

<b>APPLICATION NUMBER</b>	<b>SU/21/0895</b>
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**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Mr Paul Reeves

**Location:** Novartis, 200 Frimley Business Park, Frimley, Camberley, Surrey, GU16 7SR,

**Development:** Demolition of existing buildings and redevelopment of the site to provide 4no. industrial/warehouse buildings (5no. units) (Flexible Use Class B2/B8/E(g)(i)- (iii))) together with associated landscaping works and car parking/servicing.

<b>Contact Officer</b>	Chris Duncan	<b>Consultation Date</b>	16 August 2021	<b>Response Date</b>	20 September 2021
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application notes the site is located on a business estate linked to the local highway network via a private road, Frimley Business Park (X331). Given this, the CHA considers that any changes as part of the proposed development will occur on private land outside of the jurisdiction of the CHA.

The Applicant has provided a Transport Statement that seeks to predict the expected increase in trips associated with the proposal. The CHA has reviewed this and supports the use of TRICS data in order to obtain expected trip rates for new developments.

The CHA considers that, whilst the end user of the proposed development is currently unknown, the expected uplift in trips associated with the site is unlikely to represent a significant impact as a result of any of the potential land uses proposed, and this is based on knowledge of the local highway network and the predicted trip rates.

The CHA also notes that the Applicant has submitted a Travel Plan in order to encourage future occupiers to utilise sustainable travel wherever possible. The CHA is supportive of this approach and recommends the following condition be imposed in any permission granted:

**Condition**

1) Travel plan

Three months 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 'Framework Travel Plan' document.

And then the approved Travel Plan shall be implemented prior to occupation and for each and every subsequent occupation of the development, thereafter maintained and developed to the satisfaction of the Local Planning Authority

## 2) Electric vehicle charging

The development hereby approved shall not be occupied unless and until 20% of the proposed car parking 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 thereafter retained and maintained to the satisfaction of the Local Planning Authority.

## 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.

## Policy and reason

The above conditions are required in recognition of the National Planning Policy Framework 2019.

## 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.



**National Highways Planning Response (NHPR 21-09)  
Formal Recommendation to an Application for Planning Permission**

**From:** Nichola Bell (Regional Director)  
Operations Directorate  
Southeast Region  
National Highways  
[PlanningSE@highwaysengland.co.uk](mailto:PlanningSE@highwaysengland.co.uk)

**To:** Duncan Carty, Surrey Heath Borough Council

**CC:** [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk)  
[spatialplanning@highwaysengland.co.uk](mailto:spatialplanning@highwaysengland.co.uk)

**Council's Reference:** 21/0895/FFU

**Location:** Novartis, 200 Frimley Business Park, Frimley, Camberley, Surrey, GU16 7SR

**Proposal:** Demolition of existing buildings and redevelopment of the site to provide 4no. industrial/warehouse buildings (5no. units) (Flexible Use Class B2/B8/E(g)(i)-(iii)) together with associated landscaping works and car parking/servicing

**National Highways Ref:** 92327



Referring to the consultation on the planning application referenced above, in the vicinity of the M3 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- d) recommend that the application be refused (see reasons at Annex A)

Highways Act 1980 Section 175B is not relevant to this application.<sup>1</sup>

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via [transportplanning@dtf.gov.uk](mailto:transportplanning@dtf.gov.uk) and may not determine the application until the consultation process is complete.

<b>Signature:</b> 	<b>Date:</b> 04/11/2021
<b>Name:</b> Patrick Blake	<b>Position:</b> Area 3 Spatial Planning Manager National Highways <a href="mailto:planningSE@highwaysengland.co.uk">planningSE@highwaysengland.co.uk</a>
<b>National Highways</b> Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ	
	

<sup>1</sup> Where relevant, further information will be provided within Annex A.