



<b>APPLICATION NUMBER</b>	<b>SU/19/0658</b>
-------------------------------	-------------------

## **DEVELOPMENT AFFECTING ROADS**

### **TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Mr Munday

**Location:** UNITS 1M AND 2M, ALBANY PARK, CAMBERLEY, GU15 2PL

**Development:** Erection of a two storey building comprising 3 units (Use Classes B1c/B2/B8) with associated vehicular accesses and vehicle parking following demolition of existing.

<b>Contact Officer</b>	Matthew Strong	<b>Consultation Date</b>	11 November 2019	<b>Response Date</b>	24 January 2020
----------------------------	----------------	------------------------------	------------------	----------------------	-----------------

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 details within the approved Travel Plan, dated 24 December 2019, shall be implemented for all units and thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.
2. The development hereby approved shall not be first occupied unless and until facilities for showers and lockers within the development site, have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
3. The development hereby approved shall not be first occupied unless and until at least 20% of all available parking spaces for each unit are provided with fast charge sockets (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.

#### **Reason**

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

#### **Policy**

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2019.

**Informatives**

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.

**Note to Planner**

The application site is accessed via a private road and does not form part of the public highway, therefore it falls outside the County Highway Authority's jurisdiction. The existing site layout comprises of 53,873sqft of B1(c)/B2/B8 floor space across two buildings, with 56 parking spaces provided for Unit 2M and 40 parking spaces provided for Unit 1M. The proposed development will see a decrease in floor space, reducing to 45,908sqft of B1(c)/B2/B8 floor space, across three separate units with 83 parking spaces available. The proposal would see a decrease in vehicle movements to/from the site. Sufficient turning space has been provided in the site for cars and HGVs to enter and leave in forward gear. Condition 3 has been included above to encourage sustainable modes of travel. The Highway Authority considers that the proposal is unlikely to have a material impact on highway safety issues.