



APPLICATION NUMBER	SU/23/0220/F FU
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr Keith Rann

Location: Library Chambers, 63 High Street, Bagshot, Surrey, GU19 5AH

Development: Erection of a detached 2 bed dwelling with associated parking and amenity area to rear of site following demolition of single storey rear building.

Contact Officer	Bruno Schatten	Consultation Date	28 February 2023	Response Date	9 March 2023
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Conditions:

- 1) The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge Electric Vehicle Charging Point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans.
- 2) The development hereby approved shall not be first occupied unless and until the proposed dwelling has been provided with parking for a minimum of one bicycle in a robust, secure and lockable enclosure in accordance with the approved plans.

Reason:

The above conditions are required in order that the development promotes sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021.

Policy:

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2021.

Highway Informatives:

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.