



<b>APPLICATION NUMBER</b>	<b>SU/18/1083</b>
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**DEVELOPMENT AFFECTING ROADS**  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

**Applicant:** Your Life Management Services Ltd

**Location:** 42 London Road, Bagshot, GU19 5HL

**Development:** Erection of a part three, part four storey building to provide 46 extra care apartments including associated facilities, car parking and landscaping following the demolition of existing buildings.

<b>Contact Officer</b>	Angela Goddard	<b>Consultation Date</b>	14 January 2019	<b>Response Date</b>	12 April 2019
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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:

1. The development hereby approved shall not be first occupied unless and until the proposed modified accesses to London Road have been constructed in accordance with the approved plans.
2. 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 for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning area shall be retained and maintained for their designated purpose.
3. A minimum of 7 parking spaces shall be provided for staff and visitors and until such time that the 25 residential spaces have been fully allocated, the spaces are to be made available for staff and visitor parking.
4. The development hereby approved shall not be first occupied 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 a minimum of 7 bicycles within the development site.
  - b. Travel information packs are to be provided to residents/staff/visitors regarding the availability of and whereabouts of local public transport/walking/cycling/car sharing clubs/car club.

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

5. The development hereby approved shall not be occupied unless and until at least 6 of the available parking spaces have been provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

6. ( Please Note: 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 PPlan will provide this notice.)

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) provision of boundary hoarding behind any visibility zones
- (e) measures to prevent the deposit of materials on the highway
- (f) 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.

### **Reason**

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

### **Policy**

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2018.

### **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>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

2. 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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

3. 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.

4. 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).

### **Note to Case Officer**

As there is no specific car parking guidance for developments of this type, the applicant has reviewed data gathered from existing McCarthy & Stone Assisted Living Schemes to derive an appropriate parking provision for the proposed development.

The Highway Authority raised concerns with regard to the number of parking spaces being provided for staff and visitors and considered this may lead to parking on the carriageway of London Road which has no parking restrictions in the vicinity of the site. A request was made for additional survey data to be supplied to demonstrate that the 7 parking spaces being provided for staff/visitors was sufficient.

The applicant has provided further information about the operation and availability of parking spaces particularly at peak times and the Highway Authority are satisfied the provision proposed should be sufficient to accommodate all parking on site.

A review of the vehicle trip generation data for the proposed use of the site shows that there is likely to be a decrease in vehicle movements in the am and pm peak hours and across the day when compared to the existing use.