

## Surrey County Council Highway Authority Representation

**DEVELOPMENT AFFECTING ROADS**  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

**Applicant:** Mr George Woodward

**Location:** 29, 30 And 30A, Brackendale Close, Camberley, Surrey, GU15 1HP

**Development:** Redevelopment of site to provide 25 no. affordable apartments with associated access, hardstanding, carparking, landscaping, bin and cycle stores following the demolition of No. 29 and No. 30 Brackendale Close and associated outbuildings.

<b>Contact Officer</b>	Richard Peplow	<b>Consultation Date</b>	1 February 2023	<b>Response Date</b>	15 June 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****S278 Works**

- 1) No part of the development shall be commenced unless and until the proposed vehicular access to Portsmouth Road has been constructed and provided with 2.4 x 120 metre visibility splays in general accordance with Drawing No. 21.71 - 005 and subject to detailed design and Surrey County Council's full technical and road safety auditing requirements and thereafter the visibility splays shall be kept permanently clear of any obstruction between the height of 0.6 and 2.0 metres above the level of the carriageway.
- 2) No part of the development shall be first occupied unless and until the access ramp has been provided with a gradient of 1 in 25 for the first 5 metres then 1 in 9.3 in general accordance with Drawing No. 21.71 - 005 and subject to detailed design and Surrey County Council's full technical and road safety auditing requirements.
- 3) No part of the development shall be first occupied unless and until an informal pedestrian crossing with dropped kerbs and tactile paving has been constructed at the junction of Brackendale Close with Portsmouth Road in general accordance with Drawing No. 21-J3596 - 201 Rev A and subject to detailed design and Surrey County Council's full technical and road safety auditing requirements.

**Other Conditions**

- 4) 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.
- 5) The development hereby approved shall not be 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 retained and maintained to the satisfaction of the Local Planning Authority.
- 6) The development hereby approved shall not be first occupied unless and until the proposed development has been provided with parking for a minimum of 25 bicycles in a robust, secure and lockable enclosure in accordance with the approved plans (Drawing No. 21-J3596-212) and thereafter the said approved facility shall be provided, 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) 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).

- 8) Prior to the first occupation of the development a Sustainable Travel Information Pack shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers. The approved Sustainable Travel Information Pack shall be issued to the first time occupier of each dwelling, prior to first occupation.

The pack should include:

- Details and locations of local public transport services
- Details of local car club and lift sharing schemes
- Maps showing local walking and cycling routes and walking / cycling times to public transport, schools and local community facilities
- Other information to promote the take-up of sustainable travel

#### 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) Design standards for the layout and construction of access roads and junctions, including the provision of visibility splays, shall be in accordance with the requirements of the County Highway Authority.
- 4) 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.
- 5) 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 prosecute persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- 11) 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**

### Trip Generation

The CHA is satisfied that the trip generation from the proposed development including in the AM and PM peaks, with an estimated 9 to 10 movements in each peak hour, would not have a material impact on the operation of the local highway network.

### Access

The CHA is satisfied that safe access can be provided onto Portsmouth Road with the required visibility splays. The access ramp would provide for a 5m dwell area and ensure that the visibility for vehicles exiting the site is not compromised.

### Sustainable Transport

The site is considered to be in a good location for sustainable transport with easy access to bus services in both directions and within walking distance of schools, community facilities and to Frimley train station. To improve pedestrian access an informal crossing facility would be provided at the junction of Brackendale Close with Portsmouth Road.

### Parking

Parking, electric vehicle charging and cycle parking would be provided in accordance with SCC's recommended Parking Standards.