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Jack Trendall  
ELMBRIDGE BOROUGH COUNCIL  
CIVIC CENTRE  
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5 January 2023

Dear Jack Trendall

**APPLICATION NO.** EL/22/3525

**SITE:** The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN

I refer to the above planning application upon which you have requested our consideration of the highway and transport issues. Before I am able to provide a full response, please request the following be provided by the Applicant:

Has consideration been given to vehicular visibility around the bend on entrance/exit to/from the site at the junction with Orchard Road? Please can the available visibility be checked and considered against standards within The Manual for Streets for likely entry/exit speeds to/from Orchard Road.

The stated refuse collection arrangements for Block A utilising the vehicular access ramp do not appear to be safe and practical and would involve a large transfer distance. This arrangement would be unlikely to be considered acceptable for public collections should this ultimately be required. Has a ground level bin store within reasonable carry distance of dwellings and proposed vehicular turning head been considered? The location of the refuse bins for the proposed houses is not shown on the drawings and should be considered.

The provided vehicular swept paths demonstrate that only vehicles in one direction at a time could access the basement car parking area and there would be limited visibility between entering and exiting vehicles. Has a signalised car park access arrangement been considered for practicality and safety reasons?

All dwellings within the site (where provided with a car parking space) should be provided with access to a parking space with electric vehicle charging points in accordance with the current Surrey guidelines as below.

<b>Flats/Apartments/houses</b>	1 fast charge socket per flat/house (allocated and unallocated spaces).	7kw Mode 3 with Type 2 Connector	230v AC 32 Amp Single Phase dedicated supply
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It is noted that some parking is located on the lower ground floor under one of the proposed buildings. Whilst the County Highway Authority has no in principle objection to this please can it be confirmed that the fire service/ building regulations have been consulted on the proposed parking - particularly in relation to EV charging? Building Control and Fire Services should be consulted on the implementation of EV charging points in undercover parking areas. Should it not be deemed possible to provide EV charging here due to fire safety reasons the County Highway Authority will require alternative EV charging points to be provided.

The overall site proposals would support a Car Club and a S106 Agreement guaranteeing such provision for at least 3 years is recommended. Car parking for a Car Club vehicle would need to be provided on Orchard Lane and supported by appropriate TRO's and opportunity for EV Charging. Resident incentives for 3 year free membership & £50 free drive time should be provided as part of the proposed Residential Travel Facilities.

It is proposed that many of the residents of the development would be over 60 years old and some may therefore have limited mobility. Nearby public transport facilities within a short access distance of the site would therefore be necessary to avoid increased car based trips. The Transport Statement states that the nearest bus service (514) is hourly and this is incorrect. The nearest frequent bus service is service 515 located at Ember Lane/Embercourt Road approximately 800 metres south of the site. A contribution towards maintaining and enhancing local bus services which will support the sustainability of this site, via a S106 agreement, should be considered. This may include improved bus stop infrastructure or enhanced service provision/frequency.

Please request that the Applicant provides the above amendments/information in sufficient time so that we may respond before your deadline for determination. Please ensure that the response to this letter is in writing and all appropriate documentation, as requested, is attached.

Yours Sincerely,

Andrew Slater