

<b>APPLICATION NUMBER</b>	<b>EL/23/0962</b>
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**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Claygate House Investment Ltd

**Location:** Land North of Raleigh Drive Claygate Esher Surrey

**Development:** Outline application for up to 60 dwellings, associated landscaping and open space with access from Raleigh Drive (For access).

<b>Contact Officer</b>	Andrew Slater	<b>Consultation Date</b>	28 April 2023	<b>Response Date</b>	31 July 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:

- 1) Prior to occupation of the new development, a scheme to provide site access arrangements in the form of a 4-arm junction at Raleigh Drive/Loseberry Road/Rythe Road as generally set out on submitted drawing number 170822-03 Rev D shall be implemented by the developer via a Section 278 Agreement with the CHA under The Highways Act 1980. The proposed scheme will be subject to relevant design and safety checking by the CHA at the developers' expense. Supporting Traffic Regulation Orders will also be required to be administered by SCC at the applicant's expense.
- 2) Prior to occupation of the new development, a scheme to provide a 'raised table' traffic calming facility at the junction of Hare Lane/Littleworth Road/Arbrook Lane as generally set out on submitted drawing number 170822-07 Rev A shall be implemented via an appropriate agreement with the CHA at the developers' expense.
- 3) Prior to occupation of the new development, a scheme to provide carriageway narrowing on Hare Lane and associated non-signalised pedestrian crossing facilities on Hare Lane, as generally set out on submitted drawing number 170822-02 Rev E shall be implemented by the developer via a Section 278 Agreement with the CHA under The Highways Act 1980.
- 4) Prior to occupation of the new development, a non-vehicular access point connecting to the adjacent development served from Littleworth Rd, as generally set out on submitted drawing number 170822-08, shall be provided as part of the detailed development proposals.
- 5) Prior to occupation of the new development, a scheme to provide 20 mph Zone signage on Raleigh Drive, Rythe Rd and Loseberry Road shall be implemented via an appropriate agreement with the CHA at the developers' expense. Supporting Traffic Regulation Orders will also be

required to be administered by SCC at the applicant's expense

6) Prior to occupation of the new development, a scheme to provide a 'Car Club' shall be provided at the developers' expense. The Car Club shall include the following minimum provision.

- A Car Club with dedicated Ultra Low Emission Vehicle bays at a location to be agreed as part of the detailed planning submission
- Appropriate charging points for Ultra Low Vehicle Usage
- Residents to be provided with 3-year free membership and £50 free drive time
- Car Club to be supported by the developer for a minimum of 3 years

7) Prior to the occupation of the development a Travel Plan shall be agreed with the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". Then the approved Travel Plan shall be implemented and thereafter maintained and developed to the satisfaction of the Local Planning Authority. Appropriate targets and monitoring will be agreed and CHA Travel Plan checking fees provided at the developer's expense.

8) The development hereby approved shall not be occupied unless and until each 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 the details to be approved by the LPA and thereafter retained and maintained to the satisfaction of the LPA. It should be noted that where basement charging points are proposed, these will need to be agreed with the local fire authority.

9) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with details to be approved by the LPA for vehicles and cycles to be parked and for vehicles to turn around within the site. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

10) 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
- (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) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) No HGV movements to and from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm
- (k) 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.

## **Reason**

Conditions 2,3,4,6,7 and 8 are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

Conditions 1,2,3,5,9 and 10 are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

## **Policy**

The above conditions are required in order to meet the objectives of the NPPF (2021), and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

## **Highway Informatives**

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.

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).

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.

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge.

The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

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 Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).