



Response to SCC Highways Comments

To: **Surrey County Council**
From: **Iceni Projects Ltd on behalf of Shanly Homes**
Date: **April 2024**
Title: **Land off Anyards Road and Copse Road, Cobham, Surrey, KT11 2LH**

a. Introduction

1. This note has been prepared in response to comments provided by Surrey County Council (SCC) Highways dated 27th February 2024. These comments are in relation to the application submitted (EL/23/2889) that seeks permission for 26 residential units to be accessed from both Anyards Road and Copse Road.
2. Provided below are the SCC Highways comments in **bold**, with the Iceni response on behalf of Shanly provided in *italics*.

b. SCC Comments

3. **Can the width of carriageway on Anyards Road at the junction with Portsmouth Road be substantially reduced consistent with its "one way" operation and the existing pedestrian refuge removed? This would substantially reduce overall crossing widths and deter vehicles exiting against the "one way". This would need to be supported with additional supporting signage where necessary.**

Some of the key feedback received during the application process was that on-street car parking in the area is very important to residents. This junction manages to cater for numerous cars and would have a considerable knock-on effect elsewhere on Anyards Road should this parking be removed as cars would be forced to park elsewhere in potentially unsafe arrangements. It is also felt that for the level of traffic anticipated to be generated by the site, that the proposals at our site access are considered appropriate to control traffic and prevent people from turning right out of the site. Drawing 23_T020_08A provides further details of the signage and road markings to be provided at the access on Anyards Road.

4. **Can improved crossing facilities for pedestrians on Portsmouth Road, close to the junction with Anyards Road be considered to improve access to bus stops?**

A dropped kerb crossing, mirroring the one located approximately 100m to the northeast of the Anyards Road junction on Portsmouth Road, is now proposed to aid with access to the bus stop (See Drawing 23_T020_012). Should anyone need a controlled crossing there is one located to the southwest opposite the primary school. This will also provide benefit for the wider community crossing Portsmouth Road towards the bus stop or the open space to the north of the road.

5. **The vehicle swept paths for refuse vehicles and fire appliances provided do not take account of the predominance of existing on-street car parking and also required kerbline clearances of 0.5 metres. Additionally, visibility is restricted at the access points due to on-street car parking.**

Swept path analysis drawings have been re-provided to indicate that all movements are still possible even when accounting for cars parked along both Anyards Road and Copse Road. Visibility splays have also been shown to the centre of the carriageway as requested with all necessary visibilities achievable.

6. **Swept path analysis should be reassessed, assuming vehicles enter and exit from the centre of carriageways. Account should be taken of on-street car parking and waiting restrictions proposed to improve access for service/refuse vehicles and improve visibility. Visibility splays to the centre of carriageway consistent with the prevailing 85th %ile speeds should be provided. Minimum clearances of 0.5 metres to adjacent kerblines should be provided within swept path analysis.**

As previously stated, swept path analysis drawings have been re-provided to indicate that all movements are still possible even when accounting for cars parked along both Anyards Road and Copse Road. Visibility splays have also been shown to the centre of the carriageway as requested with all necessary visibilities achievable. Minimum clearances of 0.5m are achievable except for small pinch points at the access points where there are small areas where this is not achievable.

7. **"Continuous pavements" style accesses should be considered at the junctions to Anyards Road and Copse Road, as recommended within the SCC Healthy Streets Guidance, see below.**

5.2 Continuous pavements (often called Copenhagen crossings) | Healthy Streets for Surrey (surreycc.gov.uk).

These have been added to plans to encourage vehicles to give way to any pedestrian already on the footway crossing the access point.

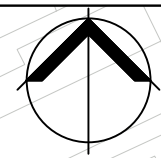
8. **A stage 1 Safety Audit is required prior to planning permission for all proposed significant changes to highway layouts as required in this case. This can be via approved Auditors or commissioned via SCC.**

An auditor has now been instructed to undertake this work. The auditor has confirmed they meet the SCC requirements issued to Icen by Andrew Slater on 6th March 2023. The results of this audit will be shared with SCC once available.

9. **Given the available width and layout, the proposed access arrangements would be unlikely to be suitable for highway adoption and a suitable maintenance arrangement would need to be put in place by the developer.**

This is agreed and it is proposed that the roads within the development would remain private and that a maintenance arrangement would be conditioned to any permission.

ACCESS VISIBILITY SPLAYS



NOTES:
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KEY:

— — — — —
 2.4M X 40M JUNCTION VISIBILITY SPLAY
 (BASED ON 30MPH AS PER MFS STANDARDS)

— — — — —
 2.4M X 60M JUNCTION VISIBILITY SPLAY
 (BASED ON 30MPH AS PER SCC STANDARDS)

— — — — —
 JUNCTION VISIBILITY SPLAY TAKEN TO ADJACENT JUNCTION

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
G	17.04.2024	REVISED LAYOUT	AP	MJB	ME
F	28.03.2024	REVISED LAYOUT	AP	MJB	ME
E	04.03.2024	VISIBILITY SPLAYS AMENDED TO CENTRE OF CARRIAGEWAY AS PER HIGHWAY OFFICER COMMENTS	AP	MJB	ME
D	13.10.2023	REVISED LAYOUT	AKC	MJB	ME
C	09.10.2023	REVISED LAYOUT	AKC	MJB	ME
B	28.09.2023	REVISED LAYOUT	AKC	MJB	ME
A	07.06.2023	UPDATED LAYOUT	AKC	MB	ME

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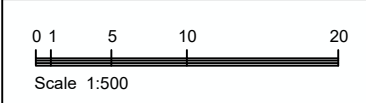
CLIENT: SHANLY HOMES

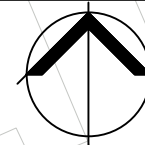
PROJECT: ANYARDS ROAD

TITLE: VISIBILITY ASSESSMENT (ACCESS VISIBILITY)

DRAWN BY AKC	CHECKED BY MJB 03.05.2023	APPROVED BY ME 03.05.2023
SCALE @ A3 1 : 500	DATE 03.05.2023	
PROJECT NO. 23-T020	DRAWING NO. 04	REV. G

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INSET 1 - EXAMPLE OF ONE WAY SIGNAGE



B	17.04.2024	REVISED LAYOUT	AP	MJB	ME
A	28.03.2024	ADDITIONAL ROAD MARKINGS ADDED	AP	MJB	ME
REV	DATE	AMENDMENTS	DRAWN	CHK	APP

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PROJECT _____

ANYARDS ROAD

TITLE _____

NORTHERN SITE ACCESS PROPOSALS

DRAWN BY AP	CHECKED BY MJB	APPROVED BY ME
	DATE 04.01.2024	DATE 04.01.2024

SCALE @ A3 1 : 200	DATE 04.01.2024
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PROJECT NO. 23-T020	DRAWING NO. 08	REV. B
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PROPOSED 'NO ENTRY' ROAD MARKING AS PER TSM CHAPTER 5 STANDARDS

NO ENTRY

PROPOSED 'ONE WAY' TRAFFIC SIGN AS PER TSM CHAPTER 3 STANDARDS. EXAMPLE SHOWN IN INSET 1

Plots 19-26

SITE ACCESS

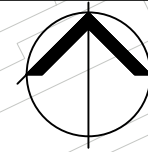
ANYARDS ROAD



FIRE TENDER ENTERING SITE

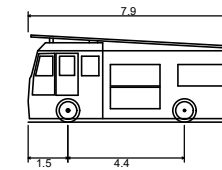
FIRE TENDER APPROACHES THE ACCESS FROM THE CENTRE OF THE CARRIAGEWAY TO ACCOUNT FOR ON-STREET PARKING

FIRE TENDER APPROACHES THE ACCESS FROM THE CENTRE OF THE CARRIAGEWAY TO ACCOUNT FOR ON-STREET PARKING



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VEHICLE PROFILE:



Pumping Appliance (WM)	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
B	17.04.2024	REVISED LAYOUT	AP	MJB	ME
A	28.03.2024	REVISED LAYOUT	AP	MJB	ME

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PROJECT

ANYARDS ROAD

TITLE

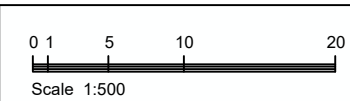
ADDITIONAL HIGHWAYS PLANS
 (FIRE TENDER - ENTERING SITE)

DRAWN BY	CHECKED BY	APPROVED BY
AP	MJB	ME
	DATE	DATE
	04.03.2024	04.03.2024

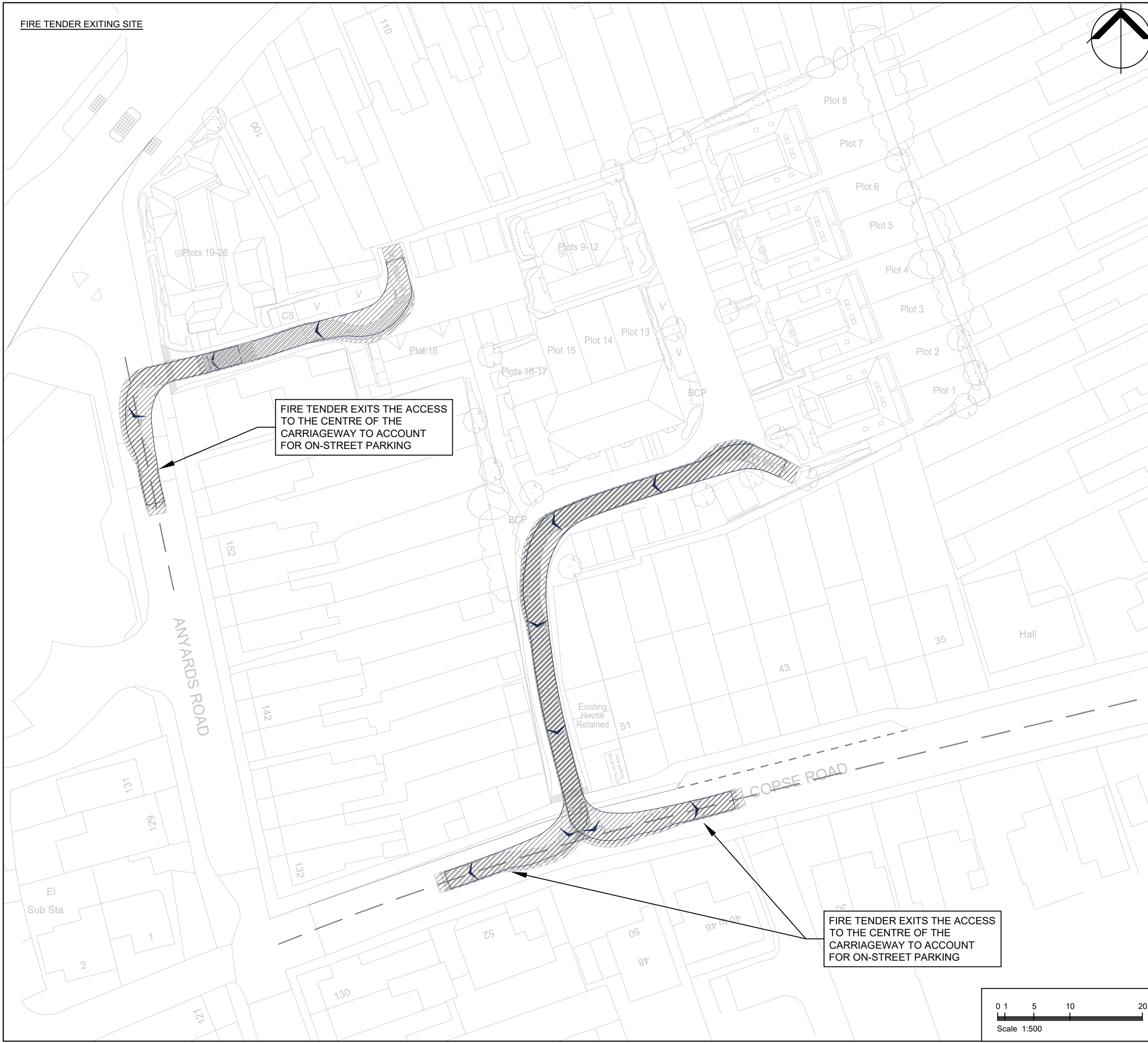
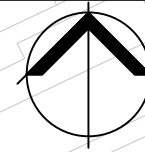
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23-T020	11.1	B

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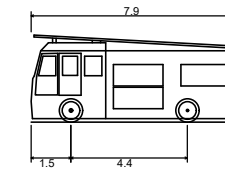


FIRE TENDER EXITING SITE



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VEHICLE PROFILE:



Pumping Appliance (WM)	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
B	17.04.2024	REVISED LAYOUT	AP	MJB	ME
A	28.03.2024	REVISED LAYOUT	AP	MJB	ME

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ANYARDS ROAD

TITLE

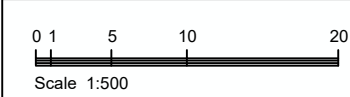
ADDITIONAL HIGHWAYS PLANS

(FIRE TENDER - EXITING SITE)

DRAWN BY	CHECKED BY	APPROVED BY
AP	MJB	ME
	DATE	DATE
	04.03.2024	04.03.2024

SCALE @ A3	DATE
1 : 500	04.03.2024

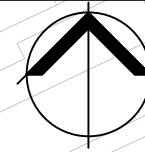
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23-T020	11.2	B



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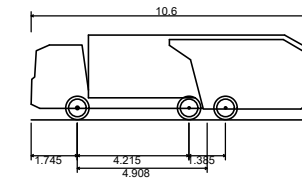
REFUSE VEHICLE ENTERING SITE

REFUSE FOR THIS BLOCK WILL NEED TO BE COLLECTED KERB SIDE AS PER THE EXISTING SITUATION



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VEHICLE PROFILE:



Elmbridge Refuse Vehicle (WM)	
Overall Length	10.600m
Overall Width	2.520m
Overall Body Height	3.211m
Min Body Ground Clearance	0.416m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.950m

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
B	17.04.2024	REVISED LAYOUT	AP	MJB	ME
A	28.03.2024	REVISED LAYOUT	AP	MJB	ME

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TITLE

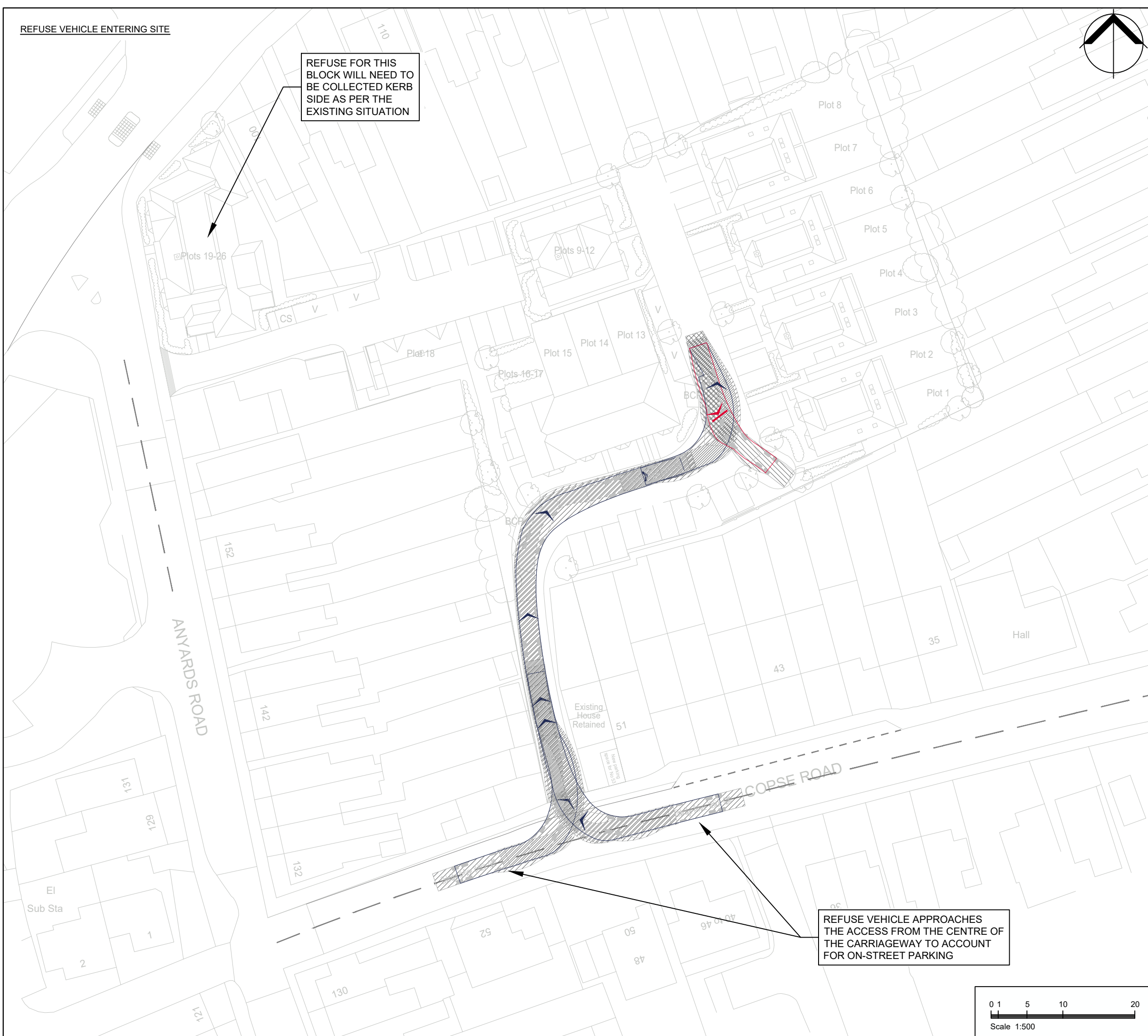
ADDITIONAL HIGHWAYS PLANS
 (REFUSE VEHICLE - ENTERING SITE)

DRAWN BY	CHECKED BY	APPROVED BY
AP	MJB	ME
	DATE	DATE
	04.03.2024	04.03.2024

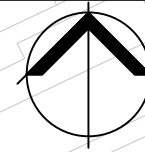
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PROJECT NO.	DRAWING NO.	REV.
23-T020	11.3	B

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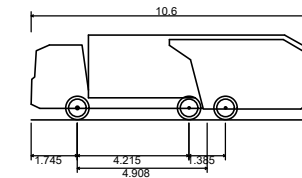


REFUSE VEHICLE EXITING SITE



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VEHICLE PROFILE:



Elmbridge Refuse Vehicle (WM)
 Overall Length 10.600m
 Overall Width 2.520m
 Overall Body Height 3.211m
 Min Body Ground Clearance 0.416m
 Track Width 2.530m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 9.950m

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
B	17.04.2024	REVISED LAYOUT	AP	MJB	ME
A	28.03.2024	REVISED LAYOUT	AP	MJB	ME

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TITLE

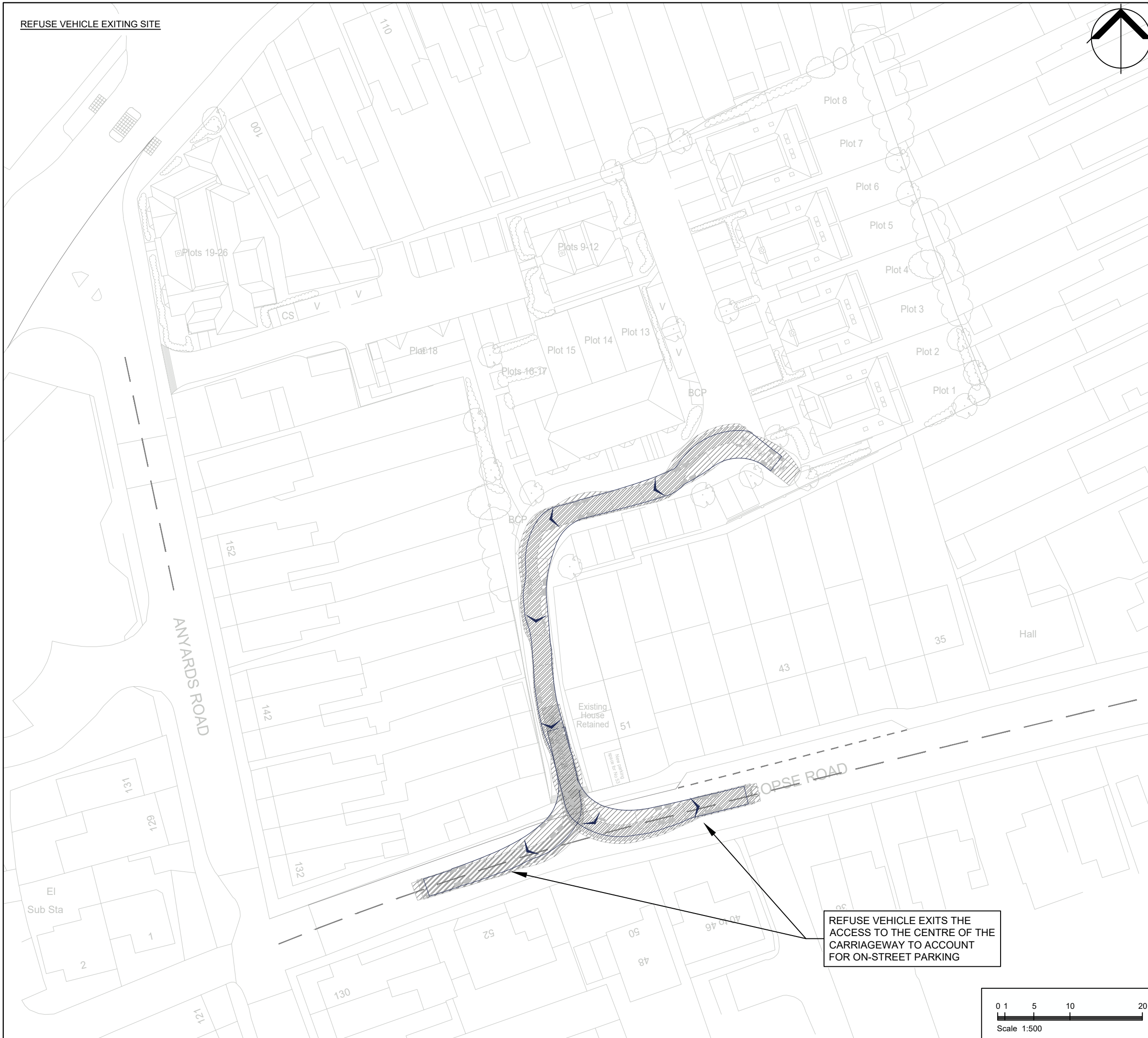
ADDITIONAL HIGHWAYS PLANS
 (REFUSE VEHICLE - EXITING SITE)

DRAWN BY	CHECKED BY	APPROVED BY
AP	MJB	ME
	DATE	DATE
	04.03.2024	04.03.2024

SCALE @ A3	DATE
1 : 500	04.03.2024

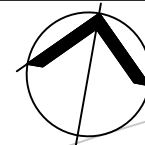
PROJECT NO.	DRAWING NO.	REV.
23-T020	11.4	B

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REFUSE VEHICLE EXITS THE ACCESS TO THE CENTRE OF THE CARRIAGEWAY TO ACCOUNT FOR ON-STREET PARKING







LOCATION OF EXISTING LAMP COLUMN IN THIS AREA TO BE DETERMINED AT DETAILED DESIGN

3M X 2M PEDESTRIAN REFUGE ISLAND CAN BE PROVIDED FULLY WITHIN THE EXISTING HATCHING WITHOUT THE NEED FOR WIDENING

LOCATION OF EXISTING STATES AND INSPECTION HATCHES IN THIS AREA TO BE DETERMINED AT DETAILED DESIGN

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KEY:
 1.5M X 43M PEDESTRIAN VISIBILITY SPLAY (BASED ON A ROAD SPEED OF 30MPH AS PER MFS STANDARDS)
 TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

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ANYARDS ROAD

TITLE

PROPOSED PEDESTRIAN REFUGE ISLAND CROSSING

DRAWN BY AP	CHECKED BY MJB 28.03.2024	APPROVED BY ME 28.03.2024
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SCALE @ A3 1 : 250	DATE 28.03.2024
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PROJECT NO. 23-T020	DRAWING NO. 12	REV. -
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