

APPLICATION NUMBER	SU/22/0587
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Savoy Investment

Location: Reef House Snows Ride Windlesham Surrey GU20 6LA

Development: Erection of replacement dwelling and replacement ancillary building and associated works following demolition of existing dwelling and ancillary building

Contact Officer	Kirsty Wilkinson	Consultation Date	20 July 2022	Response Date	2 August 2022
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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:

Condition

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority

Informatives

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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or

entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

Reason

The above condition is required in recognition of “Promoting Sustainable Transport” in the National Planning Policy Framework 2019.

Policy

The above condition is required to satisfy the Runnymede Local Plan (2030) policies:

Policy SD3: Active & Sustainable Travel,
Policy SD7: Sustainable Design.

The above conditions is required in order that the development should meet the objectives of National Planning Policy Framework.

Note to Planner

The application is for a replacement dwelling, therefore there will not be a significant increase in vehicular traffic.