


S



Melissa Turney
SURREY HEATH BOROUGH COUNCIL
SURREY HEATH HOUSE
KNOLL ROAD
CAMBERLEY
GU15 3HD

13 March 2023

Dear Melissa

APPLICATION NO. SU/22/0828/FFU

SITE: Land To The West Of Church Road, Church Road, West End, Woking, Surrey

I refer to the above planning application upon which you have requested our consideration of the highway and transport issues. Please see below my comments on the latest plans submitted in response to my previous request.

Proposed new access / Land ownership

No response has been given regarding the issue of land ownership. What steps has the Applicant taken to ascertain the ownership of the strip of land between the public highway and the plot? The Applicant would need to demonstrate that they are in control of this land for the County Highway Authority to enter into any future S278 Agreement for works to create a new access.

Pedestrian access / footway improvements

Providing safe pedestrian access and facilities to encourage and enable trips to be made by active modes of travel is the highest priority within LTP4. Furthermore, given that the proposed development is for Almshouses, it is imperative that the needs of potential elderly residents, including those with mobility impairments be addressed. The CHA notes that each of the dwellings would be provided with storage facilities for mobility scooters.

The existing footway to the south of Church Road is of inadequate width for users of mobility scooters (which are not licensed for use on the carriageway). The widening of the footway is

therefore a necessary improvement measure to ensure that residents would be able to access facilities by sustainable modes of transport, in accordance with the principles of the NPPF.

Proposed crossing facility

The revised plans show an informal crossing facility to be provided but without a raised crossing over Church Road. There appears to be a steep drop in levels from the site to the carriageway. A cross section drawing detailing the levels should be provided. The proposed vehicle and pedestrian accesses must be no steeper than a 1/40 gradient. It must be confirmed on the plan that this requirement would be met.

Refuse collection / bin carrying distance

The recommended maximum distance in MfS guidance for the carrying of bins from the storage to the collection point is 30 metres. In the proposed plans the carrying distance for properties 5 & 6 appears to be between 40 – 50 metres. This could cause difficulties for future residents of these properties. This issue should therefore be addressed in a revised layout plan.

Turning for service / delivery vehicles

It is argued that service and delivery vehicles would stop on Church Road in the same manner as neighbouring properties. However, the neighbouring properties are single dwellings. This is a proposed development for 6 dwellings, for which the CHA considers it essential in this location that a dedicated turning facility is provided within the site. There appears to be available space within the site to provide this. A revised plan should therefore be submitted to include a turning facility.

Before I am able to provide a final response, I will therefore need the above issues to be addressed. Without these necessary improvements the proposed development would be contrary to the NPPF and the sustainability requirements of Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012.

Please request that the Applicant provides the above amendments/information in sufficient time so that I may respond before your deadline for determination. Please ensure that the response to this letter is in writing and all appropriate documentation, as requested, is attached.

Yours sincerely,

Richard Peplow
Transport Development Planning Officer