



APPLICATION NUMBER	SU/20/0342
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DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr Keith Vernon

Location: Clews Lane Nursery, Clews Lane, Bisley, Woking, Surrey GU24 9DY

Development: Installation of portacabin office and shipping container for storage of horticultural supplies, construction of plant staging areas on to geotextile membrane and gravel surfacing, and widening and relaying of vehicular access off Clews Lane.

Contact Officer	Richard Peplow	Consultation Date	21 August 2020	Response Date	16 November 2020
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who has assessed the application on safety, capacity and policy grounds and recommends the proposal be refused on the grounds that:

Refusal Reasons:

- 1) The proposed development if permitted would result in an intensification in use of the existing access onto Clews Lane, a public road, where the visibility splay in the trailing traffic direction is sub-standard. The proposed development would therefore have an unacceptable impact on highway safety, contrary to Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and Section 9 of the National Planning Policy Framework 2019.
- 2) The proposed development if permitted would result in an intensification in use of Clews Lane by large commercial vehicles. This would be to the detriment of the safety of other road users, including pedestrians, cyclists and horse-riders. The proposed development would therefore have an unacceptable impact on highway safety, contrary to Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and Section 9 of the National Planning Policy Framework 2019.

Informative Note to Planning Officer:

- 1) The County Highway Authority (CHA) would require a minimum visibility splay of 2.4 x 25m to be provided in each direction from the access, commensurate with vehicle speeds of 20mph, with no obstruction to visibility between the height of 0.6 and 2.0 metres above the ground. Visibility in the trailing traffic direction is severely restricted by an existing hedge, which appears to be on 3rd party land. It has not been demonstrated to the satisfaction of the CHA that 2.4 x 25 visibility splays could be provided over land that is

either under the control of the Applicant or is Highway land. The intensification of use of an access with substandard visibility would increase the risk of conflict with other road users.

2) Clews Lane is a narrow rural road, with no footway. It provides access to public footpaths 138 and 137 and is a road used by pedestrians as well as by cyclists and horse riders. The proposed development would lead to an increased use of the road by large commercial vehicles, needed to deliver plant materials to the development site and for transporting containerised trees and shrubs from the site to other locations. Due to the narrowness of the carriageway large commercial vehicles would not be able to pass other vehicles on Clews Lane. This may result in vehicles having to reverse a distance to reach passing places. The proposed development would therefore cause inconvenience to other road users and be to the detriment of the safety of vulnerable road users.