

Duncan Carty

From: Angela Goddard EI <angela.goddard@surreycc.gov.uk>
Sent: 05 June 2019 10:04
To: Duncan Carty
Subject: 18/1118 Castle Grove Nursery, Scotts Grove Road, Chobham

Importance: High

Dear Duncan

Further to our discussion yesterday with regard to the level of transport assessment required for the development of 40 dwellings at Castle Grove Nursery, I have set out below a review of the Transport Statement prepared by Motion for the applicant.

Surrey County Councils thresholds are that a Transport Statement is submitted for a development of more than 50 dwellings and a Transport Assessment for a development of more than 80 dwellings. As you can a Transport Statement was not required to be submitted for this level of development however, one has been provided by the applicant and the level of assessment of the impact of the development traffic on the highway network contained in the TS is far more than would be required for a development of 40 dwellings.

An assessment of the likely traffic movements that would be generated by the development proposals has been provided using TRICS data. Whilst there would likely have been a proportion of vehicular movements generated by the existing nursery use, no reduction has been made to the traffic generation figures to allow for this, providing a robust assessment of the potential impact.

As you are aware we only assess the development impact on the local highway network during the am and pm peak hours. The analysis shows that there would be 41 two-way trips in the am peak between 8 and 9 am which equates to 1 vehicular movement every 1.5 minutes. There would be 32 two-way trips in the pm peak between 5-6 pm which equates to 1 vehicular movement approximately every 2 minutes. As explained above, there would have been some existing peak hour traffic movements generated by the nursery use, so these are not all additional trips.

The applicant has also carried out an assessment of the possible effect of the development on the highway network by using appropriate junction modelling of nearby junctions:

- Scotts Grove Road/Guildford Road/Castle Grove Road priority junction
- Station Road/Castle Grove Road/High Street mini roundabout
- High Street/Vicarage Road mini roundabout

Baseline surveys were carried out at the junctions in November 2018 which showed that the junctions were operating within their theoretical capacity.

A 2023 'without development' and 'with development' baseline has been assessed by applying a TEMPRO growth factor to the surveyed traffic flows. In addition consideration has been given for the following nearby committed developments

- Malthouse Farm
- Kings Road
- Beldam Bridge Road

The results show that all the above junctions will operate within capacity post development.

I would therefore conclude that a sufficient level of assessment has been provided for the size of the proposed development and it demonstrates that it would not have a severe residual impact on the highway network in the vicinity of the site and accords with paragraph 109 of the NPPF 2019.

I hope the above assists but please come back to me if I can assist further.

Kind regards

Angela

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