



APPLICATION NUMBER	SU/22/0423
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DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Gordon Murray Group Limited

Location: Gordon Murray Hq Chertsey Road Windlesham Surrey GU20 6HL

Development: Variation of Condition 22 (highway improvement works) and removal of condition 24 (bridleway details) pursuant to application 20/0747/FFU, permitted 09.02.2021.

Contact Officer	Richard Peplow	Consultation Date	11 May 2022	Response Date	21 June 2022
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THE COUNTY HIGHWAY AUTHORITY has undertaken an assessment of the details submitted pursuant to the variation of condition 22 (highway improvement works) and removal of condition 24 (bridleway details) of permission 20/0747/FFU. Both of these are considered acceptable.

Note to Planning Officer

As detailed in the submitted documentation the CHA carried out a technical review of the S278 plans and a stage 2 Road Safety Audit was undertaken.

Condition 24

The RSA report recommended that the bridleway be maintained in its current position, separated from the emergency access, and that temporary diversion of the bridleway was not required. This condition can therefore be removed.

Condition 22

The requirement for this condition was in response to the junction modelling carried out as part of the Transport Assessment. This indicated that mitigation measures to improve the RFC (Ratio of Flow to Capacity) and visibility at the junction would be beneficial in the longer term, once the development was fully operational.

The RSA report raised the issue that the proposed widening of the junction bellmouth may have the negative effect of further reducing visibility splays due to vehicles being aligned closer to the left side kerb. The removal of vegetation within the visibility splay was however recommended.

It is considered reasonable that the above junction improvement measures are further reviewed and implemented prior to first occupation of Phase 3 of the development. The suggested variation to the condition is therefore acceptable.