

## **Item 21**

**Land West of Park Street  
Development Proposals, Camberley Town Centre**

**Surrey County Council's  
Local Committee in Surrey Heath**

**22 July 2004**

### **KEY ISSUE:**

To inform the Committee that a planning application has been submitted to Surrey Heath Borough Council for the re-development of the Car Park between Park Street and Southern Road and to outline the scheme proposals.

### **SUMMARY:**

A Planning Application was lodged with Surrey Heath Borough Council on 7<sup>th</sup> June 2004 for the redevelopment on the existing car park site known as "Land West of Park Street". The site includes existing retail units on Park Street; the existing publicly maintainable highways of St. Mary's Avenue, Southern Road, Park Street and Southwell Park Road and Upper Charles Street; and the existing 623-space car park.

The scheme proposals follow lengthy pre-planning discussions and consist of many transportation issues, which where necessary, will be presented to this Committee.

### **OFFICER RECOMMENDATIONS:**

That the Surrey Heath Local Committee:

1. Notes the content of this report and that further report/s will be presented to the Committee for agreement of the various highway and transportation measures in due course.
2. Contact Transportation Development Control with regard to any issues relating to the proposed development and associated works

## **INTRODUCTION AND BACKGROUND**

1. The Local Planning Authority at Surrey Heath have indicated that the proposals will be presented to its own Committee for approval in late Summer or Autumn this year. The development is a mixed-use scheme, which comprises the following elements:

- ◆ Multiplex cinema with 1,862 seats
- ◆ 20 Lane Bowling Alley
- ◆ Health and Fitness Facility (2073m<sup>2</sup>)
- ◆ Restaurants (2395m<sup>2</sup>)
- ◆ Retail (10741m<sup>2</sup>)
- ◆ 218 Flats
- ◆ Multi-storey car park (680 spaces)

2. A master plan of the development is attached at Annexe A.

3. Officers are currently assessing the transportation elements of the scheme notwithstanding this at the time of writing this report, the transportation package is expected to consist of the following measures:-

- ◆ Junction improvements at:-
  - Lower Charles Street/London Road
  - Park Street/London Road
  - Park Street/Pembroke Broadway
  - Southern Road/Southwell Park Road
  - Pembroke Broadway
  - London Road/Knoll Road
  - Upper Charles Street/New Southern Road
  - Pembroke Broadway/Albert Road
- ◆ New Carriageway Construction at 'New Southern Road.
- ◆ Pedestrianisation of Park Street.
- ◆ Partial Stopping Up of St, Mary's Avenue
- ◆ Full Stopping Up of Upper Charles Street
- ◆ Re-alignment of Southwell ark Road (in part).
- ◆ High Street Traffic Management Measures.
- ◆ Contribution towards London Road Cycle route proposals.
- ◆ Traffic Calming measures in Southwell Park Road and Grand Avenue
- ◆ Bus Priority and Cycle route improvements in Pembroke Broadway
- ◆ Public Transport Interchange at Camberley Rail Station
- ◆ Potential extension or revision of waiting restrictions
- ◆ Provision of Public Transport Real time Information
- ◆ Travel Plan

4. There may be other junctions that will require further assessment and or other works in addition to those listed above. These will only become known as and when further detailed assessments have been carried out.

## **ANALYSIS AND COMMENTARY**

5. The assessment of the proposals by Officers is in its infancy and because of this, it is not possible to provide significant detailed information over and above that indicated above.
6. However, the approach taken by Officers throughout the pre-planning discussions has been to form a balanced package of measures that minimises the traffic impact of the development on the local highway network whilst enabling the development to become sustainable and providing employees and visitors to have an alternative means of access to the site than the private car.
7. It is also important to consider the environmental impact alongside the transportation impact. Consideration should also be given to the balance of the town in terms of the accessibility by all modes as this in turn will in turn affect the vitality and attractiveness of the town.

## **CONSULTATION**

8. The Borough Council as part of the Planning process will undertake its own consultations. There is likely to be a need for further consultations resulting from the need for numerous Traffic Regulation Orders.
9. A consultation exercise will be required as part the proposals to implement a traffic-calming scheme in Southwell Park Road and Grand Avenue.
10. There will be requirements to remove highway rights form parts of St. Mary's Road and Upper Charles Street. This again will require a further consultation exercise.

## **FINANCIAL IMPLICATIONS**

11. There are resource implications for Transportation Development Control in respect of costs incurred in assessing the application. However, the full costs in respect of the design, consultation and construction of the highway measures will be borne by the applicant.

## **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

12. As detailed above the proposed development is required to be sustainable in all regards. As such it is required that the scheme will be in full compliance with the Policies and aims of the County Council.

## **CRIME & DISORDER IMPLICATIONS**

13. As part of the consultation exercise the Borough Council will be consulting the necessary authorities in this regard.

## **EQUALITIES IMPLICATIONS**

14. Whilst there are Equality issues associated with the scheme, it is envisaged that through the use of appropriate design, the needs of all highway users scheme will met.

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**BACKGROUND PAPERS:** None

**Number of Annexes:** 1