planning reference 14/00780/FUL.

Both schemes as approved included a bus layby that had been incorporated following discussions with the Parish Council and the Highway Authority to create a safe refuge, primarily for the children using the school buses.

Since that time further analysis and discussion with the Highway Authority has raised concerns about the safety of such a proposal in terms of manoeuvring and visibility specifically visibility for vehicles leaving Pilcox Hall Lane. In addition, bus laybys are not now recommended as these restrict buses being able to pull out of into the flow of traffic, and the potential for them to be used for casual parking thus restricting the intended use.

### Proposal

Following detailed consultation with the Highway Authority a revised proposal is suggested, omitting the bus lay-by, and instead creating a new footpath from the existing bus stop to Pilcox Hall Lane and then further to the south side of Pilcox Lane extending to the existing bench location.

This proposal overcomes the safety concerns with the original proposal and provides a footpath for people using the bus stop, where no hardstanding currently exists, and the extended part, reaching to the seat, provides a waiting area if needed, and also gives firm dry access to the existing seat.

All of the work proposed falls within the land under the control of the Highway Authority. (plan attached)

The approved new access into the site, with associated visibility splays, remains unchanged by this proposal.

The work to construct the extension allowed under 22/01924/VOC is nearing completion and this required change has become apparent relatively recently, as a result of technical input from the Highway Authority.

## Conclusion

The planning consent 22/01924/VOC specifically referred to the construction of the bus layby within Condition 19 and was within the description of 19/00960/FUL. This application is to change the design to that now proposed.

The proposal follows detailed discussions with the Highway Authority to provide a solution that is safer and provides an improved facility of a paved footpath for bus users.

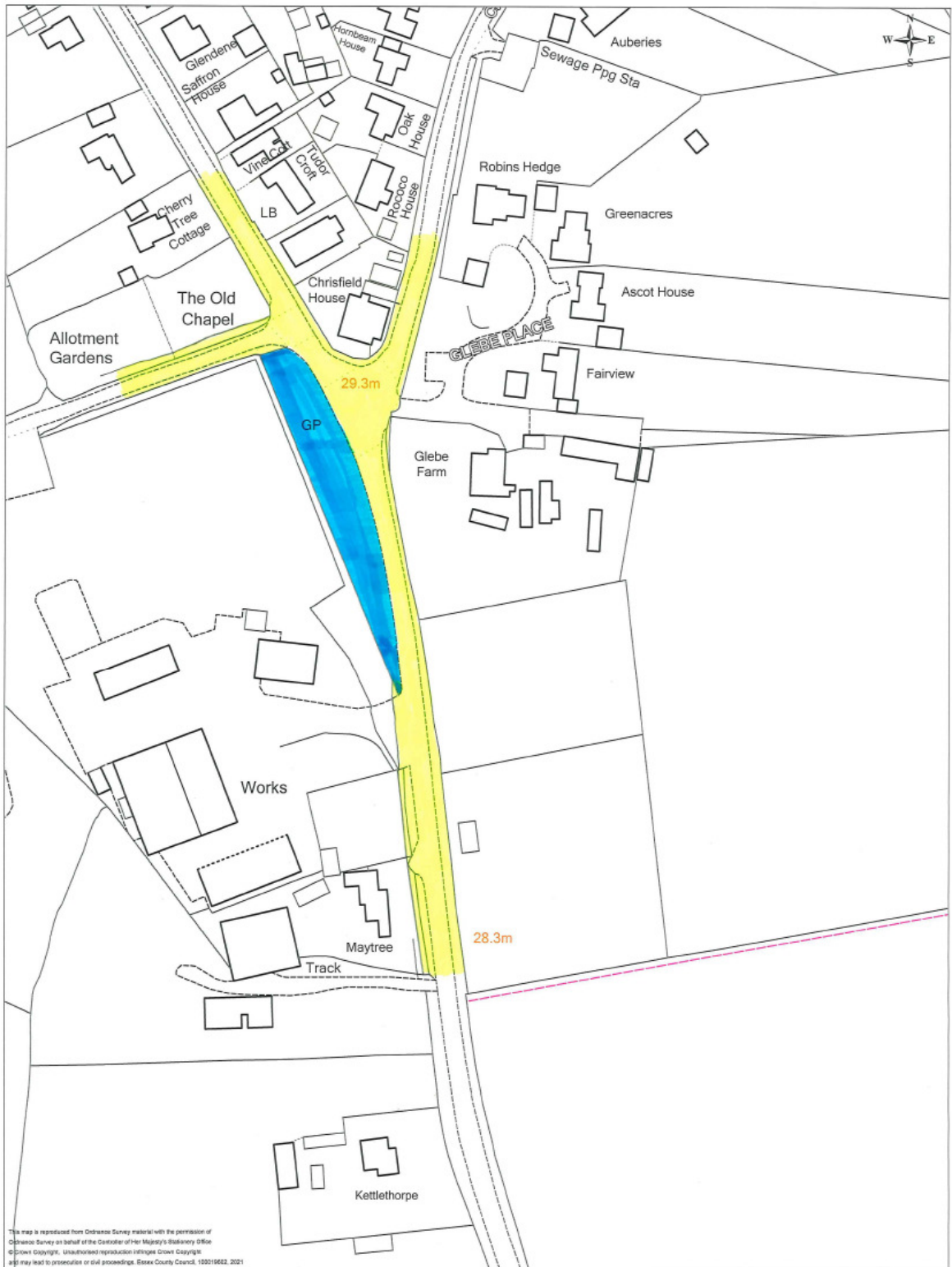
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Pilcox Hall Lane Junction



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DRAWING TITLE  
**HEATH ROAD  
 TENDRING**

This information is given with the promise that where there is a liability 2021 or part, that 2021 or part and any work to the road should not be done until the 2021 or part has been filed.

**Map Showing Public Rights of Way**

- Footpaths
- Bridleways
- Restricted Byways
- Byways

Please note: This map is for general information purposes only. It cannot be used to prove or disprove the existence or alignment of a public path. In the event of any dispute or query, seek legal judgement, advice and/or the assistance of the relevant authorities.

ISSUED	U	PROJECT NO.	2866753
DATE	15/09/23	REVISED	N/A
DRAWING STATUS	FINAL		
DRAWING SHEET NO.	TOTAL SHEETS		1/1000
DIMENSIONS IN MILLIMETRES LEVELS IN METRES			

Highway Land