



OFFICER REPORT TO LOCAL COMMITTEE (REIGATE AND BANSTEAD)

PROPOSED WAITING RESTRICTIONS

3RD DECEMBER 2007

KEY ISSUE

To consider the implementation of additional waiting restrictions and disabled parking bays and amendments to existing restrictions at various sites in Reigate to address safety issues and parking problems.

SUMMARY

Over recent years a database has been kept of requests for alterations and additions to existing waiting restrictions. In order to provide equity to all areas a scoring system was agreed at the Local Committee on 5th December 2005, which allows parking revisions to be considered in a consistent, transparent and easily understood way. A time frame was agreed for the introduction of new parking management schemes within the Borough on an area basis.

The Northern Villages comprising Chipstead, Woodmansterne, Hooley, Tadworth, Tattenhams and Walton on the Hill were subsequently reviewed during 2006/07 and Reigate and Redhill were identified as the next priorities. A review of the parking restrictions in Reigate has now been undertaken, details of which are included in this report.

In addition the Traffic Regulation Order detailing all the Disabled Parking Bays within Reigate has been reviewed and a number of additional parking bays in Reigate Town Centre have been included.

OFFICER RECOMMENDATIONS

The Local Committee (Reigate and Banstead) is asked to agree that:

- (i) Following the necessary legal procedure amendments should be made to the following Traffic Regulation Orders as shown in the attached annexes
 - The Surrey County Council (Various Roads in Reigate Controlled Parking Zone)(Prohibition and Restriction of Waiting, Loading and Unloading and Free Street Parking Places) Order 2004
 - The Surrey County Council (Various Roads in Reigate)(Prohibition and Restriction of Waiting and Free Street Parking Places) Order 2004
 - The Surrey County Council (Various Roads in Reigate and Banstead)(Free Street Parking Places)(Disabled Persons) (No.1) Order 2004.
- (ii) Delegated powers be given to the Local Highways Manager in consultation with the Chairman of the Local Committee and Local Members to consider and resolve any objections following advertisement of the Traffic Regulation Orders.

1 INTRODUCTION AND BACKGROUND

- 1.1 Following the decision at the Local Committee on 5th December 2005 to review the waiting restrictions in the Borough on an area basis, a review of the restrictions in Reigate has been undertaken.
- 1.2 Many of the proposals have been on a database for several years and will address problems of access and obstructive/dangerous parking on important traffic routes.
- 1.3 A request for additional disabled parking bays in Reigate Town Centre has also been received and due to the changes in bus services the bus lay-by in Church Road can be converted into two additional disabled parking bays. Also an additional bay has been marked out in Church Street outside the Café Rouge restaurant.
- 1.4 Whilst the disabled bay near the Old Town Hall is suspended due to building work a temporary bay has been marked out by Café Rouge. It is proposed to make this a permanent disabled parking bay.

2 CONSULTATION

- 2.1 Meetings have taken place with County and Borough Councillors and Resident's Association representatives to discuss these proposals, many of which have been areas of concern for many years. The proposals shown on Annexes 1 – 22 (note that there is no annex 19) were discussed and agreed at these meetings.
- 2.2 Consultation has been completed in Monks Walk, Nutley Lane, The Crescent, Ringley Park Avenue and Burwood Close. The residents in these roads had expressed various concerns regarding parking and it was considered necessary to carry out a full consultation. Amendments have been made to the original proposals as required to balance local concerns. Local County and Ward Members have been contacted to outline the reasons for these changes.
- 2.3 All sites have been discussed with Surrey Police who are in agreement with the proposed waiting restrictions to improve road safety.
- 2.4 The proposed waiting restrictions have also been discussed with Reigate and Banstead Borough Council's Car Parks Department, to confirm that there is sufficient staff resource to enforce the restrictions in these areas. In all cases they feel that there is sufficient resource available.

3 PROPOSED SITES AND JUSTIFICATION

3.1 REIGATE NW

- **Brokes Road**
Double yellow lines on junction with A217 Reigate Hill – safety request from Surrey Police. **(Annex 1)**
- **St Albans Road**
Single yellow lines and unlimited waiting parking bays – currently congested with commuter parking on both sides. **(Annex 2)**
- **Somers Road / Manor Road / Nutley Lane**
Double yellow lines on junction – safety issue, obscured sight lines. **(Annex 3)**
- **Somers Road**
Commuters currently park on both sides of this road and a request for short term parking bays (30 minutes) to allow parents to drop off and pick up children from Micklefield School has been received. A similar scheme was implemented outside St Joseph’s School in Linkfield Lane several years ago, which appears to be working well. Consultation has taken place with the school and although some of their proposals can be achieved it is not possible for safety reasons to include all their requests. **(Annex 4)** exact positions to be confirmed.
- **Nutley Lane**
Double yellow lines on junction of South Albert Road and a waiting restriction from 9.30am – 5.30pm opposite Albert Road North. To ease access for heavy goods vehicles. To be effective this also requires businesses on the Albert Road North Industrial Estate agreeing to deliveries only between those hours. Consultation with the businesses is currently being undertaken.
In addition a length of double yellow lines on the eastern side of Nutley Lane in the vicinity of The Coach House to allow a ‘pull in’ section of road to provide a passing place is proposed. **(Annex 5)**
- **South Albert Road / Evesham Road / Beaufort Road**
Double yellow lines on all junctions to improve sight lines. **(Annex 6)**
- **Hardwicke Road/Worcester Road**
Double yellow lines on the junction to improve sight lines. **(Annex 7)**
- **Yorke Road / Yorke Gardens / Bassetts Drive / Burnham Drive / Summerly Avenue**
These roads have become more congested over the years as a result of both commuter parking for Reigate Station and by employees of local businesses. There are concerns that the parked cars would hinder emergency access.

The proposals for Burnham Drive and Summerley Avenue have been agreed with the Residents Association. The Wall House Surgery has also requested additional parking bays for the surgery.

- (i) Double yellow lines on the eastern side of Bassett Drive.
- (ii) Extended double yellow lines on both sides of the junctions of Burnham Drive and Summerly Avenue
- (iii) 3 new parking bays, one in Yorke Gardens, one opposite the junction of Yorke Gardens and one opposite Burnham Drive all with 2 hour limited waiting.
- (iv) Conversion of existing bays from a 1 hour limit to a 2 hour limit
- (v) Provision of a disabled parking bay outside the Wall House Surgery. **(Annex 8)**

3.2 REIGATE NE

- **Wray Park Road**
Double yellow lines at the junctions with the new access road at number 18b Wray Park Road, Alders Road, Kilmarnock Park, Wraymead Place, Brooklands Court, Oak Road and Brooklands School, Brightlands Road and St Davids.
Safety reasons, sight lines obscured by parked cars. **(Annex 9)**
- **Holmesdale Road**
Disabled parking bay outside number 56 Holmesdale Road (the shoe repairers). **(Annex 10)**
- **Croydon Road**
Double yellow lines on junction with Doods Park Road and on the western side from the zebra crossing to the lay-by north of the junction with Rushworth Road to prevent footway parking. **(Annex 11)**

3.3 REIGATE SE

- **Wray Common Road / Doods Park Road**
Double yellow lines on the junction of Wray Common Road / Doods Park Road, the access to Howard Court, The Cedars, Treeview Court, Harlow Court, Wraymill Court and the bend in the vicinity of Little Beeches. Safety reasons, sight lines obscured by parked cars. **(Annex 12)**
- **Reigate Road / Millway Beech Drive / Wray Common Road**
Double yellow lines on the junctions of Beech Drive and Millway. To prevent parking on the junctions which is currently obscuring sight lines. Requests for parking restrictions have come from residents who are concerned that the road is very congested and access for emergency vehicles could be restricted. **(Annex 13)**

- **Blackborough Road / Blandford Mews**
Double yellow lines on junction to prevent parking on the junction, which is obscuring sight lines. **(Annex 13)**
- **Reigate Road / Ringley Park Road / Burwood Close / Fir Tree Walk / Blackborough Road / Ringley Park Avenue**
Requests for restrictions in these roads have been noted since 2004.
Originally the requests came from parents who were concerned about the safety of school children walking to school as the road becomes very congested and is a regular route for school buses. More recently these roads are used by administrative staff from Reigate Police Station who work in shifts and park on both sides of the road all day and evening. Requests for parking restrictions have come from residents and parents of school children who are concerned that the road is very congested and access for emergency vehicles could be restricted. Residents also have problems accessing their driveways and the refuse vehicles cannot access Burwood Close. Surrey County Council have written to the Police Inspector at Reigate Police Station regarding these issues. The following waiting restrictions are proposed:
 - (i) Double yellow lines on the junctions of Reigate Road with Ringley Park Road, Fir Tree Walk and Ringley Park Road to prevent parking on the junctions, which is obscuring sight lines.
 - (ii) Double yellow lines on the junction of Ringley Park Road and Burwood Close
 - (iii) Double yellow lines on the junctions of Blackborough Road with Ringley Park Road and Ringley Park Avenue.
 - (iv) A restriction from 8am – 6.30 pm Monday to Friday on the eastern side of Ringley Park Avenue and the northern side of Burwood Close.
 - (v) Curfew parking from 8am – 10am and 2pm – 4pm on the western side of Ringley Park Road with two unlimited waiting parking bays and curfew parking on the southern side of Burwood Close. **(Annex 14)**

3.4 REIGATE CENTRAL

- **The Crescent**
Concerns have been expressed by the residents that students from Reigate College are completely blocking the island in The Crescent. A consultation letter was sent to residents suggesting alterations to the existing restrictions. The consensus response to the consultation was that the preferred place for parking was around the central island with the implementation of an 8am to 6.30pm Monday to Friday restriction around the outer edge of The Crescent.

This would allow parking for approximately 11 cars and would enable residents without off road parking to park their cars opposite their properties. **(Annex 15)**

- **Monks Walk**
Advisory parking bays were marked out in Monks Walk several years ago to deter commuters from parking on both sides of the road. In general these have worked well, however, there are concerns regarding cars parking too close to the junction with the A25 Reigate Road, the access to the garage blocks, the sharp bend and the entrance to Church Court where it is sometimes difficult for the Library Van to access. Consultation was carried out with the residents and there was a consensus opinion that double yellow lines were needed in these areas. **(Annex 16)**
- **Church Street**
There have been requests for additional parking bays on the north side of Church Street and also additional disabled parking bays. It is proposed to install two additional disabled parking bays where there is a redundant bus standover bay outside numbers 22 & 24 Church Street and an additional disabled bay next to the taxi ranks outside Café Rouge. The existing 1 hour limited waiting parking bay on the northern side could be extended eastwards to accommodate an additional two vehicles. **(Annex 17)**
- **Park Lane**
Several requests have been received to extend the 8am – 6.30pm Monday to Saturday restriction in Park Lane to the entrance to the Rugby Club. The road is quite narrow and when cars park alongside the Priory Park congestion can occur. Residents from Wesley Close also have difficulty exiting their road. It is proposed that the single yellow line is extended and that double yellow lines are installed around the junction of Wesley Close and the entrance to the Rugby Club. **(Annex 18)**

3.5 REIGATE COUTH

- **Lesbourne Road, South Road, Howard Road, Effingham Road, Parkgate Road and St Mary's Road**
Requests have been received from the traders and residents of this area for additional parking bays and a reduction in the length of double yellow lines at junctions to allow for additional on street parking. This is an area of small houses with little off-street parking and was included in the Controlled Parking Zone (CPZ) implemented in the 1970's when there was less on street parking required. Currently during weekdays people working in Reigate use it as a parking area. A site meeting took place with local County and Ward Councillors where the following proposals were agreed:

- (i) To move the boundary of the CPZ. This would take Parkgate Road and Howard Road out of the CPZ and allow the yellow lines and parking bays to be removed from Howard Road. This will provide additional parking space in the road.
 - (ii) The double yellow lines on the junctions would be shortened to 10 metres from the current 15 metres to allow more parking space.
 - (iii) A new disabled parking bay would be installed outside numbers 47/49 Lesbourne Road.
 - (iv) New double yellow lines would be provided on the junction of Howard Road and St Mary's Road. **(Annex 20)**
- **Chart Lane / Glovers Road**
Due to the construction of a new crossover in Chart Lane an additional length of single yellow lines should be implemented outside number 23 Chart Lane. Double yellow lines on the junction of Chart Lane and Glovers Road have been requested by Reigate and Banstead Borough Council's Refuse Collection Service. **(Annex 21)**
 - **Lynden Gardens / Cranston Close**
A request has been received from the Woodlands Estate Residents Association for double yellow lines on the junctions of Lynden Gardens with St. Mary's Road, Cranston Close and Cockshot Hill where parked cars are obscuring sight lines. **(Annex 22)**

4 REIGATE NW RESIDENTS PARKING SCHEME

- 4.1 A proposal to implement a pilot Residents Parking Scheme (RPZ) was consulted on in December 2006. The results from the survey showed that generally residents supported the scheme but businesses were not supportive. There were also concerns regarding paying for permits. Local Councillors also had concerns regarding displaced parking. As a result local Councillors agreed to the waiting restrictions outlined above in this report and to reconsider the scope of the Reigate RPZ at a future date. Further details on this proposal were reported to the Local Committee at its meeting on 4th June 2007.

5 OPTIONS

- 5.1 It is open to the Local Committee to approve the recommendations.
- 5.2 The Local Committee could amend the recommendations, however, as consultation has been carried out prior to this report being written, it is recommended that the proposals are advertised and any amendments can be made if objections are received. Any amendment will have to be a lesser restriction than that advertised.

- 5.3 The current waiting restrictions could remain unaltered, however, this will not resolve any of the parking problems.

6 FINANCIAL IMPLICATIONS AND VALUE FOR MONEY

- 6.1 Provision has been made to fund all costs associated with introducing the proposed waiting restrictions from the 2006/07 Local Transport Plan allocation.

7 EQUALITIES AND DIVERSITY IMPLICATIONS

- 7.1 New disabled parking bays are to be installed in Reigate Town Centre and outside Lesbourne Road shops to assist the disabled.

8 CRIME AND DISORDER IMPLICATIONS

- 8.1 There are no crime and disorder implications.

9 RECOMMENDATIONS

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10 REASONS FOR RECOMMENDATIONS

10.1 The recommendations contained within this report are, in the opinion of officers, the best solutions to the various parking concerns in Reigate. The recommendations are in line with the current County Council policies and resources and have been developed following extensive consultation with local Councillors and Residents Associations.

11 WHAT HAPPENS NEXT

11.1 It is proposed that following this review of the waiting restrictions in Reigate, amendments should be made to the Decriminalised Parking Enforcement Traffic Regulation Orders in relation to the roads listed in paragraph 4.

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BACKGROUND PAPERS: