

[REDACTED]

From: Development Control
Sent: 30 November 2021 16:58
To: Faye Gibson
Cc: Development Control
Subject: FW: Response To Application Number SU/21/1122 at Erlwood Manor, London Road, Windlesham, Surrey, GU20 6PH,
Attachments: Response_SU-21-1122.pdf
Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: Chris Duncan [REDACTED] **On Behalf Of** TDP Surrey Heath/EAI/SCC
Sent: 30 November 2021 14:41
To: Thomas Frankland-Wells [REDACTED] Development Control
<development.control@surreyheath.gov.uk>
Subject: Response To Application Number SU/21/1122 at Erlwood Manor, London Road, Windlesham, Surrey, GU20 6PH,

Dear Thomas and Michael,

Please find attached my consultation response in relation to the above planning application.

Thanks and kind regards,

Chris

Chris Duncan
Assistant Transport Development Planning Officer

Transport Development Planning
Surrey County Council
Third Floor, Quadrant Court,
35 Guildford Road
Woking
Surrey, GU22 7QQ

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APPLICATION NUMBER	SU/21/1122
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Catherine Nikolaou

Location: Erlwood Manor, London Road, Windlesham, Surrey, GU20 6PH,

Development: Alterations to existing buildings and landscape; demolition of Biology East; construction of a three storey collaboration hub and link building; landscaping; creation of footpaths; associated infrastructure and other works.

Contact Officer	Chris Duncan	Consultation Date	1 November 2021	Response Date	30 November 2021
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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, notes the submission of the Transport Statement (TS). This document utilises a first principles methodology to understand the likely trips associated with the current site's occupiers, and the proposed occupiers. The CHA supports the use of this methodology.

The trip rates associated with the current occupiers of the site are considered to be higher in both peak and daily periods than those of the proposed occupiers, and as such the development is anticipated to represent a reduced impact on the local Highway network. Given this, the CHA raises no objections to the proposal on highway safety or capacity grounds, subject to the inclusion of the conditions below within any permission granted:

Conditions

1) Parking/turning

The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for a maximum of 8 cars to be parked and for all of these spaces to be dedicated to disabled parking and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning areas shall be used and retained exclusively for its designated purpose.

2) Construction transport management plan

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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (h) 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.

3) Cycle parking

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 an additional 54 cycles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

4) Electric vehicle charging points

The development hereby approved shall not be occupied unless and until at least 71 of the available car parking spaces are converted to be provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason and Policy

Conditions 1 to 2 are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2021.

Conditions 3 and 4 above are required in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to meet the requirements of the Surrey Heath Core Strategy and Development Management Policies.

Informatives

1) Mud/debris on the highway

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).

2) Damage to the highway

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

3) Electric vehicle charging

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 for Planning Officer

Please contact the officer shown in the above table if you require additional justification for the County Highway Authority's recommendation on this planning application.

Surrey County Council's '[Transportation Development Control Good Practice Guide](#)' provides information on how the County Council considers highways and transportation matters for development proposals in Surrey.