



Update on the Broadoaks Development, West Byfleet

**Local Committee (Woking)
2 November 2006**

KEY ISSUE:

To update the Committee concerning the package highway works on the A245 corridor that are to be completed as part of the Broadoaks site office development.

SUMMARY:

The Broadoaks commenced when the developer started to build one of the three office blocks on the site. The planning agreement for the development between the developer and Woking Borough Council states that the developer should have entered into a highway agreement with the County Council before the development commenced. The developer has not entered into the highway agreement and is therefore in breach of the planning agreement. The County Council is not party to the planning agreement and has therefore requested that the Borough Council enforce the terms of the planning agreement, to:

- Prevent the site development progressing without the developer entering into the highway agreement, and
- Thus secure the construction of the highway works on the A245 corridor.

OFFICER RECOMMENDATIONS:

This report is for information.

1. Introduction and background

- 1.1 Broadoaks is a former Ministry of Defense site located on the Parvis Road at the western edge of West Byfleet village. Planning permission was granted in 2000 for the redevelopment of the Broadoaks site for a large campus style office development in three blocks. The planning permission included a planning agreement, amongst other things, requiring the developer to enter into a highways agreement with the County Council - under section 278 of the Highways Act 1980 - to secure a substantial package of highway works on the A245 corridor before commencing the development. The planning agreement is between the developer and Woking Borough Council; the County Council is not party to the agreement. The main elements of the highway works are summarised below:
- Improvements to the Old Woking Road / Sheerwater Road roundabout junction or should additional land become available a traffic signal junction replacing the roundabout, and
 - A pelican crossing on the Old Woking Road outside the Marist School,
 - A cycle route from West Byfleet railway station to the site, including a toucan crossing over Parvis Road by Highfield Road, and
 - Alterations to the existing Broadoaks site access on the Parvis Road, and
 - A signal controlled T-junction at the new Parvis Road site access, and
 - An off-road footway / cycleway along the Parvis Road from West Byfleet through into Byfleet, and
 - Replacement of the roundabout at the Parvis Road / Chertsey Road / High Road junction with a signal controlled junction, and
 - Replacement of the roundabout at the Parvis Road / Oyster Lane junction with a signal controlled junction.
- 1.2 The highway works are intended to improve safety, manage traffic flow and provide better facilities for pedestrians and cyclists. The construction of these works will help the County Council meet the following Local Transport Plan objectives:
Objective 1: Tackling congestion to limit delays.
Objective 2: Increasing accessibility to key services / facilities.
Objective 3: Improving road safety and security.
Objective 5: Improving maintenance and management of our transport network.
- 1.3 The developer intends to construct the highway works in three phases. Phase 1 is built when the first office block is built, phase 2 with the second block and so on.
- 1.4 County officers first met the developer in 2002 to clarify what was needed enter into a highway agreement. Meetings continued in 2003, 2004 and 2005, however the developer did not provide sufficient information to enable the highway agreement to be fully drafted. As

the development on the site had not commenced at that time, the developer had no obligation to enter into the highway agreement with the County Council.

- 1.5 In January 2006 it was noticed that the developer had started constructing one of the three new office buildings on the site. The developer was instructed that he had breached his planning agreement by commencing the development without entering into the highway agreement with the County Council. The Borough Council was informed of the planning agreement breach.
- 1.6 In April 2006 following continued delay in getting sufficient information from the developer to enable the highway agreement to be fully drafted, County officers requested that the Borough Council enforce the terms of the planning agreement.
- 1.7 In July 2006 the developer handed County officers the design of phase 1 of the highway works. However as the highway agreement is incomplete and the developer has not provided an advance, County officers have no funds to check the design. Consequently the design remains unchecked.

2. The Current Position

- 2.1 The current situation at the time of writing this report is one of the three office blocks on the site is erected but incomplete. The developer has not entered into the highway agreement with the County Council. The developer is in breach of the planning agreement and the Borough Council have been asked to enforce the terms of that agreement.

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