



OFFICER REPORT TO LOCAL COMMITTEE (MOLE VALLEY)

REDEVELOPMENT OF WAITROSE, DORKING – HIGHWAY ISSUES

7th MARCH 2012

KEY ISSUE

To consider the impact of the proposed redevelopment of the existing Waitrose store in South Street, Dorking on the highway and the changes required to ensure the proposal does not have an adverse impact upon the surrounding highway network.

SUMMARY

Planning permission has been granted for the redevelopment of the existing Waitrose store in South Street, Dorking. To ameliorate any adverse impact on the highway network, the planning application proposed works to the highway including making the southern end of Junction Road two way, amendment of the parking controls in Junction Road and South Street and the removal of the existing zebra crossing in South Street. Traffic Regulation Orders and the advertisement of notices will be required to implement these changes.

OFFICER RECOMMENDATIONS

The Local Committee (Mole Valley) is asked to:

- (i) Authorise the advertisement of a notice in accordance with the Road Traffic Regulation Act 1984, the effect of which will be to revoke the zebra crossing outside nos. 48 - 52 South Street, Dorking;

- (ii) Authorise the advertisement of a notice in accordance with the Road Traffic Regulation Act 1984, the effect of which would be to revoke the section of one-way working in Junction Road, Dorking between its junction with South Street and the new access to the car park, as shown on the drawing at Annex 1;
- (iii) Authorise the advertisement of a notice in accordance with the Road Traffic Regulation Act 1984, the effect of which would be to amend the existing parking controls and introduce new controls in South Street and Junction Road, Dorking as shown on the drawing at Annex 1; and
- (iv) Authorise delegation of authority to the Area Team Manager, in consultation with the Chairman and Vice-Chairman of the Local Committee and the local divisional Member, to resolve any objections or representations received in connection with any of the notices advertised.

1 INTRODUCTION AND BACKGROUND

- 1.1 Planning permission was granted on 24th June 2011 by Mole Valley District Council for the redevelopment of the existing Waitrose store at South Street, Dorking (application reference MO/2011/0249). The proposal, which is to increase the floor area of the store from 845 sq.m to 2201 sq.m and the number of parking spaces from 75 to 212, involves the demolition of the existing store and adjacent retail unit (formerly Waterstones) and offices, as well as the Mulberry Centre on Junction Road.
- 1.2 The Developer and the County Council carried out extensive traffic modelling to ensure that the proposal did not have an adverse impact upon the surrounding highway network, especially Pump Corner. In order to ameliorate the impact on Pump Corner, it was proposed to make the southern end of Junction Road two-way. The result of changing the southern end of Junction Road from one way, south to north, to two-way means that vehicles leaving the store wishing to travel south do not have to turn at Pump Corner, thereby reducing the impact of the development on the junction. It should be noted that service vehicles from the store would still have to travel via West Street when they exit the service yard, due to the constraints on turning in the yard.
- 1.3 In order to facilitate two-way traffic on Junction Road where it meets South Street the proposal is to signalise the junction. The junction has been modelled by the Developer and checked by the County Council and would operate satisfactorily with no adverse impact on Pump Corner. As well as providing a controlled junction the signals would

also provide a controlled crossing point for pedestrians across both South Street and Junction Road.

- 1.4 There are currently parking controls in both South Street and Junction Road in the form of single and double yellow lines, as well as time limited parking bays. In order to facilitate both the two-way section of Junction Road and the signalised junction, amendments will be required to the existing controls, as shown on the drawing at **Annex 1**.
- 1.5 Currently there is a zebra crossing in front of the existing store across South Street; with a pedestrian island in the middle as the crossing is 11 metres wide. With the introduction of the signalised junction with pedestrian crossing facilities, the zebra crossing would no longer be required. It is also proposed to reduce the width of the carriageway outside the front of the new store to 7.3 metres, so creating an area of public space.

2 ANALYSIS

- 2.1 The highway works associated with the planning permission to construct the new foodstore include the widening of Junction Road to facilitate two-way traffic and the introduction of traffic signals at its junction with South Street.
- 2.2 It has been demonstrated by the developers modelling and the County Councils own Paramics model that the only way to accommodate traffic from the new development without having a significant impact upon Pump Corner is to allow traffic to exit the development to the south as well as the north. Therefore the section of road from the new car park access to South Street was designed to cater for two-way traffic.
- 2.3 In order to accommodate traffic safely at the South Street junction, it has been deemed necessary to signalise the junction. In signalising the junction, conflict is minimised between vehicles entering Junction Road from South Street with those leaving. Furthermore it gives the opportunity for an all-red phase to accommodate safely pedestrians crossing both South Street and Junction Road.
- 2.4 In order for these works to proceed, it is necessary for Traffic Regulation Orders to be advertised to introduce two-way traffic to the southern end of Junction Road and to amend the existing parking controls. A notice will also need to be advertised to revoke the existing zebra crossing
- 2.5 Surrey County Council, on behalf of Waitrose, is carrying out the detailed design of the traffic signal installation at the junction of South Street and Junction Road, which is required under planning permission. All the works required to construct the signals and the

alteration to the flows on Junction Road will be carried out by Waitrose at their expense.

- 2.6 It is proposed to introduce a yellow box road junction at the access to the service yard in Junction Road. There is no requirement for a Traffic Regulation Order to be made or a notice advertised for this but there is a duty to consult with the Police. This will be carried out as part of the highway works.

3 CONSULTATION

- 3.1 The planning application for the proposed redevelopment of the existing Waitrose store in South Street and the associated highway works was the subject of full public consultation as part of the planning process. Furthermore, Waitrose carried out their own public consultation prior to submitting the planning application.
- 3.2 In addition to consultation relating to the planning application, Surrey County Council has been consulted by, and carried out work on behalf of, Mole Valley District Council in relation to their Dorking Area Action Plan. This included extensive modelling work to determine if and how development could be accommodated within the town. The Area Action Plan, which included the proposals for Waitrose, was also the subject of public consultation.

4 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 4.1 The Developer has agreed to pay the cost of the advertising and making of the Traffic Regulation Orders and notice, as well as the full cost of all the works described above and therefore there will be no financial implications for Surrey County Council.

5 EQUALITIES AND DIVERSITY IMPLICATIONS

- 5.1 The introduction of a controlled crossing at the junction of South Street and Junction Road will result in an environment that provides better crossing facilities for vulnerable road users, especially for the blind or partially sighted, across a busy section of the highway network.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1 A well-managed highway network can reduce fear of crime and allow the Police greater opportunity to carry out their enforcement duties.

7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 Mole Valley District Council has granted planning permission for the construction of a new Waitrose foodstore which will result in a significant increase in traffic arriving and leaving the site. It has been demonstrated that the increase in traffic can be accommodated,

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without detriment to Pump Corner, if traffic is allowed to leave the store car park both to the south and north, as opposed to only to the north as is currently the situation.

- 7.2 To facilitate traffic leaving to the south, the southern section of Junction Road is to be made two-way and its junction with South Street signalised to accommodate safely both traffic and pedestrians.
- 7.3 In order for these works to proceed, it is necessary to make new or amend existing Traffic Regulation Orders to make the southern end of Junction Road two-way and to alter parking controls in both Junction Road and South Street. A notice will also need to be advertised to revoke the redundant zebra crossing in South Street. It is therefore recommended that the committee approve the recommendations to advertise the various Traffic Regulation Orders and zebra crossing notice.

8 REASON FOR RECOMMENDATION

- 8.1 To allow the approved development to be constructed without detriment to traffic at Pump Corner and to ensure safety is maintained for all highway users.

9 WHAT HAPPENS NEXT

- 9.1 The Traffic Regulation Orders and zebra crossing notice will be advertised and, subject to there being no objections, the orders made. The Highways works to South Street and Junction Road and their junction will then be constructed, to a specification to be agreed with the Highway Authority, prior to the occupation of the building, as set out in the conditions to the planning approval.

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