

Woking Borough Council
Planning Services
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

Nawal Atiq
Assistant Asset Manager
Bridge House
Walnut Tree Close
Guildford GU1 4LZ

Direct Line: [REDACTED]

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Dear Sirs

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT CONSULTATION

Thank you for the opportunity for Highways England to comment on the Woking Site Allocations Development Plan Document.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. In the case of Woking Borough Council this relates to the A3 and M25 Junctions 10 and 11.

We would be concerned if any material increase in traffic were to occur on the SRN as a result of planned growth in the borough without careful consideration of mitigation measures. It is important that the Local Plan provides the planning policy framework to ensure development cannot progress without the appropriate infrastructure in place. When considering proposals for growth, any impacts on the SRN will need to be identified and mitigated as far as reasonably possible. We will in general support a local authority proposal that considers sustainable measures which manage down demand and reduces the need to travel. Infrastructure improvements on the SRN should only be considered as a last resort.

We have reviewed the Development Plan Document (DPD) and we note that the majority of developments would be in Woking, and will unlikely to result in a significant impact on the SRN. We would welcome the opportunity to be consulted on the following proposed developments in Woking as they come forward:

- UA9 Victoria Square: 392 dwellings + 11,000 sq m gross additional retail floorspace + 190 hotel beds.

- UA16 Woking Railway & Athletic Club – 125 dwellings + 1,500 sq m office space.
- UA17 Poole Road Industrial Estate – 49,000 sq m office and/or warehouse.
- A32 Land within Sheerwater Priority Place, Albert Drive – 250 dwellings + retail, leisure & community floorspace.
- UA 34 Forsyth Road Industrial Estate – 6,000 sq m B2/B8.
- UA35 Monument Way West Ind. Estate – 3,600 sq m industrial floorspace with new road infrastructure.
- UA41 Coal Yard/Aggregate Yard - 422 dwellings.
- UA49 Camphill Tip, West Byfleet – 10,000 sq m B2 industrial floorspace

We note that a detailed Transport Assessment (TA) taking account of the proposed developments in the vicinity of the site, and a Travel Plan (TP) to minimise car use of prospective occupants of the development will be prepared for all of the above developments to support subsequent formal applications.

We would also wish to be consulted on the following proposed developments in West Byfleet as they come forward:

- GB15 Land surrounding West Hall, West Byfleet - 592 dwellings – between 2022 and 2027. We note that the developer will contribute to the provision of essential transport infrastructure related to the mitigation of the impacts of the development of this site. We also note that a detailed TA taking account of the proposed developments in the vicinity of the site, and a TP to minimise car use of prospective occupants of the development will be prepared for all of the above developments. We look forward to receiving these in due course.
- GB16 Broadoaks, Parvis Road, West Byfleet – employment-led mixed use – change of use. We note there is an extant planning permission for this site. We also note that the developer will contribute to the provision of essential transport infrastructure related to the mitigation of the impacts of the development of this site. We note that cycling and walking infrastructure and bus stops will be provided as part of the development. We also note that a TA has been commissioned, and look forward to receiving this. We also would wish to see details of any off-site highway improvements on the A245 away from the site, to enable us to understand what impact this would have on the A3, if any.

I hope this is helpful.

Yours sincerely,



Nawal Atiq
Assistant Asset Manager (Hampshire, Surrey)
Email: 