

<b>APPLICATION NUMBER</b>	<b>SU/21/0936/FFU</b>
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**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** LNT Care Developments Ltd

**Location:** Orchard Cottage Shepherds Lane Windlesham Surrey GU20 6HL

**Development:** Erection of a two-storey, 66 bedroom care home for older people with associated parking and landscaping.

<b>Contact Officer</b>	Richard Peplow	<b>Consultation Date</b>	26 August 2021	<b>Response Date</b>	19 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, recommends the following conditions be imposed in any permission granted:

**Conditions**

- 1) No part of the development shall be first occupied unless and until the modified vehicular and pedestrian access onto Chertsey Road has been constructed and provided with visibility splays of 2.4 x 200m in an easterly direction and 2.4 x 137m in a westerly direction in accordance with the approved plans (Drawing No. GU20 6HL A-09) and thereafter the visibility splays shall be kept permanently clear of any obstruction above 1.05m high.
- 2) 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 (Drawing No. GU20 6HL-A-03 A) for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.
- 3) 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) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) 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.

(Notice in writing must be given by the Local Planning Authority to the Applicant that if planning permission is granted this condition is intended to be imposed, or pre-authorisation from the applicant must be sought before recommending the imposition of this condition. The Validation requirements for planning applications needing the submission of a Construction Management Plan will provide this notice).

4) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans (Drawing No. GU20 6HL-A-03 A) for the secure parking of 10 bicycles within the development site in a secure, covered facility

and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

5) Prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document.

And then the approved Travel Plan shall be implemented upon first occupation of the site and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

6) The development hereby approved shall not be occupied unless and until 20% of the proposed parking spaces (6 no. spaces) are 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) and a further 20% of available spaces are provided with the power supply to provide additional fast charge sockets, in accordance with a scheme to be submitted to 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 and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2019.

## **Policy**

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

## Highway Informatives

- 1) The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.

[www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-drop-ped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-drop-ped-kerbs)

- 2) The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- 3) 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).
- 4) 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.
- 5) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
- 6) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
- 7) 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.

8) Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment:

<https://www.theiet.org/resources/standards/cop-electric.cfm>

9) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>

10) The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

[www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

11) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

## **Note to Planning Officer**

### **Access**

The County Highway Authority is satisfied that suitable and safe access would be provided for vehicles and pedestrians. Chertsey Road is a semi rural, tree-lined single carriageway road. Although the access is located where the national speed limit of 60mph applies, it is approximately 15m from the start of the 40mph limit approaching Windlesham. Vehicle speeds would be expected therefore to be predominantly significantly less than 60mph. A visibility splay of 2.4 x 137m is available in the westerly direction, which would be deemed suitable for an 85th percentile speed of 48mph. This accords with speed survey data for Chertsey Road. The access will allow for simultaneous entry and exit of vehicles from the site, ensuring that vehicles would not need to wait to enter from Chertsey Road. The plans would provide for a dedicated footway into the site.

### **Parking**

The proposed development would provide for 33 parking spaces for a 66 bed facility. This accords with Surrey Heath Borough Council's adopted Parking Standards of one space per two residents. 20% of available spaces would be provided with electric vehicle fast charge sockets in accordance with the standards.

## **Sustainability**

The CHA has recommended that a Travel Plan be implemented in order to promote and facilitate trips to the site by means other than single occupancy vehicles.