

VICTORIA ARCH WIDENING SCHEME

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IMPORTANT INFORMATION: TEMPORARY AND PERMANENT RELOCATION PROPOSALS FOR DAY AGGREGATES ACCESS ROAD

DEAR RESIDENT

Over the last year, as the construction plans for the Victoria Arch scheme have progressed, technical surveys and modelling have concluded that the existing location of the Day Aggregates access road severely impacts on the scheme's overall success.

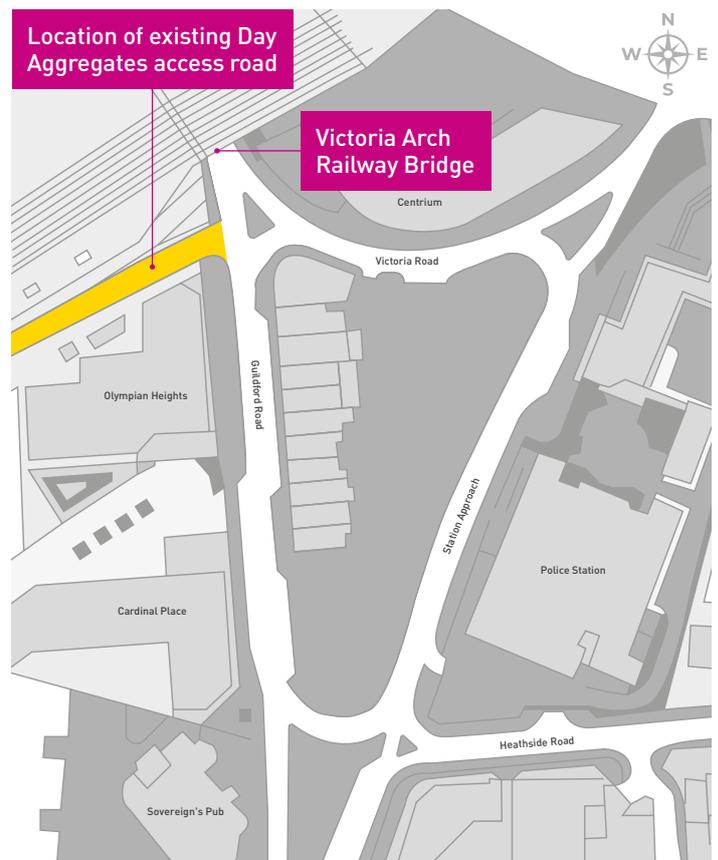
We are writing to inform you of our (Woking Borough Council's) proposals to relocate the Day Aggregates access road from its existing location on the south-side of the Guildford Road, next to the Victoria Arch railway bridge.

Our two-stage relocation plan includes:

- creating a temporary access road via Bradfield Close, just off York Road
- creating a permanent access road via Waverley Court, just off York Road.

This newsletter aims to give you more information about:

- The access road's relationship with the Victoria Arch widening scheme, page 2.
- Why the existing access road needs to be relocated, pages 2 and 3.
- About the proposed planning applications and the public consultation process, pages 4 and 5.
- We're available to listen to your views, page 6.



➔ For more information, visit woking.gov.uk/victoriaarch



THE ACCESS ROAD'S RELATIONSHIP WITH THE VICTORIA ARCH WIDENING SCHEME

The relocation of the current access road to the Day Aggregates site is integral to the delivery of the Victoria Arch widening scheme – the multi-million pound highways reconfiguration and railway bridge replacement project funded by central government and managed by us (Woking Borough Council), Surrey County Council, Network Rail and Homes England.

The widening scheme will deliver a series of highway enhancements on both the north and south sides of the arch, including a new carriageway providing seamless travel through this part of the town centre, and provide better access underneath the railway and to the railway station for cyclists and pedestrians.

This major project also provides Network Rail with the opportunity to replace the ageing railway bridge, renewing the railway infrastructure in Woking. These works are essential for the vitality and sustainability of the rail network. The outdated Victorian built railway bridge is reaching the end of its feasible lifespan and requires full modernisation.

The Victoria Arch widening scheme is an important part of our wider plans to provide enhanced access to an attractive and user friendly town centre. It will provide additional road capacity, reduced air pollution, safer access for pedestrian and cycle journeys, and more reliable bus journeys. Ultimately, it will significantly contribute to our long-term sustainable transport measures, strengthen our vibrant business economy and deliver our requirement to unlock town centre sites for much needed housing.

To effectively deliver the widening scheme, we must consider relocating the existing Day Aggregates access road on Guildford Road, next to Victoria Arch, to a nearby location. The only feasible options are to move the access road just off York Road via Bradfield Close (temporarily) and Waverley Court (permanently).

Given these issues, we have taken on the responsibility for relocating the access road as part of the widening scheme.

These works include:

- conducting in-depth technical surveys to review relocation options for the access road
- consulting with and supporting affected residents
- drafting and submitting two planning applications based on these proposals, and
- (subject to planning approval), delivering the approved plan of works.

WHY THE EXISTING ACCESS ROAD NEEDS TO BE RELOCATED

The current Day Aggregates access road is situated on the busy A320 and within 25 metres of the two-way highway running underneath the Victoria Arch railway bridge.

This location requires all site vehicles to enter the access road from the south and to exit onto the A320 in the northbound direction.

The access road is frequently used by heavy goods vehicles and articulated lorries which, due to the access road's and main highway's space constraints, are required to cut across the public carriageway to enter and exit the site. This causes regular traffic congestion, damage to the pedestrian footways (when entering the site) and the central pedestrian crossing (when exiting the site).



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WE ARE UNLOCKING
WOKING TOWN CENTRE



This unsatisfactory arrangement also significantly increases the risk of side impact accidents to pedestrians, cyclists and other road users.

To allow for the construction of the new bridge and carriageway with increased height capacity, the existing road level must be lowered by approximately 1.2 metres. This involves significant excavation works to regrade the angle of the road, which will also impact on major underground utility services, such as telephone, internet, gas, water, etc.

Surrey County Council (the highways authority) alongside WSP (the Victoria Arch widening highways design consultant), have assessed the potential for keeping the Day Aggregates access road in its current location. The results show a number of challenges which make this difficult to deliver.

These challenges include:

- The need to lower the existing road level by approximately 1.2 metres.
- The need to build new retaining wall structures.
- Reduced visibility for site traffic in and out of the existing access road.
- The need for traffic control measures at this junction which will impact on traffic flow.
- Achieving the objective of improved and safer pedestrian and cyclist flow across the access road.

After carefully reviewing the detailed technical reports and specialist advice associated with the access road, **we have taken the decision to proceed with drafting and submitting two planning applications.**

The existing Day Aggregates site has a wider influence on strategic planning matters. The site is safeguarded by the Surrey County Council Minerals Plan 2011 Core Strategy Development Plan Document and, therefore, access to this site must be maintained.

PRE-PLANNING CONSIDERATIONS

In preparation for the proposed planning applications, we are assessing the wider impact of the access road's relocation on the surrounding residential streets. These considerations include:

- A heavy goods vehicle (HGV) restriction strategy to introduce highway weight limits to prevent HGV vehicles using the surrounding residential roads.
- A review of the on-street parking on York Road, between Guildford Road and Bradfield Close, to allow sufficient road width for all users.
- Road surfacing requirements on York Road, between Guildford Road and Bradfield Close, which support HGV movements and keep the road in good condition.

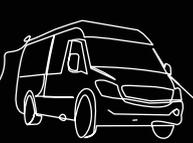
Full details of these considerations will form part of the planning applications and be available to comment on as part of the public planning consultation.



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**WE ARE CREATING
IMPROVED CONNECTIONS**



ABOUT THE PLANNING APPLICATIONS AND PROCESS

In this section of the newsletter we want to give you advanced notice of two planning applications which we plan to submit to the Woking borough planning authority.

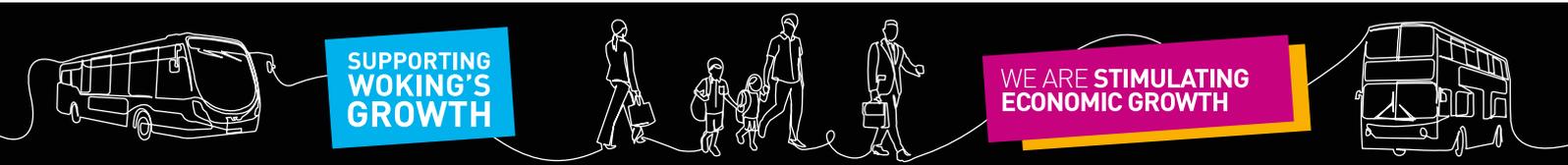
Below provides an overview of each application and outlines the process for public consultation.

PLANNING APPLICATION 1: TO CREATE A TEMPORARY ACCESS ROAD VIA BRADFIELD CLOSE, JUST OFF YORK ROAD

A temporary access via Bradfield Close is required to allow for the existing Day Aggregates access road to be closed while major utility company works within the Victoria Arch area are conducted.

We have considered and analysed alternative options, however, these are not possible due to large underground chambers located by the existing access road and the complexity of works required in this location.

We propose the following temporary access arrangements for Day Aggregates. Our draft schedule would see highways works starting in winter 2021/2022.



PLANNING APPLICATION 2: TO CREATE A PERMANENT ACCESS ROAD VIA WAVERLEY COURT, JUST OFF YORK ROAD

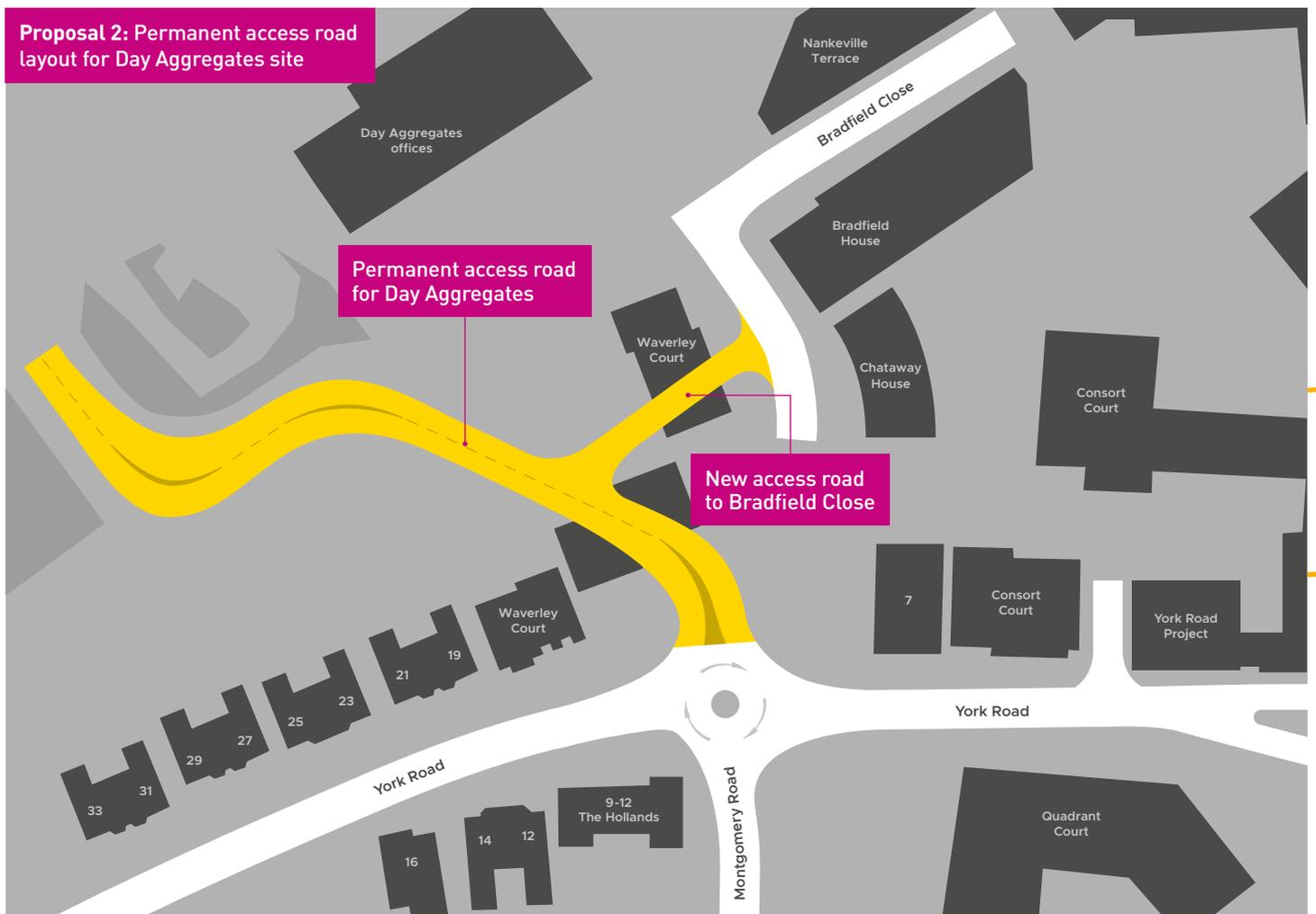
The creation of a permanent access would route all Day Aggregates traffic via Waverley Court.

Due to the permanence of this proposal, it would require the demolition of all existing properties in Waverley Court to allow the new permanent access to be built. The proposal would require obtaining a small slice of land which currently belongs to six semi-

detached properties situated at the top of York Road, adjacent to Waverley Court.

Once the access road is built, the surrounding land would be redeveloped to build new housing. The new development would be carefully planned to ensure privacy, noise and nuisance are not a concern for residents. This could be achieved through the positioning of the new buildings and design features, such as suitable glazing and screening.

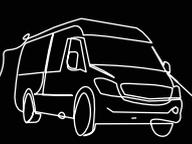
We propose the following permanent access arrangements for Day Aggregates.



WE ARE UNLOCKING SPACE FOR NEW HOMES



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ABOUT THE PLANNING PROCESS

The final planning applications will be submitted to the Woking Borough planning authority in late summer/early autumn and would be considered by the Planning Committee later in the year.

Following receipt of the applications, the local planning authority will conduct a **formal public consultation with affected residents**. During this time, residents, businesses and any other interested parties will be able to review the planning applications and submit comments via the online planning portal.

As part of the statutory planning process, residents and businesses surrounding the proposed sites will be informed of the planning applications by post, including how to comment. Additionally, public notices will be published in the Woking News and Mail, on the council's website and displayed around the proposed sites.

MORE INFORMATION ABOUT THE VICTORIA ARCH WIDENING PROJECT



To find out more about the project, including questions and answers about the proposed planning applications, visit woking.gov.uk/victoriaarch

WE'RE AVAILABLE TO LISTEN TO YOUR VIEWS

We appreciate these plans are likely to be extremely sensitive to you and anyone who lives with you. Therefore, we want to work with you to be transparent about our plans and listen to your views.

To help answer any questions you may have about the proposals, we're available to host individual meetings with affected residents **between Monday 26 July and Friday 20 August (Monday to Friday)**.

To manage these meetings in line with the project team's availability and any COVID-19 restrictions (in place at the time), we ask you to contact us to arrange a pre-booked appointment.

To arrange any appointment, please email us including the following details:

- your first name and surname
- your residential address
- your day-time contact number
- your availability to meet us.

Email: victoriaarchscheme@woking.gov.uk



PROJECT DELIVERY PARTNERS

