

APPLICATION NUMBER	SU/20/0153
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr Paterson

Location: Land To The Rear Of 42 Station Road, Frimley, Camberley, Surrey GU16 7HF

Development: Erection of a two storey building comprising 4 two bedroom flats with associated amenity space.

Contact Officer	Richard Peplow	Consultation Date	15 July 2020	Response Date	17 November 2020
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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:

Condition

The development hereby approved shall not be first occupied unless and until the secure, lit and covered parking of bicycles within the development site, have been provided in accordance with the approved plans, Drawing No. Station42m-P-041, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

The above condition is 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.

Policy

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

Note to Planner

The proposal does not include any off-street parking provision within the site. The application proposes the lease of one space per apartment in the Burrell Road car park. However, the County Highway Authority (CHA) understands that leased parking spaces are not provided. Instead resident parking season tickets are available for sales. A season ticket does not guarantee a space. The availability of season tickets is dependent on parking demands and cannot be guaranteed in perpetuity. The proposal should not therefore be considered a suitable alternative to providing parking within the development. One parking space should be provided per apartment in accordance with Surrey County Council's parking standards.

The CHA considers the site to be in a sustainable location, being a short walking distance to local bus services, Frimley train station and local amenities. The proposal also includes good cycle parking provision. The development would therefore maximise opportunities for trips to be made by non-car modes of travel and would therefore support car-free living. Occasional car use could be enabled by local car club membership. It is likely however that at least some of the residents of the proposed development would own private cars and would therefore have a need for parking.

Whilst the CHA does not consider the under-provision of parking in this location to be a highway safety issue, it may lead to the loss of on-street parking amenity for local-residents which is a matter for the consideration of the Local Planning Authority. There is evidence that Station Road already has on-street parking pressure, which may therefore be exacerbated. An objective assessment of this could be made through a Parking Stress survey.