



APPLICATION NUMBER	SU/21/0865/FFU
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DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Redrow Homes Limited

Location: Land South Of Beldam Bridge Road West End Woking Surrey GU24 8DN

Development: Erection of seven detached two storey dwellings (2no 3-bed and 5no 4-bed) and garages with associated access, parking and landscaping

Contact Officer	Richard Peplow	Consultation Date	29 March 2023	Response Date	02 May 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) No part of the development shall be commenced unless and until the proposed vehicular access to Beldam Bridge Road has been constructed and provided with 2.4 x 65 metre visibility splays in each direction in accordance with a plan to be submitted and subject to Surrey County Council's full technical approval through a S278 Agreement and thereafter the visibility splays shall be kept permanently clear of any obstruction over 1.0 metres above the level of the carriageway.
- 2) No part of the development shall be first occupied unless and until the proposed dedicated pedestrian access to Beldam Bridge Road and dedicated footpath within the site have been constructed in accordance with the approved plans (Site Drawing No. 721 Rev E) and thereafter this shall be retained and maintained to the satisfaction of the Local Planning Authority.
- 3) No part of the development shall be first occupied unless and until the proposed informal pedestrian crossing point with dropped kerbs and tactile paving has been constructed in general accordance with Drawing 721 Rev E and subject to Surrey County Council's full technical approval through a S278 Agreement.
- 4) No part of the development shall be first occupied unless and until Vehicle Activated Signs have been installed for both northwest bound and southeast bound directions on Beldam Bridge Road on the approach to the proposed site access in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

- 5) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.
- 6) The development hereby approved shall not be first occupied unless and until each of the proposed dwellings are 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 a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter be retained and maintained to the satisfaction of the Local Planning Authority.
- 7) No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.00 am and 3.00 and 4.00 pm
 - (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

(Notice in writing must be given by the Local Planning Authority to the Applicant that if planning permission is granted this condition is intended to be imposed, or pre-authorisation from the applicant must be sought before recommending the imposition of this condition. The Validation requirements for planning applications needing the submission of a Construction Management Plan will provide this notice).

Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote 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

1) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>

- 2) The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- 3) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 4) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 5) When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
- 6) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
- 7) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express

approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

- 8) 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.
- 9) 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.

Note to Case Officer

Access and visibility

The above visibility requirements for the access are based on measured 85th percentile speeds, in accordance with Manual for Streets guidance. Speed survey results were submitted within the Transport Statement. A more recent speed survey was carried out on Beldam Bridge Road by Surrey County Council's Road Safety team (from 24.01.22 to 06.02.22) within the posted 30mph speed limit. This showed 85th percentile speeds in both the northwest bound and southeast bound directions to be 37mph. 2.4 x 65m visibility splays are therefore required in each direction. Sufficient clearance of trees and foliage will need to be carried out to provide the visibility splays.

As the measured speeds are in excess of the posted speed limit it is recommended that Vehicle Activated Signs (VAS) are installed. These are an effective means of reducing vehicle speeds and would help achieve compliance with the speed limit. For northwest bound traffic this should be sited between the entrance point to the 30mph limit and the proposed new access. For southeast bound traffic this should be sited between Brompton Gardens and Kings Road junctions further to the east of the site entrance. The VAS should have a 30 roundel and "SLOW DOWN" when activated (design details and exact locations to be confirmed). This would support safe access from the site by vehicle, cycle or on foot. The VAS would be implemented as part of the S278 works and it is recommended that this be commissioned through Milestone, Surrey County Council's Streetlighting contractor.

The Road Safety Audit raised an issue with regard to the lighting of the proposed new access. This will need to be addressed through the S278.

Pedestrian access / route

There is no existing footway along the frontage of the site and none proposed. The dedicated footpath within the site is therefore necessary to provide a safe pedestrian

access route. The informal crossing point at the junction of Beldam Bridge Road and Kings Road is needed to provide residents with a safe and accessible crossing facility to enable journeys on foot to the village centre. The CHA is satisfied that the proposed crossing facility can be provided within the extent of the publicly maintainable highway.

Sustainable travel

With the above mitigation measures this is considered to be a sustainable location in transport terms for the proposed scale of development.

Parking

The proposed parking provision accords with SCC's Parking Standards. Each property would be provided with garages of suitable size for the secure storage of bicycles.