



OFFICER REPORT TO LOCAL COMMITTEE (TANDRIDGE)

COPTHORNE ROAD, FELBRIDGE PUFFIN CROSSING

20 June 2008

KEY ISSUE

To approve the relocation of the existing Puffin Crossing facility on Copthorne Road, Felbridge.

SUMMARY

This report recommends the relocation of the existing Puffin Crossing across the A264 Copthorne Road opposite Felbridge Primary School to ensure a safe separation distance from the proposed development access. This is as a result of planning permission having been granted for residential development at Land rear of 52-56 Copthorne Road.

OFFICER RECOMMENDATIONS

The Local Committee Tandridge is asked to agree:

- (i) the relocation of the existing Puffin Crossing facility across Copthorne Road, Felbridge as shown on Annex A.

1 INTRODUCTION AND BACKGROUND

- 1.1 On 13 March 2006 Surrey County Council (SCC) received a pre-planning consultation for a proposed residential development of 15 dwellings. A response was sent on 24 March 2006 requesting that the development access be moved to the east as close to the site boundary as possible as the original location was too close to the proposed Puffin Crossing.
- 1.2 Planning application (TA/06/0928) was submitted to the Local Planning Authority, Tandridge District Council (TDC), by Try Homes South East Ltd on 22 June 2006 for residential development with the access immediately adjacent to the proposed Puffin Crossing. The applicants stated that the access road could not be moved due to two beech trees with Tree Preservation Orders. At this time the work on the crossing was due to commence in August 2006 and the County Highway Authority (CHA) recommended the planning permission should be refused on the grounds that it was not compatible with the highway infrastructure in the vicinity of the site.
- 1.3 In August 2006 WSP Developments on behalf of the applicants approached the CHA to discuss the possibility of a revised location for the crossing in consultation with the Local Transportation Service (LTS). In September 2006 a meeting was held on site with WSP, SCC Traffic Signals and Carillion and it was agreed that the alternative location was acceptable for Highways safety purposes. WSP subsequently designed a crossing in the agreed alternative location, with the signals designed by SCC Traffic Signals. This was then subjected to a Stage 1 and 2 Safety Audit by independent auditors.
- 1.4 A further planning application (TA/06/1550) was submitted to TDC on 20 October 2006 for the erection of 8 affordable apartments, 4 semi-detached and 10 detached dwellings with access and associated parking. The applicant was able to demonstrate to the satisfaction of officers that the puffin crossing could be moved with no adverse road safety implications, therefore overcoming our original concerns. The CHA responded to TDC on 24 November 2006 stating that no development should commence until the crossing was moved with all costs to be borne by the developer. This was then reported to the Tandridge Development Control Committee when they considered the application on Thursday 18 January 2007. The Committee refused the application on two grounds, neither of which related to highways or transportation.
- 1.5 Following refusal of planning permission, the applicant appealed the decision which was heard at a Public Inquiry on Tuesday 26 June. A short statement was submitted to the Planning Inspectorate on 3 April 2007 stating that Surrey County Council had no objection to the development in principle, provided that the Applicant entered into an agreement for the moving of the crossing prior to the commencement of

any other works, at their expense. Subsequently the applicant prepared a Unilateral Undertaking in which they committed themselves to moving the crossing and meeting all of the County Council's costs, should planning permission be granted.

- 1.6 The appeal decision was issued on 7 August 2007 allowing the appeal and granting planning permission with conditions attached.
- 1.7 Surrey County Council entered into an agreement under Section 278 of the Highways Act for the resiting of the Puffin Crossing across the A264 Copthorne Road opposite Felbridge Primary School, as it had been demonstrated by the applicant that the crossing could be moved with no adverse road safety implications. Agreement attached as Annex B.
- 1.8 The County Highway Authority has originally recommended refusal due to the conflict between the position of the proposed puffin crossing and the proposed development access. The developer put forward a solution to this by moving the crossing and therefore addressing the conflict. There were no highway safety reasons to object to this and therefore it would not have been appropriate for the Highway Authority to object to the proposals and thereby frustrate the development.
- 1.9 Section 278 agreement attached as Annex B.

2 ANALYSIS

- 2.1 The relocated Puffin Crossing will continue to encourage crossing the busy Copthorne Road in a designated safe environment, which is associated with the Local Transport Plan objectives.
- 2.2 The proposed new locations of the puffin crossing is no less safe in Highway terms than the existing location and equally as convenient for pedestrians.

3 CONSULTATIONS

- 3.1 Both the County Councillor Ken Rimington and the District Councillor Ken Harwood have been formally consulted regarding the proposals. Surrey Police have been consulted and have no objections to the relocation of the crossing. The Government Office for the South East (GOSE) has also been informed. In September 2006 WSP Development embarked on a consultation with local residents. Objections were received from numbers 58 and 60 Copthorne Road and from Felbridge Parish Council. Felbridge School had no objection to the proposed new location of the crossing.

4 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 4.1 The full cost of relocating the puffin crossing will be met by the developer. The scheme will be funded by Try Homes South East Ltd as per the Section 278 Agreement. The developer will reimburse traffic signals design costs incurred by SCC.

5 EQUALITIES AND DIVERSITY IMPLICATIONS

- 5.1 The proposed dropped kerbs will be constructed flush with the existing carriageway therefore providing a safe accessible crossing point for both wheelchairs and push chairs.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1 Not applicable

7 CONCLUSION AND RECOMMENDATIONS

- 7.1 The report recommends that the existing Puffin Crossing should be resited at the proposed location across Copthorne Road outside no. 58 and opposite Felbridge Primary School with all associated works to ensure a safe separation distance from the proposed development access

8 REASONS FOR RECOMMENDATIONS

- 8.1 To ensure the safety of all residents and pedestrians crossing Copthorne Road, therefore maintaining a safer environment.

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BACKGROUND PAPERS:	Section 278 Legal Documentation including the plan associated with the agreement