

SURREY COUNTY COUNCIL

LOCAL COMMITTEE (GUILDFORD).

DATE: WEDNESDAY 25 MARCH 2015



LEAD OFFICER: KEVIN MCKEE, PARKING SERVICES MANAGER, GUILDFORD BOROUGH COUNCIL

SUBJECT: GUILDFORD ON-STREET PARKING REVIEW – FARNHAM ROAD HOSPITAL REDEVELOPMENT - CONSIDERATION OF REPRESENTATION RESULTING FROM FORMAL ADVERTISEMENT

DIVISION(S): GUILDFORD SOUTH-WEST

SUMMARY OF ISSUE:

The report presents the representation resulting of the formal advertisement of proposals associated with the Farnham Road Hospital redevelopment and recommends making an amendment to traffic regulation order to provide for revised access arrangements for the hospital.

RECOMMENDATIONS:

The Local Committee (Guildford) is asked to agree:

- (i) that a Traffic Regulation Order (TRO) is made to accommodate the changes to the access arrangements associated with the Farnham Road Hospital redevelopment as shown in ANNEXE 1.

REASONS FOR RECOMMENDATIONS:

To facilitate the revised access arrangements at Farnham Road Hospital, and assist with safety, access, traffic movements, the availability of space and its prioritisation for various user-groups in the vicinity.

1. INTRODUCTION AND BACKGROUND:

- 1.1 At its September 2013 meeting, the Committee agreed various changes to the parking controls within the roads surrounding the hospital site, to accommodate the changes in the access arrangements and, where possible, provide additional parking to compensate for the loss of spaces in various locations.
- 1.2 The developer subsequently made various additional changes to the access arrangements, which required further amendments to the proposed controls.
- 1.3 At its September 2014 meeting, the Committee considered these and agreed to formally advertise its intention to make an order to give effect to the revised proposals shown in ANNEXE 1. The Committee agreed that if any representations were received they would be reported to a future meeting of the Committee for consideration, or if no representations were received, the Traffic Regulation Order (TRO) would be made.
- 1.4 The proposals were formally advertised between Friday 28 November and Friday 19 December 2014.

2. ANALYSIS:

- 2.1 Although Parking Services received a number of telephone enquiries about the proposals, it received only one formal representation (see ANNEXE 2).
- 2.2 Whilst the main emphasis of the representation is about the use of Ludlow Road to service the hospital, concern is also raised about the removal of spaces to facilitate this.
- 2.3 The position and use of the hospital's revised access routes was agreed by Guildford Borough Council's Planning Department (10/P/01505 and 10/P/01506). Surrey County Council was involved in the consideration of the highway aspects of these applications.
- 2.4 Previously, vehicles servicing the hospital did so via an access in Genyn Road, which is accessed via either Ludlow, or Denzil Roads. The proposed amendments to the formalised parking controls merely accommodate what has previously been agreed at the planning stage.
- 2.5 In considering the effect on parking we have taken opportunities to try to reduce the impact. Indeed, in the case of Area B, in which Ludlow Road is situated, the number of spaces provided for residents and their visitors will actually increase. In Area F, the number of spaces provided solely for permit holders will increase, albeit that there will be a small reduction in the total number of spaces available.
- 2.6 Therefore, officers recommend that the proposed changes are made and implemented, as advertised.

3. OPTIONS:

- 3.1 The Committee must consider the representation received. It needs to decide whether to implement the proposals as original advertised, or implement the

proposals with changes, or to drop some, or all of the proposals. Having formally advertised the proposals, at this stage we can now only make minor amendments that lessen the degree of control. If the Committee wish to make significant changes, or increase the degree of control, the relevant proposals would need to be re-advertised to give road users the opportunity to comment.

- 3.2 In making the recommendation we have considered the representation and the context of the previously agreed planning consent.
- 3.3 If the Committee accepts the recommendation, it is likely that the amendments will be introduced by the developer's contractor, to coincide with the completion of the changes to the various points of access.
- 3.4 The Committee could choose not to make the amendments to the parking restrictions but this would conflict with the planning consent and the highway comments provided by the County Council's officers. It would also render unusable some of the points of access that the developer has already constructed.

4. CONSULTATIONS:

- 4.1 The proposals have been formally advertised in the Surrey Advertiser and by using street notices at the particular locations.
- 4.2 The representation has been circulated to relevant local borough and county councillors.

5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 5.1 To create the order to give affect to the proposals we estimate that it will cost no more than £2,000. We have already used half of this budget in publishing the public notice to formally advertise the proposal. If the Committee agrees to implement the proposals, the money will come from the Guildford on-street parking account. The developer has agreed to arrange and undertake the implementation of the works at their cost.

6. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 6.1 Blue badge holders can park in disabled parking bays without time limit or on yellow lines, not subject to loading restrictions, for up to three hours and are exempt from charges for parking on-street. They can also park for an unlimited period in residents only, shared-use or limited waiting parking places.

7. LOCALISM:

- 7.1 The proposals will affect all road users in the areas where amendments are proposed and particularly residents. The proposals have been publicised and the comments received have been carefully considered.

8. OTHER IMPLICATIONS:

Sustainability implications

- 8.1 Parking sits alongside Climate Change and Air Quality within the strategies that feed into the Surrey Transport Plan. Therefore, in many respects, these strategies and sustainability are inter-dependant.
- 8.2 Preventing parking in locations where it would otherwise cause safety and access issues, and in particular, impede traffic, helps reduce congestion, the resultant journey times and pollution. This can be particularly important on bus routes and where large vehicles utilise relatively narrow roads.

9. CONCLUSION AND RECOMMENDATIONS:

- 9.1 We have carefully considered the representation received and recommend the Committee implemented the proposals as follows:
 - (i) that a Traffic Regulation Order (TRO) is made to accommodate the changes to the access arrangements associated with the Farnham Road Hospital redevelopment as shown in ANNEXE 1.

10. WHAT HAPPENS NEXT:

- 10.1 If the Committee agrees to implement the changes, the developer will carry out the work to erect signs and lay the lines required. Parking Services will arrange for the publication of a public notice in the Surrey Advertiser, street notices placed in areas where the changes will be introduced, anyone who has made a representation will be written to and the order will be made.

Contact Officer:

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Consulted:

Surrey Police
Road users
Residents
Local Ward and Divisional Councillors

Annexes:

- 1 – Proposals around Farnham Road Hospital redevelopment that were formally advertised.
- 2 – Representation received as a result of their advertisement.

Sources/background papers:

- Item 8, Guildford Local Committee, 18 September 2013
- Item 13, Guildford Local Committee, 24 September 2014