



Proposed Residential Development
Appeal Ref: APP/M3645/W/24/3345915

Statement of Common Ground

For

Cala Homes

Document Control Sheet

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Cala Homes

This document has been issued and amended as follows:

| Date | Issue | Prepared by | Approved by |
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1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) summarises the agreed position between Surrey County Council (as County Highway Authority, CHA) and Motion (as Consultants to Cala Homes) in respect of transport and highways matters related to the proposed development of 116 dwellings (Class C3) including affordable housing with associated access, car parking, soft landscaping and play provision on Land to the rear of 22 to 32 Chichele Road, Oxted, RH8 0NZ.
- 1.2 The relevant documents relating to the planning application are:
- ▶ Transport Assessment, 20th October 2023;
 - ▶ Travel Plan, 20th October 2023;
 - ▶ Road Safety Audit, Stage 1: September 2023.
- 1.3 Following submission of the planning application, there have been detailed discussions with Surrey County Council (SCC) resulting in a no objection consultation response dated 29th January 2024 subject conditions and a legal agreement relating to offsite highway works and monitoring a travel plan.

2.0 Agreed Matters

2.1 The following matters are agreed:

1. SCC has assessed the proposal on safety, capacity and policy grounds and have concluded that they have no objection subject to conditions and legal agreements.
2. It has been agreed with SCC that safe and suitable access which provides safe and suitable pedestrian connectivity can be achieved subject to detailed design.
3. The proposed site layout will be designed in general accordance with Healthy Streets for Surrey Guidance and Manual for Streets (MFS);
4. The surveys undertaken by the Applicant and reported in the Transport Assessment are considered suitable to undertake an objective assessment of the transport implications of the proposals.
5. **Site Access.** The layout of the site access and associated works as shown on Drawing 1907029-01G, have been assessed by a Stage 1 Road Safety Audit are agreed subject to detailed design progression if permission is granted;
6. **20mph Zone:** An illustrative scheme to provide speed reduction measures has been agreed covering Chichele Road, Silkham Road, Central Way, Eastlands Way, Chalkpit Wood, Barnett's Shaw, Memorial Close, Oakshaw, Woodland Court, Field Court, Downs Way and Greenacres. This is shown on Drawings 1907029-03, 1907029-04, 1907029-05 and 1907029-06.
7. **Zebra Crossing:** A zebra crossing will be provided a formalised pedestrian crossing on Silkham Road to improve the safety of pedestrians including schoolchildren as shown on Drawing 1907029;
8. **Station Road East:** The existing zebra will be relocated with alterations to the associated guardrailing to improve pedestrian safety and convenience;
9. **Traffic Impact:** SCC considers that the proposal is unlikely to have a material impact on highway safety or capacity given the sustainable location of the site; and,
10. **Road Safety and pedestrian amenity:** The proposed offsite improvement works focus on improvements to road safety and pedestrian amenity. There have been no pedestrian or vehicle collisions along Chichele Road or Silkham Road over the last five years (to 2021).

2.2 In addition, a **Travel Plan** will be prepared in accordance with the National Planning Policy Framework and SCC's "Travel Plans Good Practice Guide".