



**OFFICER REPORT TO LOCAL COMMITTEE
REIGATE & BANSTEAD**

HORLEY TOWN CENTRE PUBLIC REALM ENHANCEMENTS

7 DECEMBER 2009

KEY ISSUE

To update the Local Committee in relation to phase 2 of the proposals for the Horley Town Centre Public Realm Enhancements.

To specifically request the approval of the Local Committee to make the necessary advertisements and consultations for the Traffic Regulation Order. This is to prohibit or limit vehicle access over the public highway in front of the Jack Fairman public house and Choices estate agency.

SUMMARY

The first phase of a series of planned works, which help to give Horley town centre a much-needed makeover are now complete. The borough and county councils are now working in partnership on the next stage of proposed public realm enhancements. The purpose of this report is to inform the committee of the proposals for phase 2.

This report also asks the committee to agree to the advertising of the traffic regulation order (TRO) to prohibit or limit vehicle rights over the highway in the area shown on the plan at Appendix 1.

OFFICER RECOMMENDATIONS

The Local Committee (Reigate & Banstead) is asked to:

- i) Note the proposals for phase 2 of the proposed public realm enhancements for Horley town centre.
- ii) Agree to the advertising and statutory consultation for the TRO to prohibit or limit vehicle rights over the highway outside Jack Fairman and Choices estate agency, as proposed in phase 2 of the works, in order to help create a new public space at a key gateway to the town centre.

1 INTRODUCTION AND BACKGROUND

1.1 Reigate & Banstead Borough Council and Surrey County Council carried out public consultations for Horley town centre public realm enhancements during June and July 2008. A report was brought to this committee to explain the proposals in September 2008. The proposals were developed on the original concepts, which were widely consulted on and embedded in the Horley Town Centre Regeneration Supplementary Planning Document (SPD) adopted 2006. The principle behind the proposals was to: -

- Make Horley town centre a safe and attractive place to live, work and visit.
- Secure ease of access to services and facilities.
- Support economic regeneration.
- Promote sustainable transport solutions and reduce car journeys.
- Reduce through traffic in the town centre.

1.2 Phase 1 of the Horley town centre public realm enhancement works have been successfully completed this year. These works included the installation of: a new raised table at the junction of Victoria Road and Consort Way to help slow traffic; a new zebra crossing on Consort Way to improve safety for pedestrians; a new gateway feature close to Elizabeth Court; and a new pedestrian crossing outside the library to help people cross more safely.

2 ANALYSIS

2.1 The Horley town centre public realm enhancements, phase 2, are the next stage of works. They are to be implemented in the spring 2010 following suitable consultation and design.

2.2 The proposed works as part of phase 2 will include:

- Footway resurfacing and kerbing works on both sides of Victoria Road between the railway station and junction with Russells Crescent in order to provide improved access for pedestrians.
- Removal of pedestrian barriers where appropriate along Victoria Road.
- Enhancing the trieff kerbing on Victoria Road.
- The possible cleaning of walls that abut Victoria Road (subject to approval by Network Rail and any other interested parties).
- The creation of a new public space, for town centre users to enjoy, outside the Jack Fairman pub (Wetherspoons), Choices and Waitrose and which will provide a new 'gateway' to the town centre.
- Improvements at the junction of Consort Way East and Victoria Road to include the provision of a controlled pedestrian crossing point on Consort Way East, and pedestrian crossing facilities and carriageway resurfacing on Victoria Road to improve safety.

2.3 These works will meet the objectives of Horley town centre regeneration SPD 2006, as stated above.

2.4 The proposal for the landscaping works outside Jack Fairman is identified within the Horley town centre SPD 2006. This specifically identifies the creation of a new public space as a gateway to the town centre. To be able to construct these works, a TRO has to be implemented to prohibit or limit vehicle access over this area of public highway.

2.5 Following on from phase 2 of the works, further public realm improvements are planned to enhance other key parts of the town centre such as the High Street and Victoria Road between Consort Way East and the High Street.

3 OPTIONS

3.1 The committee is asked to note the proposals for phase 2 of the works.

3.2 The committee is asked to agree to the advertising and statutory consultation for the prohibition or limitation of vehicle rights outside Jack Fairman and Choices estate agency, as identified in phase 2 of the works. If the committee do not agree to this, the works may not be implemented in accordance with the Horley town centre SPD.

4 CONSULTATIONS

4.1 The public consultations for the town centre public realm enhancements were carried out in summer 2008, and the proposals have been developed as a result of these consultation results.

- 4.2 The consultation for the proposals outside Jack Fairman and Choices will be carried out through the advertising process, which is required to implement the TRO, should approval be given.

5 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 5.1 It is anticipated that the costs of phase 2 works will be funded through the Borough's New Growth Points Programme, subject to internal approval processes. Any additional funding will come from section 106 money, as the Horley Infrastructure SPD now includes a per dwelling contribution towards town centre improvements.

6 EQUALITIES AND DIVERSITY IMPLICATIONS

- 6.1 The scheme will improve the street scene for all pedestrians and will particularly assist those whose mobility is impaired, through the creation of safer crossing points. The concept plans have been designed in consultation with the Horley Access Group.

7 CRIME AND DISORDER IMPLICATIONS

- 7.1 The creation of a more pleasant public realm will help to reduce people's fear of crime and measures to improve pedestrian crossing points will seek to improve safety. The police have been consulted.

8 CONCLUSION AND RECOMMENDATIONS

- 8.1 The phase 2 proposals will help deliver further improvements to the Horley town centre environment, through the creation of a new gateway public space, footway and pedestrian crossing improvements. The works are an element of the Horley masterplan to help the regeneration of Horley town centre.

9 REASONS FOR RECOMMENDATIONS

- 9.1 The proposals for phase 2 of the works are required to continue with the implementation of the Horley town centre public realm enhancements.
- 9.2 The proposals for the implementation of the TRO outside the Jack Fairman and Choices estate agency is required in order to achieve a public square opportunity at the gateway to the town centre, in line with the Horley town centre SPD 2006.

10 WHAT HAPPENS NEXT

10.1 Should the committee permit the advertising of the TRO, this will be carried out and will detail the proposals. Should any objections be received, these will be brought back to committee for further consultation.

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BACKGROUND PAPERS: Appendix 1 – Location Plan