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6 October 2022

Dear resident or business owner

## Planning applications: Downside Goods Yard access road

**We are writing to inform you that two planning applications have been submitted to the Local Planning Authority (LPA) to propose temporary and permanent access arrangements for the Downside Goods Yard in Woking Town Centre.**

The separate planning applications, submitted on Monday 3 October, propose a temporary access road via York Road and Bradfield Close, and a permanent access road via the existing access point in Guildford Road.

Both applications have been submitted at the same time to ensure that residents, stakeholders, and decision-makers have the opportunity to review the applications together with clarity and certainty for future plans.

### The existing goods yard access road

The existing access road serving the Downside Goods Yard is located in Guildford Road on the south-side of the Victoria Arch bridge. As part of the Victoria Arch widening scheme, it is proposed to improve the outdated railway bridge and highway underneath and on both sides of the arch.

If the proposed scheme works are approved, **the existing goods yard access road would close and a temporary alternative access created** to ensure businesses based within the yard can maintain their commercial activities.

### Planning application one: Temporary access road proposals

The temporary planning application submitted proposes an access via Bradfield Close, situated on the goods yard's southern boundary. Subject to planning consent, the yard's operational traffic would enter and exit the goods yard from A320 Guildford Road, via York Road and Bradfield Close.

To minimise the impact of operational vehicles on the surrounding residential areas, a vehicle **weight restriction** is proposed for York Road (after the roundabout with Bradfield Close) and along the entire length of Montgomery Road and Mount Hermon Road.

#### If approved, the temporary access road works and operations would include:

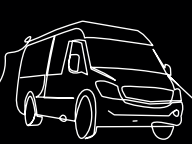
- A two-way ramped vehicular and pedestrian access into the goods yard from the northernmost end of Bradfield Close.
- The widening of the central section of Bradfield Close to allow a one-way traffic management system and HGVs to pass each other on the rest of the route.
- The widening of the highway and road surface improvements at the roundabout junction of York Road and Bradfield Close.
- Improvement to the pedestrian crossing facilities located along the northern side of York Road as the road passes Bradfield Close.
- A 7.5 tonnes HGV ban on Mount Hermon Road and York Road (to the west of Bradfield Close).
- On-street parking restrictions on York Road (between Bradfield Close and Guildford Road) to allow HGV lorries to pass each other.



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## Planning application two: Permanent access road proposals

On completion of the Victoria Arch bridge and highway works, the proposed temporary access to the goods yard **would close and the existing access road permanently reinstated at its current location in Guildford Road.**

**Subject to planning consent, works to re-establish the permanent access road would include:**

- The widening of the goods yard access road allowing separate entry and exit vehicle movements, the provision of a large central pedestrian refuge island within the access road and improved visibility.
- The lowering of the access road along the mid-section to allow a flatter, final approach to Guildford Road.
- New retaining structures on either side of the access road.
- A terraced maintenance access bay along the southern boundary of the access road, allowing level maintenance/service access to the existing commercial/residential development located to the south.

## How to review and comment on the planning applications

Before the applications are published on the online planning register ('Planning Portal') and allocated application numbers, the Local Planning Authority must review and validate the applications; this is known as the 'validation period'.

**Once validated, members of the public and interested parties will be able to view and comment on the applications, including the associated surveys and assessments. Search online at [www.woking.gov.uk/planningapps](http://www.woking.gov.uk/planningapps)**

The Local Planning Authority will commence a formal 21-day public consultation period by:

- Notifying nearby and affected residents, businesses, and stakeholders via letter.
- Advertising the applications in the public notice section of the Woking News and Mail newspaper.
- Publishing the public notices on Woking Borough Council's website at [www.woking.gov.uk/publicnotices](http://www.woking.gov.uk/publicnotices)

## More information

**Information about the planning applications, including the application numbers, will be published on the Victoria Arch widening scheme webpages at [www.woking.gov.uk/vicarch](http://www.woking.gov.uk/vicarch)**

For any other enquiries, please complete our online form at [www.woking.gov.uk/vicarchenquiry](http://www.woking.gov.uk/vicarchenquiry) or phone 01483 755 855.

Yours faithfully, **Victoria Arch widening scheme project team**

### Scheme update: project review

At the meeting of the Executive on 14 July 2022, the Council's political administration reviewed a progress report which identified a number of key issues and actions affecting the delivery of the project. These included:

- the cost increases in addition to the original budget
- the financial risks to the Council
- a road closure of approximately three years which could have a detrimental effect on residents and Woking Town Centre economy.

The Executive agreed to undertake a fundamental review of the scheme and pause certain workstreams until a viable approach without additional expense to the Council is agreed. It also acknowledged the need

to maintain the project's momentum to accommodate a revised work programme.

It approved the continuation of some current and planned works including:

- The submission of two planning applications for temporary and permanent access roads for the Downside Goods Yard.
- The continued demolition and securing of the Triangle site.
- Analysis of the trial hole results (completed in June 2022) which will inform a final highways delivery plan.

A project review update is expected at the meeting of the Executive in December 2022.

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