



<b>APPLICATION NUMBER</b>	<b>SU/23/0486/FFU</b>
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**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Melanie Chetley

**Location:** The Ferns , Woodlands Lane, Windlesham, Surrey, GU20 6AS

**Development:** Demolition of existing dwelling and erection of seven dwellings with associated landscaping and parking

<b>Contact Officer</b>	Richard Peplow	<b>Consultation Date</b>	18 May 2023	<b>Response Date</b>	27 June 2023
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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 proposed modified vehicular access to Woodlands Lane has been constructed and provided with 2.4 x 43 metre visibility splays in general accordance with Drawing No. 23-J4241-100 and subject to detailed design and Surrey County Council's full technical and road safety auditing requirements and thereafter the visibility splays shall be kept permanently clear of any obstruction between the height of 0.6 and 2.0 metres above the level of the carriageway.
- 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 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) The development hereby approved shall not be occupied unless and until each of the proposed dwellings are 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.

4) The development hereby approved shall not be first occupied unless and until the proposed dwellings are each provided with parking for a minimum of two bicycles in a robust, secure and lockable enclosure and including a standard three-pin plug socket for the charging of electric bikes in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

5) 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) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.00 am and 3.15 and 4.00 pm
- (j) 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).

### **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 2021.

### **Policy**

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2021.

### **Highway Informatives**

- 1) 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

- 8) 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.
- 9) 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.
- 10) 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.

#### **Note to Case Officer**

##### **Access**

The proposed development would utilise existing vehicle accesses to the site. An existing vehicle crossover would provide access to Plot 1. Plots 2 to 7 would be accessed by a new bellmouth junction with 6m kerb radii and 5.5m carriageway width to provide for simultaneous access and egress from the site. The County Highway Authority is satisfied that the required visibility splays and junction geometry can be provided. A 2m wide footway would be provided into the site for pedestrian access.

##### **Trip Generation**

The likely trip generation from a development of an additional 6 dwellings is not considered to have a material impact on the local highway network.

##### **Sustainability**

Community facilities, including access to bus services are within an acceptable walkable distance of the site, using an existing continuous footway.

##### **Parking**

The proposed parking provision accords with Surrey County Council's Parking Standards. Whilst there is no dedicated visitor parking proposed this is not a requirement for a proposed development of 7 houses. The CHA notes that issues have been raised regarding parking provision with regard to the higher levels of provision required under the Windlesham Neighbourhood Plan. The parking arrangement for Plot 2 shows two parking spaces in perpendicular in front of the garage. Because of the amount of manoeuvring of

vehicles this would require this should only be counted as 2 parking spaces in total, rather than 3. This would not therefore conform with Windlesham Neighbourhood Plan's parking requirement of 3 spaces for a 3 bed dwelling. It would however still comply with SCC's Parking Standards requirement for 2 spaces. The proposed parking arrangements for all of the other plots would conform to both the Windlesham Neighbourhood Plan and to SCC's Parking Standards.