

Lamine Diallo
Surrey County Council

16 January 2024
Our Ref: 2024/6635

Dear Lamine,

RE: EL/23/2860 - LAND AT 12 AND LAND WEST OF 10 TO 26 CLAYGATE LANE, ESHER, KT10 0AQ

RGP is instructed to provide planning and highways advice with regards to the proposed residential development at the above site.

I refer to comments received on planning application EL/23/2860 dated 10th and 22nd November respectively, copies of which are attached hereto. I note that the comments largely refer to the proposed access arrangement with Claygate Lane, with the pertinent points as follows:

- The interaction between the access and that of the neighbouring property should be improved in respect of the dropped and full-height kerb succession;
- The access to serve the development should be designed as a Copenhagen Crossing;
- The pedestrian intervisibility splays should be re-aligned to commence before the footway; and
- The width of the internal bend should be considered for refuse vehicle and fire tender access.

Commentary and supporting material regarding these points is therefore provided herein.

Access Junction

The comments received regarding the layout and profile of the access junction have been considered and reflected in an amended arrangement, as shown in the attached drawing **2023/6635/007**, attached hereto.

As requested, the access junction now takes the form of a Copenhagen-style crossover, with this including appropriate surface treatment where the crossover meets Claygate Lane, and similarly so upon entry to the site. This allows for a the continuous footway along the frontage of the site to be retained and removes the need for tactile paving as was previously shown. Furthermore, the surfacing at the juncture with Claygate Lane would span the entirety of the shared crossover with the adjacent No.10 property, hence allowing for unfettered access to be retained to the neighbouring driveway, as is currently the case with the shared crossover.

The amended access arrangement would retain the extent of double-yellow lining as previously proposed to facilitate vehicle access and egress at the site. It should be noted that this point, alongside the other general arrangements for the access, were subject to a Stage 1 Road Safety Audit as part of the original submission, with no fundamental issues identified.

As requested, the pedestrian visibility splays have been amended and these are also shown in drawing **2022/6635/007**.

Vehicle Manoeuvring within Site

The comments regarding the access for larger vehicles (e.g. refuse, fire tender) have been considered. The constrained nature of the site results in a narrowed carriageway in parts, and this includes the section of bend adjacent to Plots 2 and 3-5.

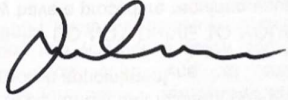
Amendments have been made to the internal kerbing and landscaping along the access road to better-facilitate vehicle entry and egress, including in the event that a larger vehicle (e.g. refuse) be required to pass a car, for example.

Drawing **2022/6635/003**, attached hereto, illustrates the passage of a refuse vehicle and fire tender within the site, including in the event of passing a car. The amendments reduce the likelihood of any kerb overrun, with any overhang of the low-level flanking landscaping being by the chassis of the vehicle only. Whilst there are more narrow sections of the access road, these are limited with proceeding wider sections to allow for two-way movement. The likely incidence of a simultaneous arrival and departure at the site would be nominal, owing to the relatively low level of trip attraction as confirmed within the supporting Transport Statement (2023/6635/TS01).

Summary

I trust that the contents of this letter and the attached supporting material satisfactorily addresses the requests received in the formal comments, however RGP would be pleased to provide further information in due course, if necessary.

Yours sincerely,



James Colston
Principal Consultant
RGP

Enc.
Surrey County Council Highways Comments
RGP drawing 2022/6635/007 P4
RGP drawing 2022/6635/003 P8



SCC Highways Responses

APPLICATION NUMBER	EL/23/2860
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Wynngate

Location: Land at 12 and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ

Development: Development comprising of 6 houses (2 detached and 2 pairs of semi-detached) and 3 flats and associated hard and soft landscaping following demolition of the existing house.

Contact Officer	Lamine Diallo	Consultation Date	9 November 2023	Response Date	10 November 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 new vehicular access to Claygate Lane has been constructed and provided under provision of a Section 278 Agreement with the Highway Authority at the developers' expense. The layout and visibility splays shall be in general accordance with drawings 2022/6635/007. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.
- 2) The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Claygate Lane, the depth measured from the back of the footway and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
- 3) The proposed access arrangements will include the provision of double yellow lines on either side of the access to prevent vehicles obstructing visibility. This change in Traffic Regulation Order (TRO) must be agreed with the CHA parking team and implemented at the developers' expense.
- 4) 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 by the Local Planning Authority for vehicles to be parked and for vehicles 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 purposes.
- 5) 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 cycles to be parked. All cycle

parking should be secure, covered and lit. Thereafter, the parking areas shall be retained and maintained for their designated purposes.

6) 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 the approved plans by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

7) 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) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.30 am and 3.00 and 4.30 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up/waiting within Claygate Lane during these times.

(e) 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.

Reasons

Conditions 1,2,3,4, and 7 are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Conditions 5 and 6 are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023.

Policies

The above conditions are required in order to meet the objectives of the NPPF (2023), and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

Highway Informatives

1. The applicant is expected to ensure the safe operation of all construction traffic 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. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

2. 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).

3. 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

4. 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.

5. 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.

6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway 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 (including Stats connections/diversions required by the development itself or the associated highway 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/permits-and-licences/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.

Note to Case Officer

Although the pre-application discussions concerned a smaller scheme, we still consider the increase in traffic compared to the existing would not be significant.

Furthermore, the location of the site is sustainable with shared pedestrian/cycle surfaces on the eastern footway allowing residents to access Hinchley Wood Station on foot or by bike within 15 minutes. Indeed, the Transport Assessment has illustrated that bus stops, Hinchley Wood Railway Station and Thames Ditton Rail Station fall within the 2km walk catchment areas.

From: Lamine Diallo <Lamine.Diallo@surreycc.gov.uk>
Sent: 22 November 2023 11:49
To: Jack Trendall; Town Planning
Cc: Andrew Slater; TDP Elmbridge/EAI/SCC
Subject: RE: Response To Application Number EL/23/2860 at Land at 12 and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ

Follow Up Flag: Follow up
Flag Status: Completed

 External email >

Hello Jack,

Following on our phone conversation earlier please see below the additional comments to improve the plans.

Drawing 2022/6635/007 – The kerb radii are not good. The dropped kerb and full height kerb succession is not ideal, and it should be shifted further away from next door. This new access should be designed as a Copenhagen crossing as per the Healthy streets guidance which is now our new go to document:
<https://healthystreets.surreycc.gov.uk/>

The pedestrian visibility splay (2mx2m) should be shifted back. The current location of splay shown in the drawing is wrong. The splay should start before the footway.

Drawing 2022/6635/003 -The Swept Path Analysis (SPA) for Refuse Vehicle and Fire Tender seems very tight esp. on bend where refuse vehicles are likely to mount kerbs. Measures at right scale show approximately 4.6m at bend which too narrow for refuse vehicles to pass simultaneously with another car.

Site Plan – The existing footpath has been shown neither as a continuous footway or shared surface.

Please amend the drawing to reflect the changes.

With Kind regards,
Lamine

Lamine Diallo
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**NO
ONE
LEFT
BEHIND**



Our
Residents



Being
Excellent



Being
Open



Working
Together



Respecting
Others

New [#HealthyStreetsForSurrey](https://healthystreets.surreycc.gov.uk/) guidance is live, designed to prioritise air quality, physical activity and community wellbeing. Visit <https://healthystreets.surreycc.gov.uk/>

From: Lamine Diallo **On Behalf Of** TDP Elmbridge/EAI/SCC

Sent: Tuesday, November 14, 2023 12:01 PM

To: jtrendall@elmbridge.gov.uk; tplan@elmbridge.gov.uk

Subject: Response To Application Number EL/23/2860 at Land at 12 and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ

Dear Jack,

Please find attached my consultation response in relation to the above planning application.

Kind Regards,
Lamine Diallo

Lamine Diallo
PDP Transport Development Planning Officer
Surrey County Council
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Email: Lamine.Diallo@surreycc.gov.uk

New #HealthyStreetsForSurrey guidance is live, designed to prioritise air quality, physical activity and community wellbeing. Visit <https://healthystreets.surreycc.gov.uk/>
<<https://healthystreets.surreycc.gov.uk/>>

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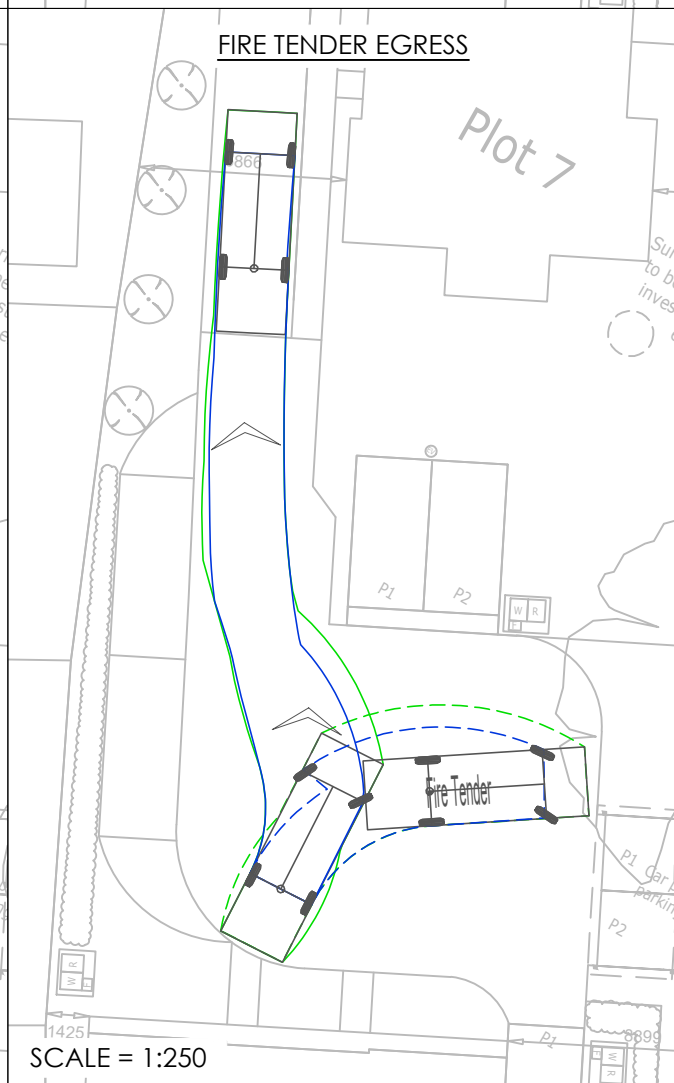
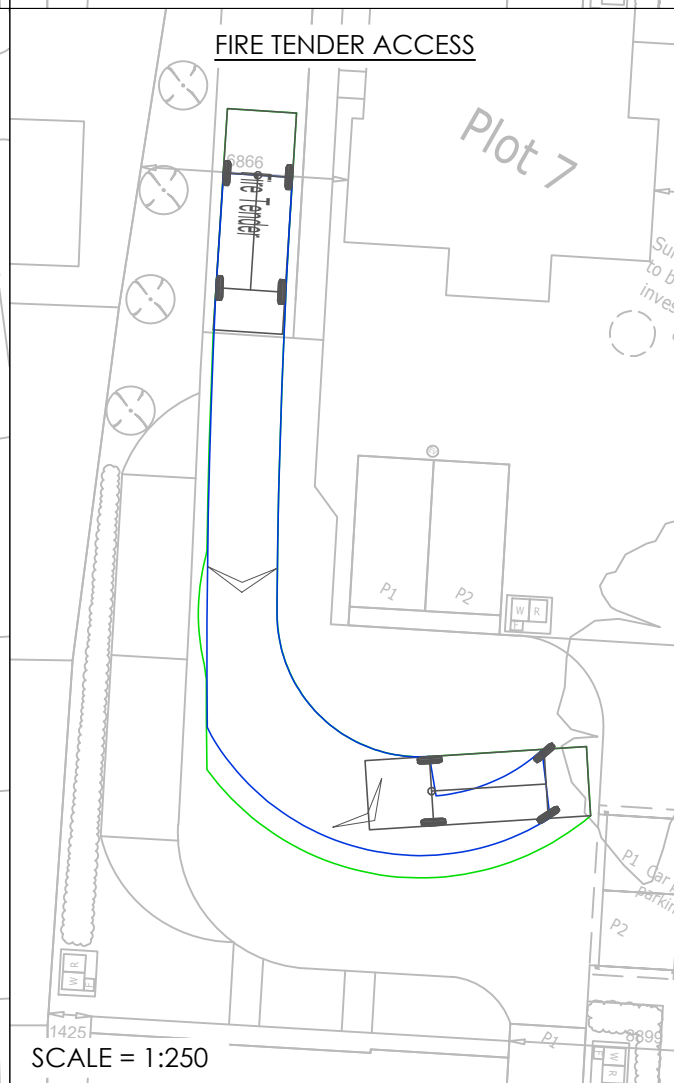
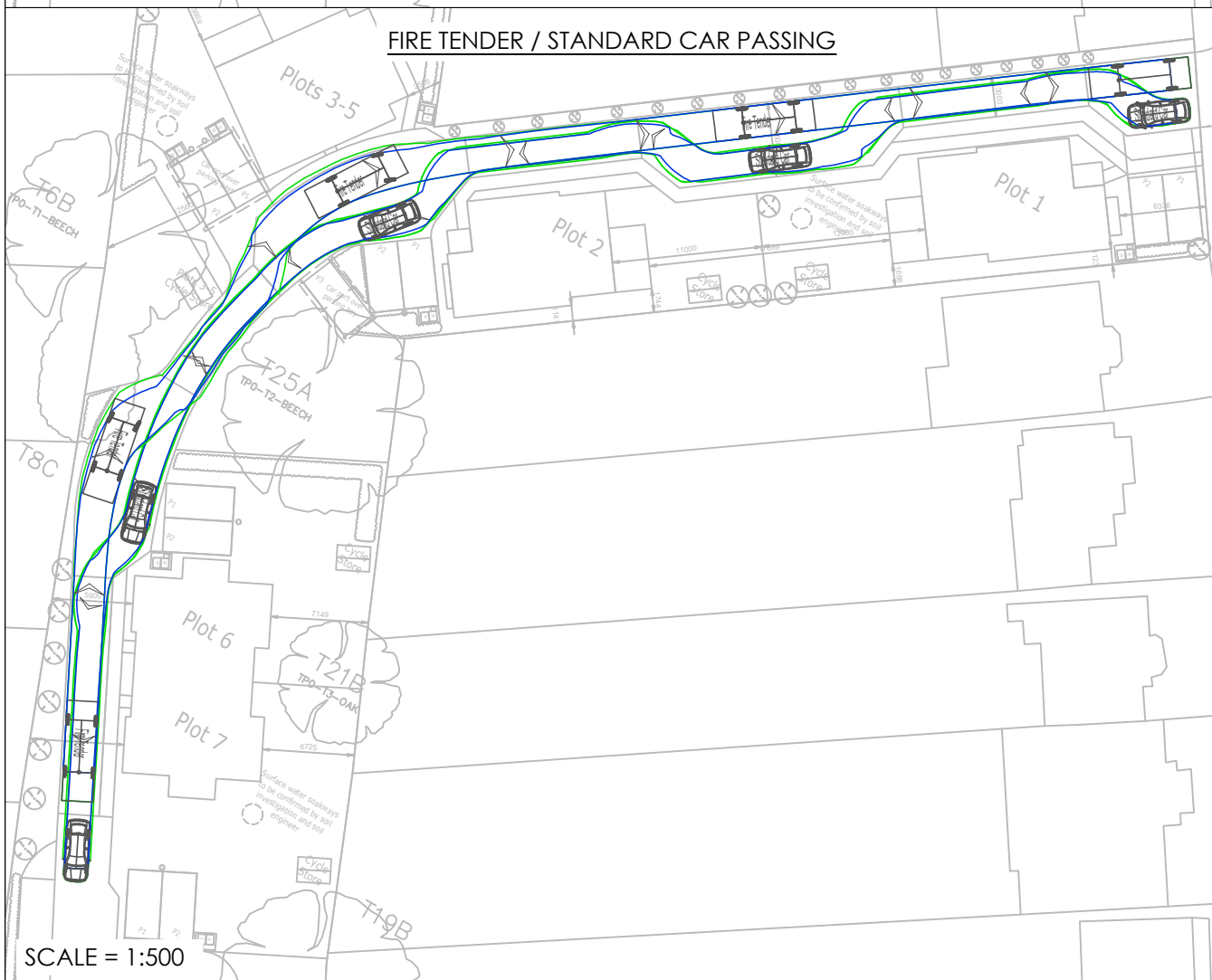
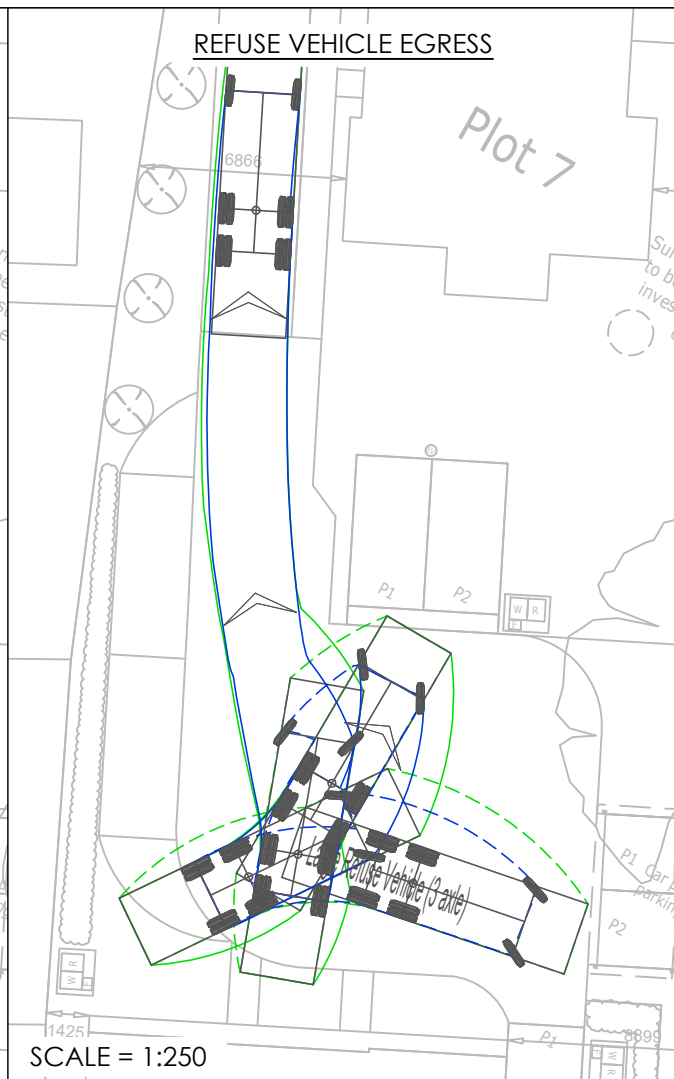
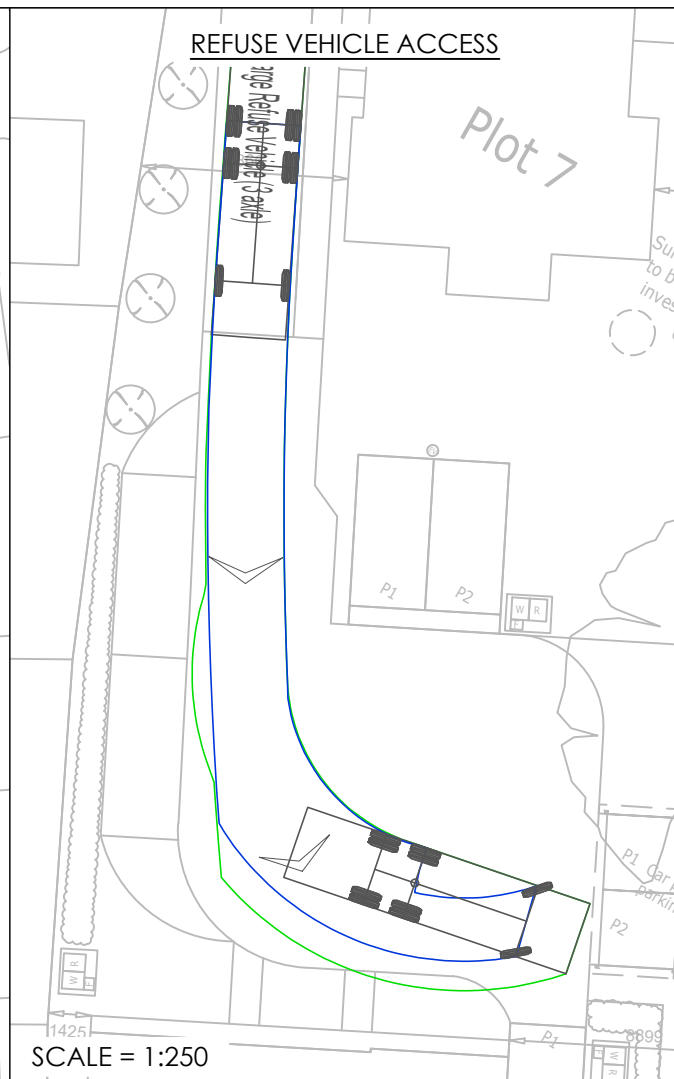
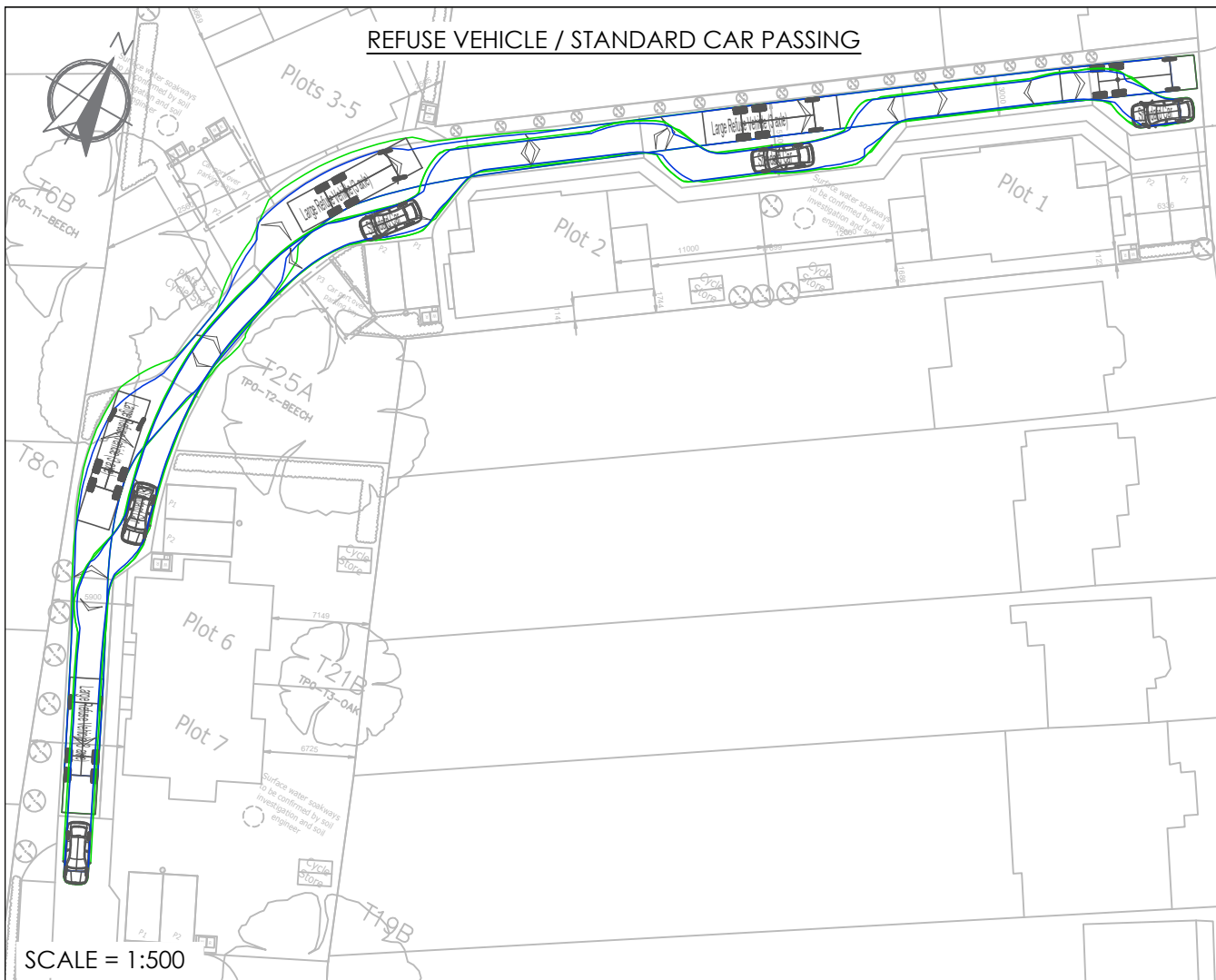
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RGP Drawings



NOTES

This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.

Large Refuse Vehicle (3 axle)

Overall Length	9.860m
Overall Width	2.450m
Overall Body Height	3.814m
Min Body Ground Clearance	0.366m
Track Width	2.450m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

Fire Tender

Overall Length	7.334m
Overall Width	2.286m
Overall Body Height	3.495m
Min Body Ground Clearance	0.389m
Track Width	2.286m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	8.000m

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RESIDUAL HAZARDS

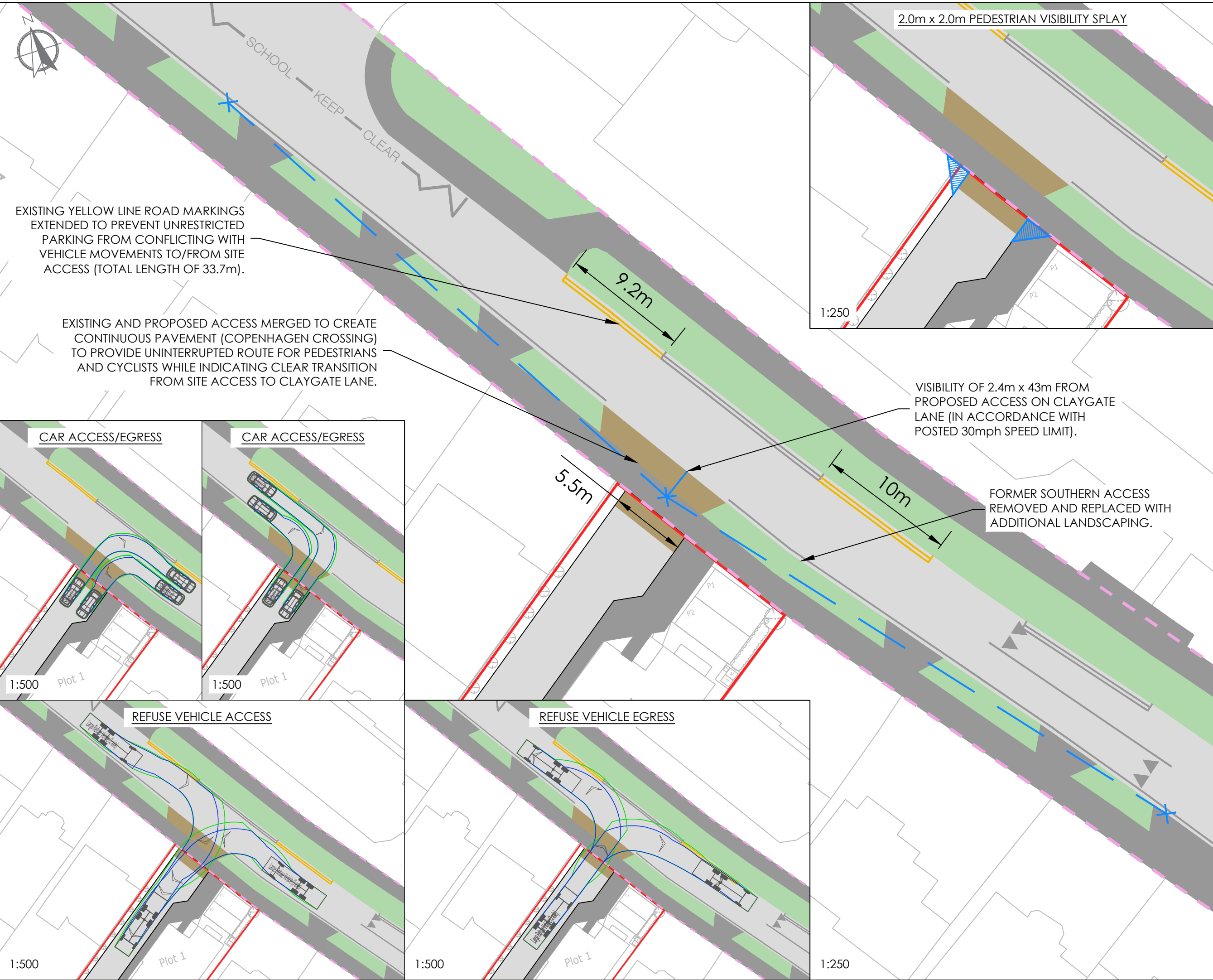
In addition to the hazards/risks normally associated with the type of work detailed on this drawing, please note the following residual hazards:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

Rev.	Drawn	Comments	Date
P8	GE	SITE LAYOUT & SWEEP PATHS UPDATED	11/01/24
P7	GE	SITE LAYOUT UPDATED	11/09/23
P6	GE	SITE LAYOUT & SWEEP PATHS UPDATED	07/09/23
P5	GE	SITE LAYOUT & SWEEP PATHS UPDATED	29/06/23
P4	GE	SITE LAYOUT & SWEEP PATHS UPDATED	21/11/22
P3	GE	SITE LAYOUT & SWEEP PATHS UPDATED	07/11/22
P2	GE	SITE LAYOUT & SWEEP PATHS UPDATED	19/10/22
P1	GE	FIRST ISSUE	06/06/22

RGP
Transport Planning and Infrastructure Design Consultants
Shackelford Suite, Mill Pool House, Mill Lane, Godalming, GU7 1EY
1-2 Paris Garden, London, SE1 8ND
Tel: 01483 861681 / 020 7078 9662 www.rgp.co.uk

Client	Wynngate						
Project	Claygate Lane, Hinchley Wood						
Drawing title	Refuse Vehicle & Fire Tender Swept Path Analysis						
Drawing No.	2022/6635/003	Rev.	P8				
Scale	As shown	Drawn By	GE	Checked By	JC	Size	A3



EXISTING YELLOW LINE ROAD MARKINGS EXTENDED TO PREVENT UNRESTRICTED PARKING FROM CONFLICTING WITH VEHICLE MOVEMENTS TO/FROM SITE ACCESS (TOTAL LENGTH OF 33.7m).

EXISTING AND PROPOSED ACCESS MERGED TO CREATE CONTINUOUS PAVEMENT (COPENHAGEN CROSSING) TO PROVIDE UNINTERRUPTED ROUTE FOR PEDESTRIANS AND CYCLISTS WHILE INDICATING CLEAR TRANSITION FROM SITE ACCESS TO CLAYGATE LANE.

CAR ACCESS/EGRESS

CAR ACCESS/EGRESS

REFUSE VEHICLE ACCESS

REFUSE VEHICLE EGRESS

2.0m x 2.0m PEDESTRIAN VISIBILITY SPLAY

VISIBILITY OF 2.4m x 43m FROM PROPOSED ACCESS ON CLAYGATE LANE (IN ACCORDANCE WITH POSTED 30mph SPEED LIMIT).

FORMER SOUTHERN ACCESS REMOVED AND REPLACED WITH ADDITIONAL LANDSCAPING.

NOTES

This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.

- SITE BOUNDARY
- - - EXTENT OF PUBLIC HIGHWAY

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RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, please note the following residual hazards:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

Rev.	Drawn	Comments	Date
P4	GE	ACCESS DESIGN UPDATED	15/01/24
P3	GE	SITE LAYOUT UPDATED	11/09/23
P2	GE	CLAYGATE LANE, ACCESS DESIGN & SWEEP PATHS UPDATED	04/08/23
P1	GE	FIRST ISSUE	10/07/23



Client	Wynngate		
Project	Claygate Lane, Hinchley Wood		
Drawing Title	Proposed Access Arrangement		
Drawing No.	2022/6635/007	Rev.	P4
Scale	As shown	Drawn By	GE
		Checked By	JC
			A3