

Surrey County Council
Amendments to Waiting Restriction and Parking Place Orders
in the Borough of Spelthorne
Elmsleigh Road, Staines-Upon-Thames

Statement of Reasons

A planning application for a proposed development to provide a residential block of 206 residential apartments on the site of the existing Masonic Hall site in Staines was submitted to Spelthorne BC. The application was initially refused, however an appeal was filed and upheld by the Planning Inspector, leading to a grant of permission.

The proposed development would involve the demolition of the former Masonic Hall building and the erection of two new buildings, one of 15 storeys and one of 13 storeys. These would provide a total of 206 residential units and be linked by a landscaped podium. There would be 48 car parking spaces.

A number of improvements to the access from Thames Street are proposed along with other improvements to the Elmsleigh Road highway which forms the circulation through and around the site. The proposed amendments to Elmsleigh Road access and internal road, involve works to the footway and green verge including enlargement of footway areas in place of carriageway area, the introduction of 3 new informal pedestrian crossings, and introduction of reconfiguration of the traffic signals at the Thames Street junction. These will be completed under associated Section 278 (Highways Act 1980) works. Briefly speaking, this allows highway authorities to enter into agreements with developers for the execution of highway works at the developer's expense.

As a result of the highway works described above, there will be two on-street servicing bays being implemented along the frontage of the proposed site on Elmsleigh Road. The first is located along the eastern frontage of the development and this will consist of 1 x marked space for servicing and delivery vehicles. The second is located along the southern frontage of the development and this will consist of 1 x marked space for servicing and delivery vehicles, plus 2 x marked parking spaces. These will require a Traffic Regulation Order to be made under Sections 1 and 2 of the Road Traffic Regulation Act 1984 until the works have been completed.