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**Sent:** 02 August 2022 10:21  
**To:** Statutory  
**Subject:** Response To Application Number TA/22/0685 at Land at The Old Cottage, Station Road, Lingfield, RH7 6PG  
**Attachments:** Response\_TA-22-0685.pdf

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

Regards

Angela Goddard

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<b>APPLICATION NUMBER</b>	<b>TA/22/0685</b>
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**DEVELOPMENT AFFECTING ROADS**  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

**Applicant:** Woolbro Group and Morris Inv

**Location:** Land at The Old Cottage, Station Road, Lingfield, RH7 6PG

**Development:** Outline application with all matters reserved except for access and layout for a residential development of 99 dwellings (40% affordable) with associated access, formal open space, landscaping, car and cycle parking and refuse.

<b>Contact Officer</b>	Angela Goddard	<b>Consultation Date</b>	8 July 2022	<b>Response Date</b>	2 August 2022
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who has assessed the application on safety, capacity and policy grounds and recommends the proposal be refused on the grounds that:

Insufficient information has been provided to enable the County Highway Authority to fully assess the transportation implications of the proposed development and its impact on the public highway and therefore if permitted could prejudice highway safety and cause inconvenience to other highway users contrary to the objectives of the NPPF (2021,) and policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

**Informative to Applicant/LPA**

The following information/plans should be provided in accordance with the County Highway Authority pre-planning advice dated 11 March 2022 and included in Appendix A of the submitted Transport Assessment.

- Traffic surveys/junction analysis
- Proposed level of car parking
- Public Transport Improvements
- Widening of the footway along the frontage of the site
- Pedestrian visibility splays to be added for the two informal crossing points on Town Hill and Station Road (drawing no. 1912026-03)
- Swept Path Analysis to demonstrate that removal/refuse/delivery/emergency vehicles can turn within the site and exit in forward gear onto Town Hill.
- Full access drawing should be provided with width/radii etc. notated

- A Stage 1 Safety Audit should be submitted with the planning application. The CV's of the auditors will need to be provided prior to this being commissioned so the CHA can check they comply with the team competencies required by GG119.