



**PROPOSED IMPROVEMENT
A322 WORPLESDON ROAD, GUILDFORD
BYREFIELD ROAD TO SHEEPFOLD ROAD**

**SURREY COUNTY COUNCIL
LOCAL COMMITTEE (GUILDFORD)**

10th DECEMBER 2008

KEY ISSUE

This report seeks approval of a proposed environmental improvement at the above location.

SUMMARY

This scheme is one of a series of environmental improvements funded by the Queen Elizabeth Park development under a Section 106 agreement. It includes rearrangement of telephone and post boxes, cycle racks and waste bins in order to de-clutter the pavement. A lay-by for short term parking of two cars will be constructed, and four new trees, two new benches and recycling waste bins will be introduced. All of the footway will be resurfaced. A new community notice board will also be provided.

Report by

GBC HEAD OF PLANNING SERVICES

Surrey Atlas Ref.

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GUILDFORD B.C. WARD (S)

STOUGHTON

COUNTY ELECTORAL DIVISION (S)

GUILDFORD WEST
GUILDFORD NORTH

OFFICER RECOMMENDATIONS

The Committee is asked to agree:

- (i) that the proposed pavement and highway improvements as shown in the plan attached at **ANNEXE A** be approved for implementation.

INTRODUCTION AND BACKGROUND

- 1 This scheme was voted for by Stoughton residents in 2003 using funding obtained from a Section 106 agreement with the developers of Queen Elizabeth Park, and is part of the wider environmental improvement programme proposed to improve the public realm of Stoughton along its major roads and local shopping parades.
- 2 The current area outside of the shops is cluttered with street furniture which in their present locations do not support either use of the space or the adjacent shops, and the area looks generally tired and in need of a facelift. There is considerable illegal or inconsiderate parking in the area.
- 3 This scheme is the latest in Stoughton to improve the general appearance of the public highway. Other schemes include the enhancement of the lighting and shrub beds at Wooden Bridge, the planting of the avenue of trees in Worplesdon Road and the enhancement of Woodbridge Hill area.

THE PROPOSED IMPROVEMENT

- 4 This scheme has been created to improve the environment of this well used shopping parade, creating a more visually pleasing and ordered environment, which supports both the use of the existing and proposed public amenities and support the functions of the shops presently located within it. Although not part of the design remit, it is hoped that the proposed repositioning of street furniture and the creation of a lay-by will help to address parking issues in the area, making it more unacceptable to park on the pavement.
- 5 The general tidy up and relocation of objects such as the telephone box will mean that the street will take on a more streamlined look and the addition of trees and benches will allow shoppers to stop and rest where no such facilities exist at present. The bench outside the vets will also assist customers who have to wait outside when the waiting room is not an option. The dog waste bin will be upgraded and repositioned to ensure it does not create a nuisance to other users of the street.
- 6 The resurfacing of the pavement will greatly enhance the appearance of the area which is patched following utilities' works over the years, contributing to the run down appearance.
- 7 The addition of a community notice board will give the area a definite Stoughton identity and help promote local events.

OPTIONS

- 8 Alternative design proposals to fulfil the brief have been discussed with SCC Highways over the past year and discussions on the merits and feasibility of each have been assessed. This option provides the most practicable configuration of all of the requested elements, has been approved by Surrey Highways and has undergone a Stage 1 Safety Audit.

CONSULTATIONS

- 9 The proposed scheme has been presented to the representatives of the local residents (Stoughton Community Association) and the Police Panel for Stoughton by Cllr Pauline Searle in October 2008. The shop owners were consulted in May 2008. The shop owners and staff were positive about the scheme and no negative responses were received.
- 10 Users of the shopping parade were consulted in the summer of 2008 and suggestions such as the benches were incorporated into the design. These were requested by a variety of shoppers and those users of the vets who prefer to wait outside the surgery.

FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 11 This scheme has an allocation of up to £80,000 from the Queen Elizabeth Park Section 106 funding. An outline costing for this scheme has indicated that these works are within the current budget.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 12 Poorly designed and maintained public spaces diminish the value of the town. This scheme will enhance the local area in line with the policies of both Guildford Borough Council and Surrey County Council.

EQUALITIES AND DIVERSITY IMPLICATIONS

- 13 There are no Equality and Diversity implications.

CRIME AND DISORDER IMPLICATIONS, INCLUDING PARKING ISSUES

- 14 Well designed and cared for spaces increase the vitality of areas, in turn increasing feelings of safety, both within the site itself and beyond.
- 15 The scheme may also discourage some of the illegal and/or inconsiderate parking problems in the area. Concern has been expressed that the provision of a parking bay with no restriction on the duration of parking may result in the bay being used by local residents or shopkeepers, rather than helping to increase the passing trade of the shops.

- 16 Despite this, the consensus of opinion between Surrey Highways and GBC Parking Manager is that the scheme will be an improvement on the current situation. The scheme will be monitored and comments collated by GBC parking services. Waiting restrictions could be imposed during the next review of the area if they are considered necessary and are capable of being effectively enforced.

CONCLUSION AND REASONS FOR RECOMMENDATIONS

- 17 This scheme will benefit the local community and the vitality of this shopping parade. It is supported by local people and shopkeepers, and IS developer-funded. It is therefore recommended for approval.
- 18 Members should be aware, however, that this scheme is not intended to address the problems of inconsiderate parking in this location. These will be considered as part of an area wide review once the current CPZ review is complete.
- 19 One option would be to delay the scheme until the review can start, however this would be unfortunate, as it has been planned for some years as set out in the report, and expectations have been raised. Officers are prepared to recommend that the scheme be approved, since on balance it represents an improvement in the current position. The Committee is, however, asked to note that the scheme is not intended to resolve the parking issues, rather provide improvements to the pedestrian environment.

WHAT HAPPENS NEXT

- 20 Subject to the approval of the Committee, the scheme will be designed in detail in January and submitted for a Stage 2 Safety Audit, following which the implementation stage will commence. At this stage all local residents will be informed of the commencement of works and steps taken to minimise disruption, as far as is practicable, to both the residents and shop owners. The scheme will also have a Stage 3 Safety Audit after construction is completed.

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BACKGROUND PAPERS	None

**ITEM 13, ANNEXE A
PLAN OF PROPOSED ENVIRONMENTAL IMPROVEMENT**

