

REQUEST TO ADOPT A NEW ROAD**PROPOSED SECTION 38 AGREEMENT (HIGHWAYS ACT 1980)****SHEERWATER ACCESS ROAD, WOKING**

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|---|---|
| Planning Application Reference: | PLAN/2011/1197 |
| Developer | WOKING BOROUGH COUNCIL, OR A COMPANY THEY OWN. |
| Site Address: | LAND BETWEEN MONUMENT WAY EAST AND ALBERT DRIVE. |
| Brief Description of Works (including the number of units which are to be served): | THE CONSTRUCTION OF A NEW ACCESS ROAD BETWEEN MONUMENT ROAD AND ALBERT DRIVE, TO SERVE THE SHEERWATER ESTATE. |
| Total Length of Road to be adopted (m): | ABOUT 200 METRES OF NEW ROAD SPANNING BETWEEN MONUMENT WAY EAST AND ALBERT DRIVE |
| List of Attached Documents: | - Decision Notice (attached) - Layout (attached) - Site Location Plan (attached) |

Other Comments:

It is understood that the borough council are progressing the Sheerwater Access Road (SAR) project to:

- improve highway access to the Sheerwater estate,
- enable regeneration and attract commercial activity to the area.

The County Council is contributing some of the money secured from the local sustainable transport fund bid, towards the SAR project.

The construction of the new section of road between Monument Way East and Albert drive is the part of the SAR scheme that requires a new section 38 highways act 1980 road adoption agreement.

Analysing the new road element of SAR shows that it meets the county council's road adoption policy, because it is a through road improving access to a large mixed-use estate and therefore has sufficient public utility.

Consequently, it is recommended that the County Council enter into a road adoption agreement to ADOPT the new road section of the SAR.

Based on the information provided, as Cabinet Member, I *give consent/ I do not give consent* for the highway layout to be adopted in line with Surrey County Council's current Road Adoption Policy. Transportation Development Control *may/ may not* instruct Legal Services to prepare a Section 38 Agreement on behalf of Surrey County Council and the Developer.

Signed:

Date:



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Lion House
Oriental Road
Woking
Surrey
GU22 8AR

Civic Offices
Gloucester Square
Woking
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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010**

**DECISION NOTICE: GRANT PLANNING PERMISSION
(subject to conditions)**

This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purpose of any other statutory provision whatsoever.

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** full planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

SCHEDULE

Reference: PLAN/2011/1197 **Application Type:** Full Planning Application

Proposal: Closure of Eve Road to motorised through traffic. Monument Way East extended to join up with Albert Drive creating a new link road into the Sheerwater area. Signalisation of Walton Road and the Monument Road/Monument Way East junction. Traffic signals controlling the two junctions to be linked. Demolition of structures/buildings in the line of the proposed road and the creation of two carparks (Please note: The plans have been amended to show Arnold Road to now remain open and two carparks to be created towards the end of the new road where it links up to Albert Drive).

Location: Monument Road To Albert Drive Road Improvements, Woking, Surrey

Conditions (See next page.)

Ray Morgan OBE Chief Executive
Douglas J. Spinks Deputy Chief Executive
Mark Rolt Strategic Director
Steve Bonsor Strategic Director
Sue Barham Strategic Director



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Conditions

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason:

To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. (i) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
- (ii) The above scheme shall include :-
- (a) a contaminated land desk study and suggested site assessment methodology;
 - (b) a site investigation report based upon (a);
 - (c) a remediation plan based upon (a) and (b);
 - (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and
 - (e) a "validation strategy" validating the works undertaken as a result of (c) and (d)
- (iii) Unless otherwise agreed in writing by the Local Planning Authority, development shall not commence until the measures approved in the scheme have been fully implemented and completed

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally.

03. No development shall start until a Method of Construction Statement, 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) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) details of vibration levels during the construction of the road to include measures of how the vibration levels will be monitored for a period of 12 months following the completion of the road with any measures needed to be agreed in writing with the Local Planning Authority.
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Ray Morgan OBE Chief Executive
Douglas J. Spinks Deputy Chief Executive
Mark Rolt Strategic Director
Steve Bonsor Strategic Director
Sue Barham Strategic Director



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04. Prior to the commencement of the road a detailed noise assessment shall be undertaken and submitted to and agreed in writing with the Local Planning Authority. The agreed details shall include noise mitigation measures such as an acoustic fence and/or glazing and/or such other mitigation measures as may be deemed necessary. The assessment shall include the provision for a period of 12 months monitoring of noise following the road's completion to identify and secure any further mitigation as may be required.

Reason: To ensure an acceptable level of noise.

05. Following the first beneficial of the new link road, the air quality in its immediate vicinity shall be monitored for a period of 6 months with the full details of the monitoring to be submitted to and agreed by the Local Planning Authority. Any such further mitigation works as may be identified as necessary as a result of the monitoring shall be provided within a timescale to be agreed with the Local Planning Authority.

Reason: To ensure acceptable air quality.

06. ++ No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees and areas to be grassed. The landscaping shall be carried out in the first planting season (November - March) after completion of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity and to preserve and enhance the character and appearance of the locality.

07. The Arboricultural Method Statement produced by A Arboriculture shall be complied with in full during the construction of the road unless further agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of trees.

08. Prior to the commencement of the development full details of the landscaping and boundary treatments to the front of the properties along Monument Road shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be complied with in full.

Reason: To ensure an appropriate development in the street scene.

09. Prior to the commencement of the development a programme of works shall be submitted to and agreed in writing with the Local Planning Authority setting out a time frame for making the planning application for the relocation of the industrial units contained within Unit 12 in the Monument Way Industrial Unit. The agreed programme shall be complied with in full.

Reason: To ensure there is no loss of industrial floorspace.

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10. ++ No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority; such approved means of enclosure to be erected and hedges etc. planted in accordance with the approved details before the road is opened unless the Local Planning Authority otherwise first agrees in writing. Any hedges and/or enclosure and boundary planting included in the scheme shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plant which may die.

Reason:

To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties.

11. Following completion of the new link road, vehicle movements at the junction of Arnold Rd and Monument Rd will be monitored for a period of 12 months with the results to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To assess the need for any additional measures or mitigation for vehicle manoeuvres at this junction.

Informatives

01. The plan(s) relating to the development hereby approved are numbered WBCSHEERWATER.1.11 E, 1/13B, TD/1101, 1102, 1103, 1104, 1120, 1121, 1123, TD/701, 702, 704, 709, 714 dated November 2011 and received by the Borough Planning Officer on 23/12/2011 and 2/03/2012.
02. The proposed new Sheerwater Access Road and associated works would result in significant benefits to Sheerwater and the surrounding roads of Eve Road and Arnold Road. The road would create a suitable access to Sheerwater and its associated business parks and the scheme will provide economic, safety and environmental improvements to the existing network to the east of Woking Town Centre. The impact on the character of the area and on neighbouring dwellings is acceptable when considering the wider benefits of the scheme, with the impact on trees and contamination considered to be acceptable. In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the development plan (Adopted Woking Borough Local Plan 1999).
03. In particular the application is considered to comply with the following key policies:
- BE1 - Design of New Development (WBLP - Adopted Woking Borough Local Plan)
 - NE9 - Trees Within Development Proposals (WBLP - Adopted Woking Borough Local Plan)
 - NE10 - Landscape Design (WBLP - Adopted Woking Borough Local Plan)
 - MV1 - Gen Principles Evaluating Movement Relat (WBLP - Adopted Woking Borough Local Plan)
 - MV2 - Transport Strategy (WBLP - Adopted Woking Borough Local Plan)
 - MV3 - The Movement Implications of Development (WBLP - Adopted Woking Borough Local Plan)
 - MV4 - Improvements to Transport Infrastructure (WBLP - Adopted Woking Borough Local Plan)

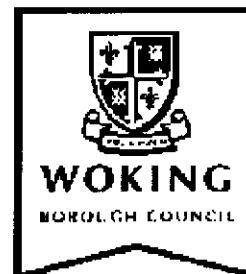
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MV5 - Environmental Impact of Traffic (WBLP - Adopted Woking Borough Local Plan)
MV6 - Design and Cons of New or Improved Roads (WBLP - Adopted Woking Borough Local Plan)
MV7 - Access to Class A Roads (WBLP - Adopted Woking Borough Local Plan)
MV17 - Pedestrian Facilities (WBLP - Adopted Woking Borough Local Plan)
MV18 - Cycle Facilities (WBLP - Adopted Woking Borough Local Plan)
MV19 - Heavy Goods Vehicles (WBLP - Adopted Woking Borough Local Plan)
MV20 - Bus Services and Related Infrastructure (WBLP - Adopted Woking Borough Local Plan)
MV23 - Major Highway Improve in Town Centre (WBLP - Adopted Woking Borough Local Plan)
MV23 - Major Highway Improve in Town Centre (WBLP - Adopted Woking Borough Local Plan)
MV25 - Chertsey Road/Monument Road Link (WBLP - Adopted Woking Borough Local Plan)
SE_CC7 - Infrastructure and implementation (SEP - South East Plan)
SE_T4 - Parking (SEP - South East Plan)
SE_LF1 - Core Strategy (SEP - South East Plan)
SE_LF2 - Economic development (SEP - South East Plan)
SE_LF5 - Urban areas and regional hubs (SEP - South East Plan)
PPS1 - Delivering Sustainable Development (PPS - Planning Policy Statements)
PPG13 - Transport (PPG - Planning Policy Guidance)
PPS23 - Planning and Pollution Control (PPS - Planning Policy Statements)
PPG24 - Planning and Noise (PPG - Planning Policy Guidance)

04. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
- 8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.
05. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that an appropriate agreement must be entered into with the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
06. The applicant is advised that as the scheme will be subject to changes as a result of Stage One Safety Audit recommendations, detailed signal and other design requirements may require a new planning application.
07. The applicant is advised that commuted payments may be required for the maintenance of new highway areas, and associated equipment including additional traffic signals, bus shelters, lighting and any landscaping.
08. The applicant is advised that the entire scheme is subject first to the successful authorisation of Traffic Regulation Orders that are integral to the proposals.
09. The applicant is advised that substantial areas of third party land are required for the implementation of this scheme.

Date Decision Notice Issued: 22 March 2012

Ray Morgan OBE Chief Executive
Douglas J. Spinks Deputy Chief Executive
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Sue Barham Strategic Director



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Adrian Bishop

Adrian Bishop
Borough Planning Officer

*** ATTENTION IS DRAWN TO THE NOTES ATTACHED ***

Ray Morgan OBE Chief Executive
Douglas J. Spinks Deputy Chief Executive
Mark Rolt Strategic Director
Steve Bonsor Strategic Director
Sue Barham Strategic Director



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NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of the Local Planning Authority to refuse or grant permission subject to conditions then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- **Please note, only the applicant possesses the right of appeal.**
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The form is also available on the Planning Inspectorate's website at www.planning-inspectorate.gov.uk.
- **If appealing against this decision, please state that you want a *Planning Appeal Form*, when requesting appeal forms from the Planning Inspectorate.**
- A copy of the appeal form and any accompanying details should be sent to the Borough Planning Officer, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notes

- If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on Woking Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Dear Sir/Madam,

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- comprehensive information and application forms
- prompt registration of applications that are checked within ten days
- you will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records
- same weekday inspections when notified before 10am and
- your completion certificate will be issued within 24 hours of authorisation.

Our previous customers say that we offer a first rate service, see comments below:

'Extremely helpful and very understanding of the problems I have had' Feb 2009

'Thank you for a truly excellent service, we really appreciated the help' April 2009

'Very patient at explaining technical stuff to me very constructive in approach' April 2009

'Very well dealt with from start to finish all surveyors on the case were excellent' June 2009

'Excellent knowledge and practical advice have been invaluable' Aug 09

'I would like to thank you, helpful friendly approach to all matters' Sept 2009

We look forward to working with you.

Yours faithfully,

David Edwards
Chief Building Control Surveyor

Email: buildingcontrol@woking.gov.uk
Tel: 01483 743841
Fax: 01483 756842

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Douglas J. Spinks Deputy Chief Executive
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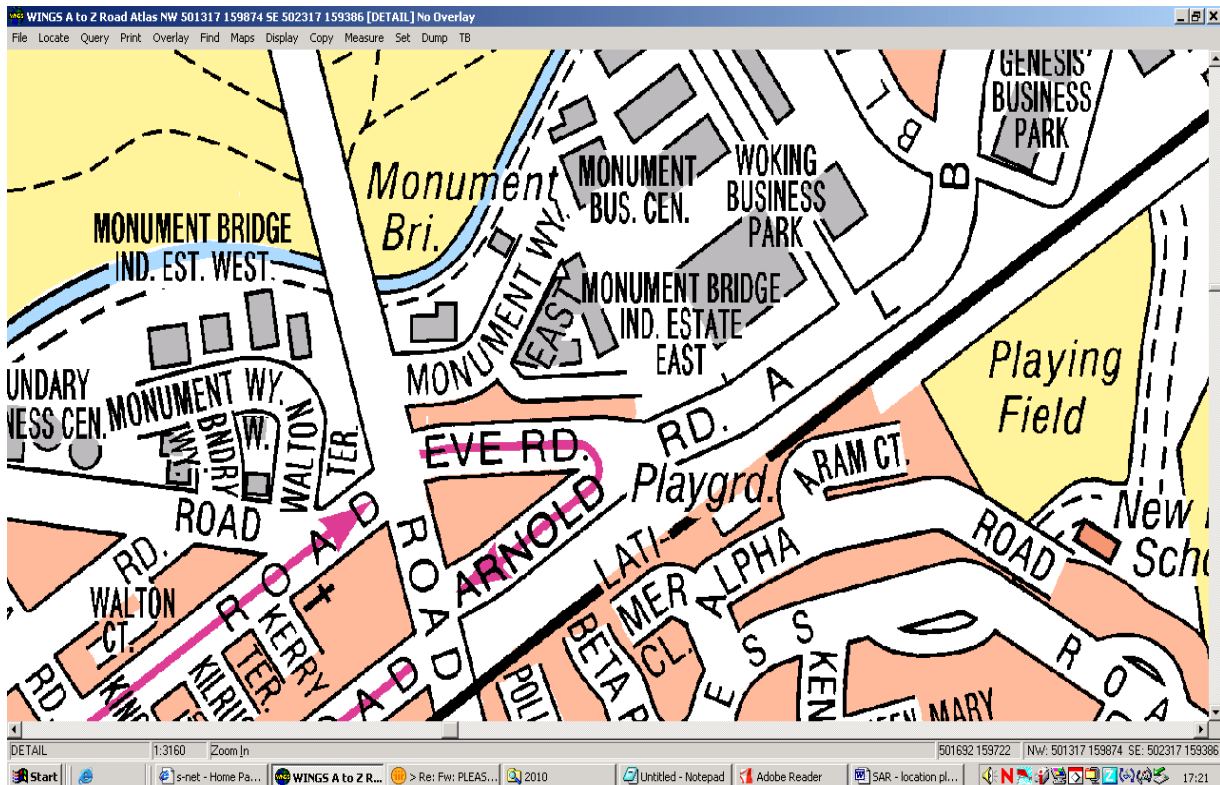
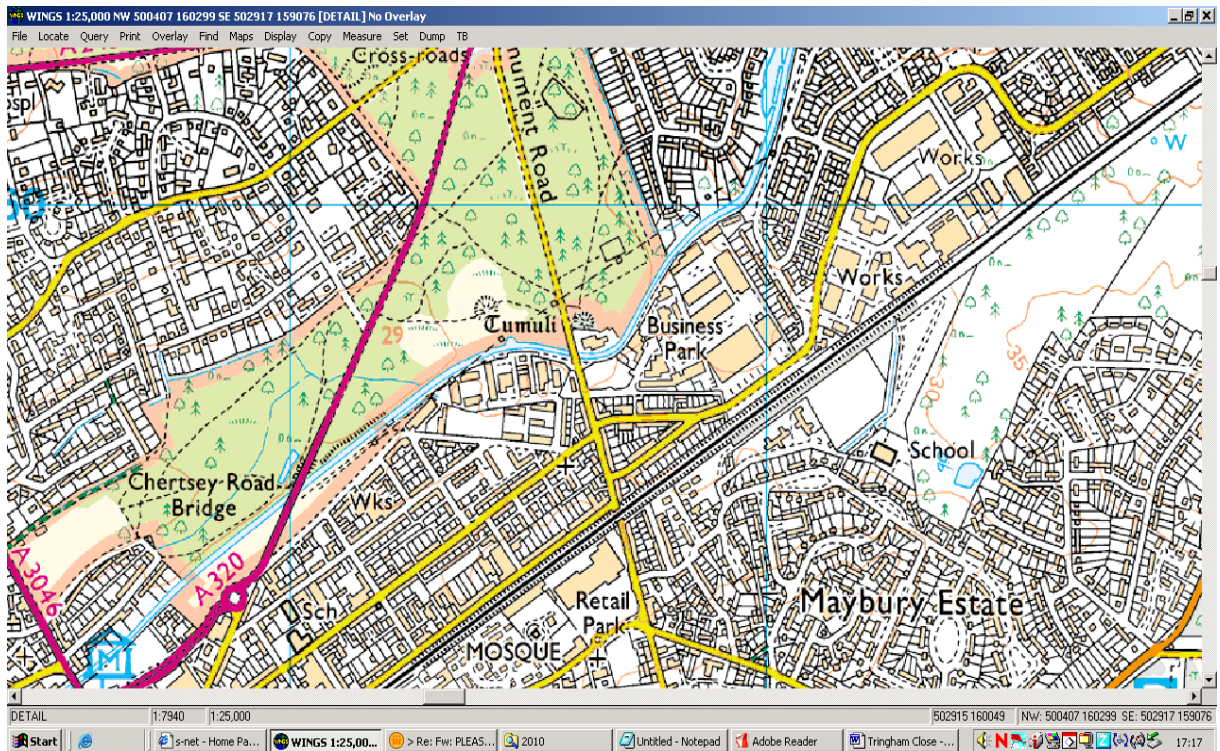


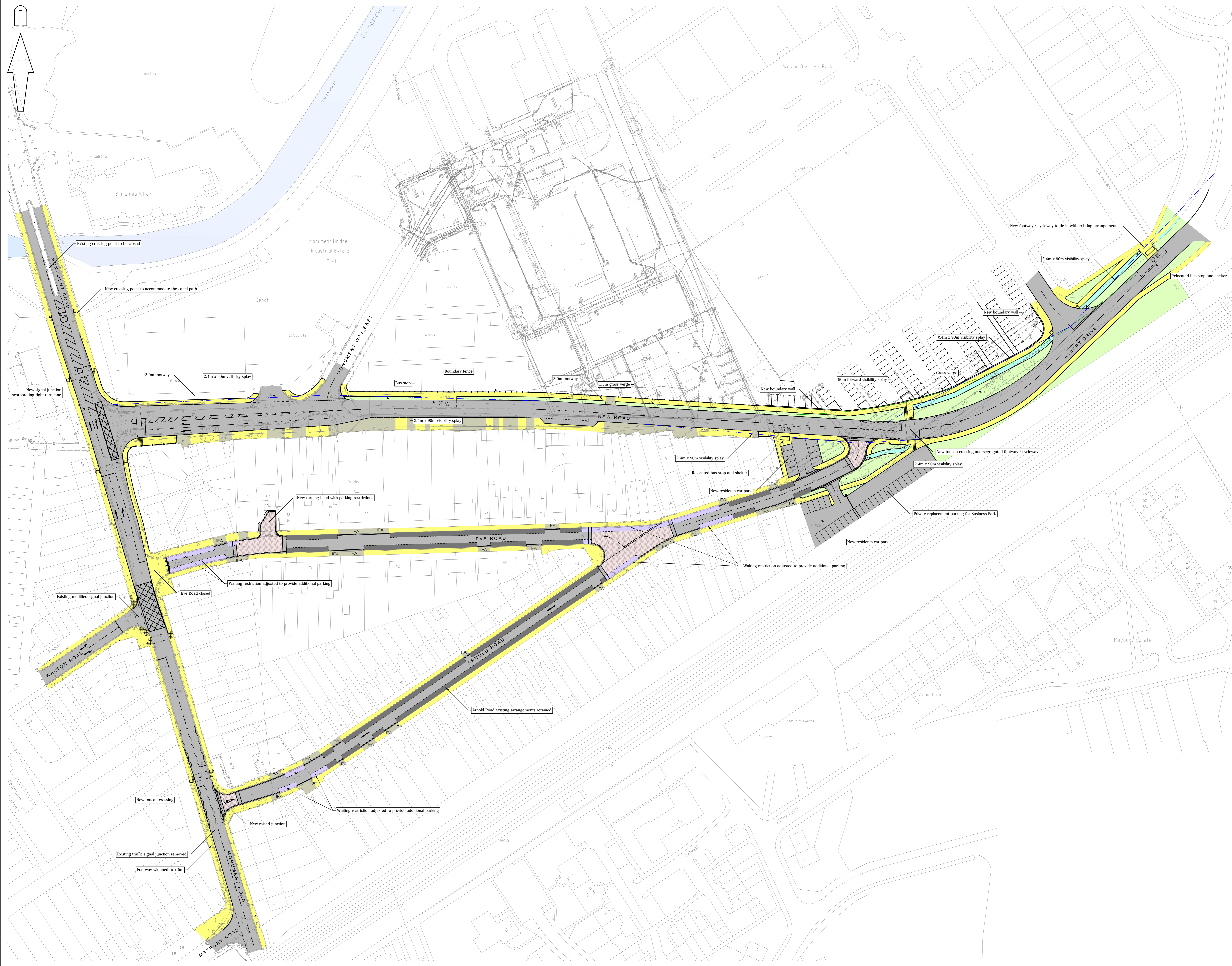
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Sheerwater Access Road – Location Plan





- KEY**
- EXISTING KERB LINE
 - PROPOSED KERB/EDGING LINE
 - - - 2.4m x 90m VISIBILITY SPY
 - - - 90m FORWARD VISIBILITY SPY
 - FENCE
 - CARRIAGEWAY
 - RAISED TABLE
 - EXISTING ON STREET PARKING
 - ADDITIONAL ON STREET PARKING
 - FOOTWAY
 - CYCLE PATH
 - ACCESS MAINTAINED
 - VERGE
 - IFA INFORMAL ACCESS
 - FA FORMAL ACCESS

| | | | |
|---|--|----|----------|
| E | Several amendments following meeting with WBC | MP | 27/02/12 |
| D | Several amendments following meeting with WBC | MP | 23/02/12 |
| C | Several amendments following meeting with WBC | MP | 17/02/12 |
| B | Eve Road - raised table added outside No. 118 & garage/garden access points on new link road amended | MP | 25/01/12 |
| A | Car park added on Albert Drive | MP | 19/01/12 |

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| | | | |
|---|--------------------|----------|--------------------|
| client WOKING BOROUGH COUNCIL | | | |
| project SHEERWATER LINK ROAD | | | |
| scale | 1:500 @ A0 | drawn by | MP checked by PS |
| date | NOVEMBER 2011 | cad file | MASTER.DWG |
| title PROPOSED SHEERWATER LINK ROAD | | | |
| drawing number | WBCSHEERWATER.1/11 | | rev. E |