



**OFFICER REPORT TO LOCAL COMMITTEE
(MOLE VALLEY)**

**LIDL, DORKING DEVELOPMENT
HIGHWAY ISSUES
7th June 2012**

KEY ISSUE

To seek authority to advertise the provision of a new pedestrian crossing on Vincent Lane, raised table entry treatments and 'Access Only' restriction on Vincent Road as part of the Lidl development

SUMMARY

A new pedestrian crossing is required on Vincent Lane in relation to the Lidl food store development at the Vincent Works site. Mole Valley's Planning Committee has already granted approval for the proposed Lidl store. As part of this development, it is proposed to carry out road and junction improvements to Vincent Lane, which includes the provision of a new zebra crossing. These works will be carried out under a s278 agreement. The crossing is needed to assist pedestrians to safely cross Vincent Lane.

Funding for additional works, comprising access only signs and raised entry treatments for on both ends of Vincent Road have also been secured from the developer. These do not form part of the s278 works and will be secured via a separate legal agreement outside of the planning permission.

OFFICER RECOMMENDATIONS**The Local Committee (Mole Valley) is asked to:**

- (i) Note the proposal to implement a new zebra crossing on Vincent Lane, raised table entry treatments at each end of Vincent Road and an 'Access Only' restriction on Vincent Road in general accordance to the drawings shown in Appendix 1&2.
- (ii) Authorise the advertisement of notices in accordance with the Road Traffic Regulation Act 1984, the effects of which will be to introduce a zebra crossing on Vincent Lane to the south of Vincent Road, raised table entry treatments at both ends of Vincent Road and 'Access Only' restriction on Vincent Road. The general locations of these are shown on the plans in Appendix 1 & 2.
- (ii) Authorise delegation of authority to the Area Team Manager, in consultation with the Chairman, 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.

1.0 INTRODUCTION AND BACKGROUND

- 1.1 Mole Valley Planning Committee has approved a scheme for a new Lidl store, which includes the provision of a zebra pedestrian crossing on Vincent Lane along with other highway improvements needed to allow the scheme to proceed. The works to be included in the s278 Agreement consist of widening Vincent Lane, creating a footway on the eastern side of Vincent Lane between Norfolk Road and Arundel Road, provision of a zebra crossing on Vincent Lane, advisory parking bays and a bus stop on the western side of Vincent Lane.
- 1.2 The zebra crossing is needed to assist pedestrians to safely cross Vincent Lane. The general location of the crossing is shown on the drawing in Appendix 1
- 1.3 The 'Access Only' restriction and raised entry treatments for Vincent Road have also been granted approval by Mole Valley Planning Committee. These works are not essential from a highway safety point of view to allow the development to proceed and therefore are separate to the s278 works. The purpose of the raised table entry treatments and 'Access Only' restriction is to discourage rat running and entry and exit to Lidl via Vincent Road. The 'Access Only' restriction would be the same as that already in place for Arundel Road, namely restricting all vehicular access to Vincent Road except for the purpose of access only to the road and the premises situated on it.
- 1.3 As approval has already been given for the Lidl food store development the applicant has approached the highway authority to request advertisement of the required legal notices for the zebra crossing, raised table entry treatments and 'Access Only' restriction.

2.0 ANALYSIS

- 2.1 The proposed pedestrian crossing on Vincent Lane will be constructed as part of the s278 highway works. This Agreement is currently being negotiated between the developer, the landowner and the County Highway Authority. Once technical approval has been granted for the scheme, the Legal Agreement can be drawn up, and the works to construct the pedestrian crossing can commence.
- 2.2 A Stage 1 and a Stage 2 Road Safety Audit will be requested before technical approval can be granted for the works, therefore the detailed design of the scheme is still subject to change.
- 2.3 The raised table entry treatments and 'Access Only' restriction for Vincent Road will be secured via a separate legal agreement outside of the planning permission. Once the agreement has been completed and technical approval has been granted, works to implement this scheme can begin,

3.0 CONSULTATION

- 3.1 The proposals for the pedestrian crossing underwent public consultation through the planning process at the time when the planning application was being considered.
- 3.2 The raised table entry treatment and 'Access Only' restrictions have been agreed through consultation with the developer, local member and residents of Vincent Road.

4.0 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 4.1 All costs relating to the notices will be met by the developer.

5.0 EQUALITIES AND DIVERSITY IMPLICATIONS

- 5.1 The proposed zebra crossing will assist pedestrians to safely cross Vincent Lane and will be particularly beneficial vulnerable road users.

6.0 CRIME AND DISORDER IMPLICATIONS

- 6.1 There are not considered to be any crime or disorder implications in relation to the proposed pedestrian crossing

7.0 CONCLUSION AND RECOMMENDATIONS

- 7.1 Mole Valley District Council has granted planning permission for the development of a Lidl food store in Vincent Lane, Dorking. As part of this development, it is proposed to carry out road and junction improvements to Vincent Lane, which includes the provision of a new zebra crossing. The proposed zebra crossing will improve highway safety for pedestrians by creating a safe place to cross Vincent Lane.
- 7.2 Additional works, comprising an 'Access Only' restriction and raised entry treatments for Vincent Road have also been secured from the developer to discourage rat running along Vincent Road.
- 7.3 The Local Committee is therefore asked to authorise the advertisement of the legal notices required to implement the zebra crossing on Vincent Lane, raised table entry treatments and 'Access Only' restriction on Vincent Road

8.0 REASONS FOR RECOMMENDATIONS

- 8.1 Mole Valley planning committee approval has already been granted for the Lidl food store development. The proposed zebra crossing will ensure that pedestrian safety will not be compromised as a result of increased pedestrian and vehicular traffic on Vincent Lane. Agreement has been reached between the developer and residents of Vincent Road to implement the raised table entry treatments and 'Access Only' restriction on Vincent Road.

9.0 WHAT HAPPENS NEXT

- 9.1 Subject to Local Committee approval, the legal notices for the zebra crossing, raised table entry treatments and 'Access Only' restriction will be advertised.

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BACKGROUND PAPERS:	Appendix 1 – Layout plan showing general layout and location of the proposed pedestrian crossing on Vincent Lane. Appendix 2 – Layout plan showing proposed Access Only Signs and Raised Entry Treatment for Vincent Road

Version No. Date: Time: Initials: No of annexes: