

The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.56) Order 202*

STATEMENT OF REASONS

This Traffic Regulation Order proposes the removal of the existing parking restriction located on the public highway outside 106 Queens Road, Buckhurst Hill. Queens Road is considered a non-priority road for local traffic in Buckhurst Hill and primarily operates as a Controlled Parking Zone (CPZ). On-street parking in designated bays typically restricts non-permit holders, requiring either a valid resident/visitor permit or adhering to limited waiting time controls.

Approval has been granted and a new vehicular access installed to serve off-street parking within the private residential development at 106 Queens Road. To enable the lawful and safe use of this access, it is necessary to revoke the existing restriction—‘Payment Parking Mon-Sat 10am-5.30pm Max Stay 2hrs No Return Within 2hrs/Resident Permit Holders Only A Mon-Sat 10am-5.30pm’ which currently occupies the frontage of the property.

Retaining the restriction would continue to allow vehicles to park in a manner that obstructs the newly installed driveway, preventing safe ingress and egress and creating unnecessary operational and safety risks. Removal of the restriction is therefore essential to ensure that the access can function as intended and that the highway operates safely and efficiently for all users.

In addition, the amendment will improve visibility and reduce the likelihood of vehicle conflicts, particularly during busier periods associated with the commercial activity along Queens Road.

This proposal is required in order to:

- Maintain clear, unobstructed, and safe access to the property’s new vehicular entrance
- Improve the efficiency of vehicle manoeuvres at this location
- Support the lawful use of the approved off-street parking facility
- Ensure the highway continues to operate in a manner consistent with its intended purpose
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The proposal accords with the objectives of the Road Traffic Regulation Act 1984, relevant national guidance, and Essex County Council’s local transport and parking policies. The amendment supports the Council’s commitment to delivering a safe, efficient, and well-managed highway network that meets the needs of local communities.

All costs associated with promoting and implementing this Traffic Regulation Order have been met in full by the Developer.