



WEST CLANDON PARISH COUNCIL

Chairman: Mr Terence Patrick , Stoney Royd, Woodstock, West Clandon, Guildford, GU4 7UJ

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West Clandon Parish Council

Garlicks Arch Development

A247 Traffic Mitigation

Background

As part of its response to the consultation on the Local Plan, West Clandon Parish Council (WCPC) raised serious concerns about the likely increase in traffic on the A247 through the village arising from developments proposed in that Plan. As a consequence, a sum of £1 million was allocated in the Infrastructure section of the Local Plan for mitigation of the impact of increased traffic on the A247 through the village. The £1 million is to be funded by developers (unspecified). The Parish Council was informed of this at a meeting with the then Leader and the then Councillor for infrastructure and invited to make proposals for such measures.

It was clear at this meeting that there had been no previous consideration of the need or possible measures. WCPC has not since been made aware by SCC, GBC or developers of any proposals for mitigating the impact of increased traffic as a consequence of developments allocated in the Local Plan.

Very recently, WCPC received a presentation from representatives of the developer of Garlicks Arch. WCPC stressed the serious concerns about the likely increase in traffic through the village on the A247 and referred to the £1 million allocation for traffic mitigation. A developer's representative asked WCPC to come forward with a "wish list" for the consideration ahead of the planning application. The Head of Planning at GBC has also indicated that this would be helpful.

Our Request

The Parish Council does not have the expertise to determine what measures would be feasible, cost effective or legally permissible.

Accordingly, WCPC wishes a study to be carried out before the planning application is submitted which results in firm proposals for measures to limit any increase in traffic and improve safety for cyclists and pedestrians and amenity generally for residents for the A247 through the village. This should be funded from the £1 million allocation in the Local Plan.

At various meetings over the recent past, residents have put forward a number of ideas and WCPC hopes that these will be considered as part of the study.

These ideas include in no order of preference:

- Build outs on the road
- Road pillows
- Incentivising people to use Woking station rather than Clandon

- Much improved public transport to reduce car use
- Improved traffic management for the Oak Grange Road, Station Road junctions area-smart traffic lights have been proposed in the past
- The use of Park Lane-Merrow Lane as an alternative to the A247 for access to the A3
- Off-road walking and cycle paths allowing access through the village and especially to the school
- Downgrade the “A” status of the road
- Introducing a 20mph speed limit from the church to the school
- Extend the 30mph limit from Lime Grove to the proposed new roundabout at the A3 bridge
- Extend the footway in areas where there is none and widening some sections
- Install electric vehicle charging points at various locations-station, village hall, church car park-to encourage take-up and potentially reduce pollution in the village. It is understood that Garlicks Arch will be built with such facilities.

Why More Traffic Will Cause Problems

The capacity of the road to take more traffic in its existing state is very limited. It seems highly unlikely that this can be increased by widening. Apart from the need for the compulsory purchase of land, several listed buildings/structures would have to be removed. As traffic builds up as a consequence of developments, people will face increasing difficulty exiting the station and Oak Grange Road, exiting and entering Lime Grove and crossing the A247. Access to properties not served by footways will become more dangerous, especially where visibility is poor.

The characteristics of the A247 through the village are as previously stated in the WCPC response to the Local Plan consultation. The most important are:

- At its narrowest (at Summers), the road is 4.3m (14ft.) wide. Large vehicles cannot pass at this point and routinely mount the footway. There are also narrow sections at The Bull public house and outside the school
- The road to/from the station meets the A247 immediately to the south of the hump-backed bridge over the railway. Oak Grange Road joins the A247 immediately to the north of this bridge. This creates a very difficult and potentially dangerous junction at existing traffic levels. Visibility to the north for traffic leaving the station is blocked by the bridge parapet
- There is no continuous footway along the road so walking through the village and access to properties requires frequent crossings
- The footway is the only pedestrian access to the school and is narrow especially near Summers. For a wheelchair user, or a pedestrian with a pushchair and/or small children, it does not feel at all safe
- The bridge passes over the railway and is not weight restricted and is thus attractive to high/heavy vehicles
- There are two tight bends on the road-one at the church and one at the junction of the A247 with Lime Grove
- The bend at the church coupled with vehicle speeds means that crossing the road from the bus stop or the car park to the church is risky

- The exit from the Onslow Arms carpark is blind to vehicles from the north
- Sight lines for the exits from a number of other properties are poor especially for those on Clandon Rd. on the west side to the north and south of Lime Grove; for cottages opposite the church; on the east side north of Summers
- The mean speed recorded on the approaches to the school is well above the posted 30mph limit.

The Parish Council in conjunction with Surrey Highways has installed two Variable Message Speed Signs; red bands on the road with the figure 30 at Lime Grove and near the church to emphasise the speed limit; "gates" in the same locations to emphasise the village context of the road.

West Clandon Parish Council
14/9/2019

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Stone', with a horizontal line drawn underneath it.

John Stone
Parish Clerk
West Clandon Parish Council