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Duncan Carty
SURREY HEATH BOROUGH COUNCIL
SURREY HEATH HOUSE
KNOLL ROAD
CAMBERLEY
GU15 3HD

15 March 2022

Dear Duncan

APPLICATION NO. SU/22/0167

SITE: Langshot Equestrian Centre, Gracious Pond Road, Chobham, Woking, Surrey, GU24 8HJ

I refer to the above planning application upon which you have requested our consideration of the highway and transport issues. Before I am able to provide a full response, please request the following be provided by the Applicant:

The proposed development may lead to an increase in vehicle movements, including HGVs, on narrow rural roads used by horse-riders, cyclists and pedestrians.

A Transport Assessment needs to be provided detailing the estimated traffic generation from the proposed light industrial use compared to the existing lawful use as an Equestrian Centre.

Note: The Design and Access Statement includes an estimated number of vehicles per day (e.g. 200 private cars) and also refers to frequent van and 18t truck deliveries. The TA must quantify the total trip generation i.e. total arrivals and departures per day and at identified peak times.

This should be compared to the estimated trip generation for an Equestrian Centre in a stand alone, i.e. rural location, using TRICS survey data and methodology. Data should be provided for all vehicles and for OGVs. Any additional supporting evidence of the historic use of Langshot Equestrian Centre should be provided, as appropriate.

The Transport Assessment must consider the impact of any significant increase in traffic commenting on the suitability of the access(es) onto Gracious Pond Road, potential impact on users of Footpath 54 and the wider impact on the local highway network. As the proposed use

might include articulated lorries, vehicle tracking should be provided at the access(es) from Gracious Pond Road leading to the site.

Please request that the Applicant provides the above amendments/information in sufficient time so that we may respond before your deadline for determination. Please ensure that the response to this letter is in writing and all appropriate documentation, as requested, is attached.

Yours sincerely,

Richard Peplow
Transport Development Planning Officer