



## **OFFICER REPORT TO LOCAL COMMITTEE (Surrey Heath)**

### **Development Related Works At London Road (A30) and Blackwater Valley Road (A331)**

#### **Big Yellow Self Storage London Road Camberley**

**14 October 2010**

### **KEY ISSUE**

To advise the local committee of development related highway works at 557 to 593 London Road Camberley, and seek approval for regulatory signs.

### **SUMMARY**

Surrey Heath Borough Council has granted full planning permission for building a self storage (Class B8) facility at 557 to 593 London Road. The developer, Big Yellow Self Storage, is required to construct a shared cycleway/footway on an existing footway along the site frontage. The proposed cycleway/footway will extend from the access to the proposed development on London Road (A30) opposite the Meadow Gyratory and along the Black Water Valley Road (A331) to the Blackwater Valley Road junction with Stanhope Road.

The proposed shared cycleway/footway will improve accessibility to the site by foot and bicycle. The proposed works will also have a wider community benefit by improving accessibility to Camberley by foot and bicycle.

### **OFFICER RECOMMENDATION**

The Local Committee in Surrey Heath is asked to: -

- i) Approve the erection and use of regulatory signs to diagram numbers, 955, 956 & 957, in accordance with the Traffic Signs and General Directions 2002.

## **1 INTRODUCTION AND BACKGROUND**

- 1.1 Surrey Heath Borough Council granted planning permission (SU/2009/0232) in June 2009 for the erection of a 3 to 5 storey warehouse building for self storage use (Class B8) together with parking and access, boundary treatment, landscaping and associated works (please see decision notice in appendix A) .
- 1.2 The developer, Big Yellow Self Storage, have entered into a Section 278 Agreement (Highways Act 1980) with the County Council in order to construct a new shared cycleway/ footway along the site frontage on London Road (A30) and the Blackwater Valley Road (A331) between the access to the new development opposite Meadows Gyratory and Stanhope Road (please see area of section 278 works in appendix B).
- 1.3 Big Yellow is now implementing their planning consent. Construction started early on during the summer. Big Yellow has also already started work constructing the shared cycleway/footway.

## 2 ANALYSIS

- 2.1 The overall aim is to improve accessibility for pedestrians and cyclists to the proposed self-storage facility and to raise the standard of visual amenity.
- 2.2 A resolution to grant permission to erect regulatory signs to diagram numbers, 955, 956 & 957, in accordance with the Traffic Signs and General Directions 2002 is required to formally change the use of the footway to a shared cycleway/footway.



Diagram 955



Diagram 956



Diagram 957

## 3 CONSULTATIONS

- 3.1 The proposed development has been through the necessary statutory consultation procedure by virtue of its planning consent and associated consultation process. Surrey Heath Borough Council resolved to grant planning consent subject to conditions and a legal agreement on 29 June 2009. The Section 106 legal agreement was completed on 10 July 2009 and the Section 278 Agreement was completed on 17 March 2010.
- 3.2 As part of the Section 278 Agreement the developer has submitted technical drawings for Surrey County Council approval. In approving these drawings Transportation Development Control has liaised with Traffic Systems, West Area Highways, and the Safety Engineering Team.

#### **4 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS**

- 4.1 The cost of all the highway works will be borne by the developer, Big Yellow.

#### **5 EQUALITIES AND DIVERSITY IMPLICATIONS**

- 5.1 The proposed shared cycleway/footway will provide a safe route for all types of pedestrians and cyclists wishing to access the proposed development.

#### **6 CRIME AND DISORDER IMPLICATIONS**

- 6.1 None.

#### **7 CONCLUSION AND RECOMMENDATIONS**

- 7.1 The proposed shared cycleway/footway will provide a safe route for all pedestrians and cyclists wishing to access the proposed development.
- 7.2 The report recommends that the committee approve the regulatory signs required for the shared cycleway/footway.

#### **8 REASONS FOR RECOMMENDATIONS**

- 8.1 To encourage walking and cycling to the proposed development by creating a safer environment.

#### **9 WHAT HAPPENS NEXT**

- 9.1 The developer is currently constructing the proposed shared cycleway/footway. If approved the signs will be erected, designating the route as a shared cycleway/footway facility.

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<b>BACKGROUND PAPERS:</b>	Surrey Heath Borough Council Decision Notice dated 23 July 2009. Section 278 Works area.

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