



**OFFICER REPORT TO LOCAL COMMITTEE
ELMBRIDGE**

**A309 KINGSTON BY- PASS, HINCHLEY WOOD
UPDATE ON TOUCAN CROSSING
20 SEPTEMBER 2010**

KEY ISSUE

To update the local committee of the development related highway works at the Former Government Buildings Site, Kingston By-Pass, Hinchley Wood and seek approval for regulatory signs.

SUMMARY

Elmbridge Borough Council has granted planning permission for 134 new dwellings at the former Government Buildings Site at Hinchley Wood. The developer, Taylor Wimpey UK Ltd, has entered into a Section 278 Agreement (Highways Act 1980) with the county council to construct a new toucan crossing to replace the footbridge on the Kingston By-Pass (A309). The highway works commenced on 5 July 2010 and the footbridge was removed on the 30 and 31 July 2010. At the time of writing this report construction of the toucan crossing was nearing completion and will be operational for the start of the school term.

The toucan crossing will provide a safe crossing for all types of pedestrians and cyclists wishing to cross at this location and will encourage more people to walk and cycle.

OFFICER RECOMMENDATION

The Local Committee Elmbridge is asked to:

- i) Approve the erection and use of regulatory signs to diagram numbers, 955, 956 & 957, in accordance with the Traffic Signs and General Directions 2002.

1 INTRODUCTION AND BACKGROUND

- 1.1 Elbridge Borough Council granted outline planning permission (2004/2022) in June 2006 for the demolition of the existing office buildings and redevelopment with housing at the former Government Buildings site, Kingston By-Pass, Hinchley Wood. A reserved matters planning application was granted in December 2008 (2008/2205) for 134 dwellings and a children's nursery/community building.
- 1.2 The original outline planning permission for the site (2004/2022) was granted subject to the developer undertaking certain highway works. That planning permission required a signalised (toucan) crossing to be provided which will fully meet Disability Discrimination Act (DDA) requirements. The highway obligations were secured by a Section 106 Agreement (Town and County Planning Act 1990). The original developer, Trillium (Prime) Property GP Limited, Elbridge Borough Council and Surrey County Council are party to this agreement dated 21 April 2006.
- 1.3 Taylor Wimpey is now developing the site. Construction of the houses started last year. A report was made to the Local Committee in June to inform the committee of the highway works to be undertaken and seek approval for regulatory cycle signs. The item was deferred for clarification on the planning permission.
- 1.4 Since the committee, Taylor Wimpey has entered into a Section 278 Agreement (Highways Act 1980) with the county council in order to undertake the works on the public highway. This agreement was completed on 30 June 2010 and required the works to be completed in the school holidays. The highway works commenced on 5 July 2010 and the footbridge was removed on the 30 and 31 July 2010. At the time of writing this report, construction of the toucan crossing was nearing completion and will be operational for the start of the school term.

2 ANALYSIS

- 2.1 The construction of the toucan required the removal of the footbridge. It was not practical to retain the footbridge and locate the toucan crossing near it since the structure itself (ramps/steps) used a significant amount of land. The ramps and steps would also restrict the forward visibility required for drivers approaching the crossing.
- 2.2 The highway works were carried out in the school holidays during a time when the footfall of school children would be at a minimum. The footbridge was removed shortly after the school holidays started, in order to give the contractors time to complete the toucan crossing before school term starts.
- 2.3 The existing footways leading to the toucan crossing (from both sides of the Claygate Lane roundabout and from the new development site) have been widened and resurfaced so that they can be used as shared footways/cycleways. Signing will be required to ensure that all users are

aware of the footway/cycleway designation. Some of the signs are regulatory in nature, and by virtue of this, require specific approval by the Highway Authority for their use. These signs are shown below.



Diagram 955



Diagram 956



Diagram 957

3 CONSULTATIONS

- 3.1 The planning permissions have been through the necessary statutory consultation procedures. The outline permission has been reported to Elmbridge Borough Council's East Area committee on 31 January 2005, 21 February 2005, 29 March 2005 and Planning and Licensing Committee on 10 May 2005. The reserved matters planning permission (2008/2205) has been reported to the borough council's East Area committee on 15 December 2008.
- 3.2 Transportation Development Control has liaised with Traffic Systems, East Area Highways, Structures Team, Passenger Transport group, Safety Engineering Team and the county councils' Cycling Strategy officer.
- 3.3 Surrey Police has been consulted and the Government office of the South East has been notified.

4 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 4.1 The cost of all the highway improvements will be borne by the developer, Taylor Wimpey.

5 EQUALITIES AND DIVERSITY IMPLICATIONS

- 5.1 The height of the footbridge and steepness of the ramps made it undesirable to use by people with prams, elderly and disabled people, and cyclists. The toucan crossing will provide a safe crossing for all types of pedestrians and cyclists wishing to cross at this location.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1 Not applicable.

7 CONCLUSION AND RECOMMENDATIONS

- 7.1 The toucan crossing will provide a safe crossing for all types of pedestrians and cyclists wishing to cross at this location and will encourage more people to walk and cycle.
- 7.2 The report recommends the committee approve the regulatory signs required for the shared footway/cycleway.

8 REASONS FOR RECOMMENDATIONS

- 8.1 To improve safety for cyclists, pedestrians and vulnerable road users and encourage walking and cycling by creating a safer environment.

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Background Papers: Planning Applications 2004/2022 & 2008/2205
Officer Report to Local Committee June 2010