



**OFFICER REPORT TO LOCAL COMMITTEE
(REIGATE AND BANSTEAD)**

**RELOCATION OF A ZEBRA CROSSING
LESBOURNE ROAD, REIGATE**

5 MARCH 2012

KEY ISSUE

To seek authority to advertise a notice for the relocation of a zebra crossing as a result of a planning consent.

SUMMARY

Planning Consent has been granted at appeal for the development of 2 No. 3 bed and 1 No. 5 bed dwellings, with alterations to existing access onto Lesbourne Road (Planning Application P/11/00361/F). The position of the existing vehicular access to the site coincides with the location of an existing zebra crossing. The zebra crossing is located approximately 120 metres to the east of the Lesbourne Road junction with Bell Street.

The planning inspector has imposed a condition on the planning consent that before any development commences the existing zebra crossing is relocated, to make it safer for pedestrians to use the crossing when vehicles are moving to and from the site's vehicular access. The zebra crossing will be relocated approximately 6 metres to the west of its existing location (See Annex 1).

OFFICER RECOMMENDATIONS

The Local Committee (Reigate and Banstead) is asked to agree that:

- (i) Advertise a Section 23 Notice in accordance with the Traffic Regulation Act 1984, the effects of which will be to relocate the existing zebra crossing from its current location, westward approximately 6 metres, as shown in Annex 1.
- (ii) The Local Transportation Manager in consultation with the Chairman of the Local Committee resolve any objections received in connection with the proposal.

1.0 INTRODUCTION AND BACKGROUND

- 1.1 A planning application was allowed at appeal (Ref: APP/L3625/A/11/2153565) on 6 September 2011 for the development of 2 No. 3 bed and 1 No. 5 bed dwellings, with alterations to the existing access road and junction with Lesbourne Road.
- 1.2 Surrey County Council as Highway Authority objected to the proposed development, subject of the appeal, on the grounds that the development would lead to intensification in use of an existing sub-standard vehicular access onto Lesbourne Road. It was considered this could create conditions prejudicial to highway safety.
- 1.3 The planning inspector noted the Highway Authority's concerns, however he decided to allow the appeal and granted planning permission for the development, subject to a number of conditions. Annex 2 provides a copy of the planning inspector's report, which provides further details on the appeal decision and conditions imposed on the grant of planning permission.
- 1.4 The planning inspector has provided a condition that the works to relocate the existing zebra crossing are carried out before the development commences.
- 1.5 The developer now wants to undertake the works to relocate the zebra crossing. This requires the developer to enter into a Section 278 Agreement with Surrey County Council, to enable them to carry out the works within the public highway. The scheme has been subject to a Road Safety Audit. As a result of the audit, the scheme has been amended to include a section of guardrailing within the footway on the north side of Lesbourne Road, aligned with the Omnibus building/nursery pedestrian access. The guardrailing is required to divert pedestrians and encourage them to cross at the relocated zebra crossing.
- 1.6 There is a statutory requirement for the relocation of the zebra crossing to be advertised, in accordance with Section 23 of the Road Traffic Regulation Act 1984.

2.0 ANALYSIS AND COMMENTARY

- 2.1 In addition to relocating the zebra crossing, the developer is also proposing to provide; new anti-skid surfacing on approach to the crossing; improve the existing bus stop on the north side of Lesbourne Road by providing new DDA compliant raised kerbing; provide new footway incorporating tactile paving at either side of zebra crossing; re-surfacing of existing footway on north and south side of Lesbourne Road, within vicinity of zebra crossing.
- 2.2 If approval is not given to advertise a Section 23 notice for relocation of the zebra crossing, the developer will have to seek to vary or remove this condition from the planning permission which may result in the development proceeding without this highway safety improvement being implemented.

3.0 CONSULTATIONS

- 3.1 Reigate and Banstead Borough Council, as Local Planning Authority, consulted Surrey County Council, as Highway Authority, on the 10 March 2011, regarding planning application P/11/00361/F. The application was for the erection of 2 No. 3 bed and 1 No. 5 bed dwellings with associated access road, detached double car port, alterations to existing access road and connection with Lesbourne Road.
- 3.2 Surrey County Council as Highway Authority recommended that the application should be refused for the following reason:
- 3.3 “The proposed development would lead to an intensification in use of the highway access onto Lesbourne Road (B2034) where pedestrian visibility is substandard, thereby resulting in danger and inconvenience to pedestrians and vulnerable road users and to highway users in general. This would be compounded by the geometry and gradient of the access drive, which has not been demonstrated as being suitable to safely accommodate the increase in vehicular movements. This would be contrary to policy Mo5 of the Reigate and Banstead Borough Local Plan 2005.”
- 3.4 The recommendation of the Highway Authority was given effect by Reigate and Banstead Borough Council through the issue of its decision notice dated 4 May 2011.
- 3.5 The developer decided to appeal the decision and an informal hearing was held on 16 August 2011.
- 3.6 The appellant argued that the proposed development would result in improvements to the existing access arrangement, including; widening the access to allow two-way access and improving the sight lines onto Lesbourne Road. The appellant also proposed to relocate the existing zebra crossing on Lesbourne Road, to make it safer for pedestrians to use the crossing when vehicles are moving to and from the vehicular access.
- 3.7 Surrey County Council as Highway Authority acknowledged the proposed mitigation measures put forward by the appellant, but argued that these proposals were not sufficient to overcome the potential highway safety problems associated with the intensification of an existing sub-standard vehicular access.
- 3.8 The planning inspector noted the Highway Authority’s concerns, however they concluded that the proposed improvements would offer a substantial increase in highway safety, which would adequately compensate for the additional use of the road. The inspector therefore allowed the appeal and granted planning permission for the development, subject to a number of conditions. In addition to the condition to relocate the zebra crossing, the developer is required to

carry out the improvements to the existing vehicular access before development on site commences.

3.9 Surrey County Council as Highway Authority also recommended to the planning inspector that, in the event planning permission was granted, a condition be applied that required the developer to submit for approval a Construction Management Strategy, prior to commencement of development. The inspector agreed with this recommendation, therefore before construction commences the developer will have to submit to the Highway Authority details of:

- i. The parking of vehicles of site operatives and visitors.
- ii. Loading and unloading of plant and materials.
- iii. Storage of plant and materials
- iv. Programme of works, including measures for traffic management (to include details of routing for delivery vehicles and timings for when deliveries will take place)

3.10 The relocation of the zebra crossing, the subject of this report, requires the advertisement of a public notice, in accordance with Section 23 of the Road Traffic Regulation Act 1984. There will be a minimum period of 21 days when comments can be submitted in response to the public notice.

3.11 Consultation has been undertaken with Surrey Police, in accordance with statutory requirements.

4.0 **FINANCIAL IMPLICATION**

4.1 The developer will fund all costs associated with the S278 Agreement, advertising the Section 23 Notice and constructing the relocated zebra crossing.

5.0 **CONCLUSION AND REASONS FOR RECOMMENDATIONS**

5.1 Planning permission has already been granted at appeal for development of 2 No. 3 bed and 1 No. 5 bed dwellings, with associated vehicular access onto Lesbourne Road. The planning permission includes a condition to relocate the existing zebra crossing on Lesbourne Road, to ensure that highway safety will not be compromised as a result of vehicles using the site access.

5.2 Prior to commencement of the highway works, Surrey County Council is required to issue a public notice advertising the relocation of the zebra crossing. If approval is not given to advertise the notice, the developer will have to seek to vary or remove this condition from the planning permission, which may result in the development proceeding without this highway safety improvement being implemented.

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Annexes

- 1 Drawing No. TSP/SIX/P1994/11 A – Proposed Relocated Zebra Crossing.
- 2 Appeal Decision Notice for planning application.

