

Statement of Reasons

MINDENHURST ROAD (SPINE ROAD), MINDENHURST, DEEPCUT, SURREY

STATEMENT OF REASONS FOR PROPOSING TO MAKE THE TRAFFIC REGULATION ORDERS AND TRAFFIC CALMING NOTICES

The land at:

Mindenhurst Road (Spine Road), Mindenhurst, Deepcut, Surrey

Is proposed to be developed to provide:

Erection of 1200 dwellings, a primary school, supermarket, public house, village green, SANGS, allotments, Sports Hub and associated infrastructure.

The development comprises the following highway works:

The construction of a new Spine Road linking Deepcut Bridge Road at its junction with Deepcut Road and Blackdown Road, for a distance of approximately 1.7km including the full extent of Brunswick Road, connecting with Deepcut Bridge Road north of its junction with Lake Road.

There are other associated Section S38 and S278 Highways works on this site. The applicant will not be using the Vehicle Crossover process.

Statement

The construction of the new spine road (known as Mindenhurst Road) entails the following new infrastructure:

1. Double yellow lines. These are required throughout its length in order to protect the new road from on street parking by schools traffic and general road users.
2. A new zebra crossing on an extended central raised table – This is being provided to provide a safe crossing point for pedestrians wishing to gain access to the new school from the existing village.
3. A system of traffic calming comprising raised table and speed cushions – the road has been designed to a 20mph speed with the proposed features to regulate speeds.
4. A new 20mph speed limit along its entire length – A 20mph zone is proposed and as the development progresses will extend into the adjacent Loop Road, Royal Way, Newfoundland Road and existing military roads which are being upgraded to an adoptable standard to the north of Newfoundland Road.
5. School keep-clear markings – The main frontage of the new Mindenhurst Primary School fronts on to Mindenhurst Road. The aspiration is to maximise pedestrian safety on Mindenhurst Road and to promote walking and cycling to the school. The school zig-zags will operate in unison with the bus stop clearways and double yellow lines to ensure that lawful parking does not take place on Mindenhurst Road during school times.

A signed s38 Agreement is in place ready to accept the new Traffic Orders and Notices.