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Jack Trendall  
ELMBRIDGE BOROUGH COUNCIL  
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HIGH STREET  
ESHER  
KT10 9SD

22 September 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. It is noted that the current proposals do not appear to show significant changes in relation to highways and transportation aspects than those previously commented upon and therefore the CHA makes similar comments to previous proposals as set out below.

"Before I am able to provide a full response, please request the following be provided by the Applicant:

"Within the Entran letter TP53xx\_L3\_RF it is stated that the refuse collection methodology has been misunderstood by SCC. This is not the case, SCC understands the proposed method of storage within the basement refuse collection area and transfer along the car park access ramp to ground floor, as stated by Entran. The source of our concern that this transfer arrangement is impractical and potentially dangerous when the access ramp is steep, with tight radii and limited visibility. A better solution would be to store all refuse within an easily accessible ground floor storage area.

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. Whilst the

proposals may comply with Building Regulations, additional fire safety measures may be required.

In the event that the proposed development is recommended for approval, the following planning conditions are recommended:

### **Conditions**

- 1- The development hereby approved shall not be occupied unless and until each of the proposed car parking spaces 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 the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority
- 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 and cycles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.
- 3- The development hereby approved shall not be first occupied unless and until a shared transport scheme has been submitted to and approved in writing by the Local Planning Authority. The shared transport scheme shall include either a) the provision of a car club space with opportunity for EV charging, a minimum of one car club vehicle for occupiers to use in accordance with the scheme, eligible residents will be provided with a minimum of three years free car club membership and £50 free drive time, or b) the provision of a mini-bus (or similar) for a minimum of three years to provide shared transport for the residents of the development. Thereafter the car club or minibus vehicles shall be retained and maintained for their designated purpose(s) for a minimum of three years.
- 4- The development hereby approved shall not be first occupied until a system of signalised control of vehicular access to the proposed basement car parking is provided.

### **Reason**

Conditions 1 and 3 are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

Conditions 2 and 4 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 to form a vehicle crossover to install dropped kerbs.

[www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs)

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 permit and, potentially, 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).

**Note to Planning Officer**

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 applicant has not proposed any improvements to existing bus services or infrastructure. As part of any Section 106 negotiations, a contribution towards maintaining and enhancing local bus services and/or infrastructure which will support the sustainability of this site should be sought. "

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