

The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.30) Order 202*
The Essex County Council (Cottis Lane, Epping) (Prohibition of Motor Vehicles) Order 202*

Statement of Reasons

Summary of the Location

This proposed scheme will be located on Cottis Lane and Bakers Lane which are unclassified roads. The works are located near retail units and a residential area. The site is owned by Epping Forest District Council. These alterations and improvements are being funded solely by the developer under planning permission No. EPF/2925/20 by Epping Forest District Council. The development works involve building a new multi-storey car park and commercial units, upgrade works to footways, carriageways, roundabout and the alleyway linking Cottis Lane to the High Street, with street lighting, drainage and signage.

Reasons for the Proposed Changes

The Implementation of 2 new zebra crossings at Cottis Lane and 2 new zebra crossings at Bakers Lane on raised speed tables are being built to make the area more pedestrian friendly by giving pedestrians right of way when crossing roads at these locations. By implementing the raised tables, it is anticipated this will enable lower vehicle speeds and improve times/visibility for drivers to notice pedestrians and vice versa.

The existing access to the development site on Cottis Lane located approximately 30 metres from the Bakers Lane/Cottis Lane junction roundabout is proposed to be closed and reinstated in line with the new footway.

There is a new proposed bellmouth access to be constructed approximately 15 metres from the Bakers Lane/Cottis Lane junction roundabout that will require amending the existing double yellow lining restrictions to curve into the new access.

The existing parking bays along the south side of Cottis Lane (approximately 50m in length) are to be removed with a new multi-storey carpark accommodating suitable and adequate parking to include provisions for disabled users and disabled parking bays.

It is anticipated the proposed Prohibition of Motor Vehicles (except for access), implemented by bollards, to the alleyway linking Cottis Lane to the High Street will increase safety for pedestrians using the area.