

APPLICATION NUMBER	EP/23/1451
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr Phillipe Weldin

Location: Development Site At Friars Garth , The Parade, Epsom

Development: Additional fourth storey to accommodate 3 x 2 bedroom flats to approved planning application 21/00701/FUL dated 14.02.2022

Contact Officer	Lita Ferguson	Consultation Date	3 January 2024	Response Date	25 January 2024
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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 condition be imposed in any permission granted:

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

The above condition is recommended in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework (September, 2023).

Policies

The above condition/s is/are recommended in order to meet the objectives of the NPPF (2023) and to satisfy policies DM 35, DM 36 and DM 37 of the Epsom and Ewell Borough Council Development Management Policies.

Informatives

1. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
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 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.

Site Specific Comment

The above condition has been recommended for a minimum of 3 bicycles to be provided.

The County Highway Authority (CHA) raises no objections to the proposals on safety or capacity grounds. Whilst the CHA support reduced car or car free developments in sustainable locations, Epsom and Ewell as a Borough operate their own parking standards and therefore may raise comments from an amenity perspective.