

<b>APPLICATION NUMBER</b>	<b>SU/23/0783/FFU</b>
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**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** James Lawrence

**Location:** Lightwater Country Park, Lightwater Leisure Centre , The Avenue, Lightwater, Surrey, GU18 5RG

**Development:** Construction of an outdoor seating area for cafe use, the conversion of window to external service hatch, and window to service door together with the installation of an extract flue to the roof.

<b>Contact Officer</b>	Richard Peplow	<b>Consultation Date</b>	1 August 2023	<b>Response Date</b>	6 September 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 first opened for trading unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) The secure parking of bicycles within the development site,

(b) Providing safe routes for pedestrians / cyclists to travel between the Avenue, Lightwater and the development site,

**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.

**Note to Planning Officer**

The above conditions are required to promote travel to the site by sustainable modes of transport.

From visiting the site the County Highway Authority noted that whilst there is existing cycle parking on site near to the entrance of the Leisure Centre this is uncovered. The cycle parking should either be repaired with a roof fitted or an upgraded covered cycle parking facility for a minimum of 10 bicycles provided.

Access to the site from the Avenue, Lightwater on foot or by bicycle is along a shared use track that is deeply rutted. This would be a safety concern for cyclists or pedestrians using it. It is recommended that the surface of the track be improved to enable safe access for all users.