

EXECUTIVE - 21 JULY 2016

## WOKING INTEGRATED TRANSPORT PACKAGE

### Executive Summary

This report seeks Executive authority to implement the Approved Investment Programme Project for Integrated Transport measures in Woking Town Centre at an estimated cost of £23.5m, accept the Grant of £11m from Enterprise M3 (EM3), permit the removal and disposal of the Canopy at Albion Square and authorise the pursuit of a Traffic Regulation Order for Broadway, Albion Square, High Street and Victoria Square.

The scope of works includes the remodelling of Albion Square after allowing the developer of Albion House (Wrenbridge) to remove the Canopy at no cost to the Council.

The combined effect of the highway proposals contained herein will make a substantial improvement to movement within the town centre and support a number of development sites that are either approved or proposed by the private sector as well as the Council's joint venture scheme by Bandstand Square Developments Limited (BSDL) of Victoria Square.

The total investment is some £23.5m with £11m coming from EM3 and the balance from developer contributions, including Victoria Square. There is no new borrowing requirement directly associated with this project; however the contribution from Victoria Square is part of advance works already approved by the Council in its Joint Loan facility (£55m) with Surrey County Council (SCC) for BSDL.

Approving this proposal will not oblige the Council to approve the Victoria Square proposal later in the year as Officers consider these works will, in themselves, contribute positively to the town centre, enable Victoria Square and other developments and provide a catalyst to other investment opportunities in the town. The details of the proposals will however need to be amended in the Victoria Square area should that scheme not proceed.

The Executive is recommended to approve the recommendations set out below.

### Reasons for Decision

To approve the implementation of the Investment Programme project and accept the Enterprise M3 grant offer.

### Recommendations

The Executive is requested to:

#### RESOLVE That

- i) the Woking Integrated Transport Package be approved at a total cost of £23.5m;
- ii) Officers be authorised to accept the Grant from Enterprise M3 in the sum of £11m;
- iii) Officers be authorised to enter into an agreement with the developer of Albion House to allow it to remove the Canopy at its expense; and
- iv) Officers be authorised to pursue a Traffic Regulation Order for Broadway, Albion Square, High Street and Victoria Square, with any objections related thereto being determined by the Deputy Chief Executive in consultation with the Portfolio Holder.

**The Executive has authority to determine the recommendations.**

**Background Papers:**

Sustainability Impact Assessment  
Equalities Impact Assessment

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## 1.0 Introduction

- 1.1 This report seeks Executive authority to implement the Approved Investment Programme Project for Integrated Transport measures in Woking Town Centre, accept the Grant of £11m from Enterprise M3 (EM3) and permit the removal and disposal of the Canopy at Albion Square.
- 1.2 The scope of works includes the remodelling of Albion Square after allowing the developer of Albion House (Wrenbridge) to remove the Canopy at no cost to the Council. The Council at its meeting on 14 July determined that the Councillor Howard's Motion was not supported so it will be possible to permit the removal of the Canopy.
- 1.3 The combined effect of the highway proposals contained herein will make a substantial improvement to movement within the town centre and support a number of development sites that are either approved or proposed by the private sector as well as the Council's joint venture scheme by Bandstand Square Developments Limited (BSDL) of Victoria Square.
- 1.4 The total investment is some £23.5m with £11m coming from EM3 or from developer contributions including Victoria Square. There is no borrowing requirement directly associated with this project; however the contribution from Victoria Square is part of advance works already approved by the Council in its Joint Loan facility (£55m) with Surrey County Council (SCC) for BSDL.
- 1.5 Approving this proposal will not oblige the Council to approve the Victoria Square proposal later in the year as Officers consider these works will, in themselves, contribute positively to the town centre, enable Victoria Square and other developments and provide a catalyst to other investment opportunities in the town.

## 2.0 Integrated Transport Scope of Works

- 2.1 This section of the report briefly outlines the works. Attached at Appendix 1 is the updated version of the overview presented to EM3. The growth potential outlined in the report indicates the sites that should contribute to development in the town. A Plan of the town centre is attached at Appendix 2 and sets out the sites referred to in Appendix 1.
- 2.2 Whilst these are indicative quantities of development, and some have yet to submit Planning Applications, the overall approach is consistent with the Council's Approved Local Plan and its projections for development in the town centre.
- 2.3 Appendix 3 outlines the highway works that are either agreed with the Highway Authority or are in the process of being agreed for implementation.
- 2.4 There are two key issues to be resolved by the project team to enable the works to be implemented.
- 2.5 The first is the layout of Albion Square which has been designed without the Canopy. The Council supported the recommendation of the Executive in respect of Councillor Howard's Motion. By approving the implementation of these works, the Executive will be authorising Officers to complete a formal agreement with Wrenbridge for the removal of the Canopy.
- 2.6 The second is the management of movement along Broadway and High Street with its subsequent egress to Victoria Way. The proposal agreed with the Highway Authority is to restrict access across Albion Square to buses only between 7.00 a.m. and 11.00 p.m. with servicing and access to High Street being restricted to 11.00 p.m. to 7.00 a.m.

2.7 These restrictions are considered essential if the pedestrian environment sought for Albion Square and Victoria Square is to be achieved and the traffic egressing to Victoria Way is managed to limit congestion in Victoria Way as envisaged in the Planning Consent for Victoria Square. By approving the implementation of these works the Executive will be authorising Officers to progress the necessary Traffic Regulation Orders, which are subject to consultation, initially as a Temporary Order so that Officers can resolve any operational detail and subsequently a Permanent Order.

### 3.0 Enterprise M3 Grant Offer

3.1 Enterprise M3 (EM3) has offered an £11m grant, payable in stages over the development period, towards the cost of these works.

3.2 The Legal Agreement for the Grant is in similar form to that previously entered into by the Council in respect of the Sheerwater Access Road; the difference in this case is that the Grant is not repayable. In addition it was agreed with EM3 that the Council would:-

- provide six monthly performance reports on the delivery of the project and the related achievement of new commercial space and dwellings, as outlined in Appendix 2; and
- engage in an annual review with members of the EM3 Transport Advisory Group and Project Management Group.

3.3 These additional reporting requirements are considered reasonable in the context of the level of investment provided by EM3.

3.4 A further application for Grant Aid has been submitted to EM3. This seeks £10m of funding towards Network Rail's detailed design of the replacement Victoria Arch bridge, widened to two lanes of traffic in both directions plus cycle and footways on both sides, which will enable the bridge replacement to be integrated into Network Rail's Grade Separated Junction and Station enlargement proposals with the possibility that the Bridge may be able to start in 2019/20. Network Rail has confirmed that it is committed to working with EM3, Surrey County Council and the Borough to bring the Woking infrastructure improvements forward as soon as possible to deliver rail capacity benefits for Woking and the wider region.

### 4.0 Implications

#### Financial

4.1 The estimated cost of the integrated transport package is £23.5m compared to the provisional Approved Investment Programme Budget of £22.8m; the additional cost reflecting the impact of construction inflation. A confidential cost plan detailing the breakdown of costs is included in a Part 2 Report; the detail needs to remain confidential as the package of works is subject to tender.

4.2 The Grant from EM3 is £11m leaving a balance of £12.5m to be financed by the Council which will come from a range of developer contributions as outlined below:-

<b>Contribution Source</b>	<b>£m</b>
S.106 Contributions from Centrium and New Central	1.3
CIL Goldsworth Road South	1.5
Victoria Square Development	9.7
<b>Total</b>	<b>12.5</b>

- 4.3 Accordingly there is no new Borrowing requirement for this project and no ongoing revenue costs for the Council.

Human Resource/Training and Development

- 4.4 There are no human resource implications arising from this project as all staff requirements are specifically contracted for the project and included in the project cost.

Community Safety

- 4.5 The implementation of the works will address all community safety issues. The objective of the package of works is to improve the overall environment for the community.

Risk Management

- 4.6 There is inevitably cost risk associated with civil engineering works. Reasonable contingencies have been allowed and there is scope for negotiation on fees and commuted sums with Surrey County Council should the need arise. In the event that costs exceed contingencies then further developer contributions will be sought.

Sustainability

- 4.7 These works will significantly improve the highway network in the town centre for pedestrians and cyclists. There will be some adverse impacts for car users and for some businesses that rely on car access but it is considered there is an overall benefit for the economic sustainability of the town centre.
- 4.8 All drainage systems affected by this work will be upgraded to cope, as far as practical, with the impacts of climate change.

Equalities

- 4.9 The needs of differently abled people have been fully considered in the design of the proposals. Some disability groups' object in principle to removal of traffic light controlled crossings but it is considered that the creation of public spaces through which traffic is tolerated in smaller volumes will enhance the overall experience and safety for those with mobility or sight limitation.

**5.0 Consultations**

- 5.1 There have been wide public consultations about the proposals as part of the Victoria Square planning application and subsequently, the Portfolio Holder was consulted in the preparation of this report.

REPORT ENDS  
EXE016-069

APPENDICES

## Equality Impact Assessment

The purpose of this assessment is to improve the work of the Council by making sure that it does not discriminate against any individual or group and that, where possible, it promotes equality. The Council has a legal duty to comply with equalities legislation and this template enables you to consider the impact (positive or negative) a strategy, policy, project or service may have upon the protected groups.

		Positive impact?			Negative impact?	No specific impact	What will the impact be? If the impact is negative how can it be mitigated? (action) <b>THIS SECTION NEEDS TO BE COMPLETED AS EVIDENCE OF WHAT THE POSITIVE IMPACT IS OR WHAT ACTIONS ARE BEING TAKEN TO MITIGATE ANY NEGATIVE IMPACTS</b>
		Eliminate discrimination	Advance equality	Good relations			
<b>Gender</b>	Men					X	
	Women					X	
<b>Gender Reassignment</b>						X	
<b>Race</b>	White					X	
	Mixed/Multiple ethnic groups					X	
	Asian/Asian British					X	
	Black/African/Caribbean/Black British					X	
	Gypsies / travellers					X	
	Other ethnic group					X	

		Positive impact?			Negative impact?	No specific impact	What will the impact be? If the impact is negative how can it be mitigated? (action) <b>THIS SECTION NEEDS TO BE COMPLETED AS EVIDENCE OF WHAT THE POSITIVE IMPACT IS OR WHAT ACTIONS ARE BEING TAKEN TO MITIGATE ANY NEGATIVE IMPACTS</b>
		Eliminate discrimination	Advance equality	Good relations			
<b>Disability</b>	Physical		X				
	Sensory		X				
	Learning Difficulties		X				
	Mental Health					X	
<b>Sexual Orientation</b>	Lesbian, gay men, bisexual					X	
<b>Age</b>	Older people (50+)		X				
	Younger people (16 - 25)		X				
<b>Religion or Belief</b>	Faith Groups					X	
<b>Pregnancy &amp; maternity</b>						X	
<b>Marriage &amp; Civil Partnership</b>						X	
<b>Socio-economic Background</b>						X	

The purpose of the Equality Impact Assessment is to improve the work of the Council by making sure it does not discriminate against any individual or group and that, where possible, it promotes equality. The assessment is quick and straightforward to undertake but it is an important step to make sure that individuals and teams think carefully about the likely impact of their work on people in Woking and take action to improve strategies, policies, services and projects, where appropriate. Further details and guidance on completing the form are [available](#).

## Sustainability Impact Assessment

Officers preparing a committee report are required to complete a Sustainability Impact Assessment. Sustainability is one of the Council's 'cross-cutting themes' and the Council has made a corporate commitment to address the social, economic and environmental effects of activities across Business Units. The purpose of this Impact Assessment is to record any positive or negative impacts this decision, project or programme is likely to have on each of the Council's Sustainability Themes. For assistance with completing the Impact Assessment, please refer to the instructions below. Further details and guidance on completing the form are [available](#).

Theme (Potential impacts of the project)	Positive Impact	Negative Impact	No specific impact	What will the impact be? If the impact is negative, how can it be mitigated? (action)
Use of energy, water, minerals and materials			X	
Waste generation / sustainable waste management			X	
Pollution to air, land and water	X			Reduced congestion and improved drainage.
Factors that contribute to Climate Change	X			
Protection of and access to the natural environment			X	
Travel choices that do not rely on the car	X			Improved pedestrian and cycle facilities.
A strong, diverse and sustainable local economy	X			Improved integration with railway station.
Meet local needs locally			X	
Opportunities for education and information			X	
Provision of appropriate and sustainable housing			X	
Personal safety and reduced fear of crime	X			Improved public realm.
Equality in health and good health			X	
Access to cultural and leisure facilities			X	
Social inclusion / engage and consult communities			X	
Equal opportunities for the whole community			X	
Contribute to Woking's pride of place	X			Improved public realm.

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