



**OFFICER REPORT TO LOCAL COMMITTEE
(REIGATE AND BANSTEAD)**

**A23 BONEHUST ROAD - JUNCTION WITH CROSS OAK LANE,
HORLEY - PROPOSED TRAFFIC SIGNALS**

28 FEBRUARY 2011

In accordance with Access to Information Rule 6.05(f) (Special Urgency), the Chairman of Transportation Select Committee has agreed that this decision cannot be reasonably deferred to the next scheduled meeting of the Local Committee because of the need to start the works in spring/summer 2011.

KEY ISSUE

To advise the local committee of the development related highway works at the junction. Authority is also sought to approve the advertising of an "Intention To Construct" notice of the proposed traffic signals in the appropriate press and to advertise the associated regulatory road markings.

SUMMARY

Reigate and Banstead Borough Council has granted planning permission for 710 new dwellings, a new school and a commercial area, forming a new community at The Acres, Horley. The developer, Barratt/Wates, have entered into a Section 278 Agreement (Highways Act 1980) with the county council in order to signalise this existing junction, which is one of two main accesses to the development. The works will also include additional bus facilities.

This forms part of the Horley Master Plan, which is for two new neighbourhoods totalling 2550 new units. The junction works are all associated with the North East Sector Development that is currently being built. The proposed North West Sector is likely to have one of its main accesses to the north of these works. Although this is a stand-alone scheme, the future road junction can be satisfactorily incorporated.

The proposed signals will provide a safe crossing for pedestrians and cyclists wishing to cross at this location and should encourage more people to walk, cycle and utilise public transport.

OFFICER RECOMMENDATION

The Local Committee is asked that: -

- i) Authority is given to advertise the installation of a new traffic signal controlled junction, under section 23 of the Road Traffic Regulation Act 1984 (as amended) as shown on the drawing at Annex A and, subject to no objections, or those being withdrawn, the crossing be installed.
- ii) To approve the advertising of a yellow box junction on the A23 at Empire Villas and at the builder's merchants yard.

1 INTRODUCTION AND BACKGROUND

- 1.1 Reigate and Banstead Borough Council granted outline planning permission P/04/01778 in 2006 for the redevelopment with housing, school and a commercial area on land to the north of Langshott and east of the railway line, known as the North East Sector, Horley. This followed the approval of The Horley Master Plan some years before.
- 1.2 The original outline planning permission for the site was granted subject to the developers undertaking certain highway works, amongst many other things. The highway obligations were secured by a Section 106 Agreement (Town and County Planning Act 1990). Reigate & Banstead Borough Council and Surrey County Council are party to this agreement dated 22 September 2006.
- 1.3 Barratt/Wates are now developing the site. Construction started in 2008 and they are obliged to improve this junction to Surrey's standards. Work is due to commence later this year.

2 ANALYSIS

- 2.1 The highway works include realigning the A23 and Cross Oak Lane to facilitate a traffic signal controlled 3-arm junction. There will be a new bus lay by northbound and southbound. Yellow box junctions should be installed to protect Empire Villa and the Builders Yard if queuing takes place. The yard access will be improved to include a ghosted right hand turning lane with a central island.
- 2.2 The existing junction is not considered acceptable in terms of capacity and safety. The new arrangements will allow traffic to be managed through the junction and will cater for the increase in traffic and associated trip diversions as a result of the development.

- 2.3 The cost of the civil engineering works £420,000 will be borne by the developers. There is an additional sum for maintenance of £10,000 also to be paid by the developers.

3 CONSULTATIONS

- 3.1 The planning permissions have been through the necessary statutory consultation procedures. The Master Plan was the subject of a Public Inquiry and now forms part of the Borough Councils supplementary planning guidance.
- 3.2 Transportation Development Control has liaised with Traffic Systems, East Area Highways, Passenger Transport group, Safety Engineering Team and the tree officer.
- 3.3 Surrey Police has been consulted.

4 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 4.1 The cost of all the highway improvements will be borne by the developer. Surrey County Council receives a fee for managing the contract.

5 EQUALITIES AND DIVERSITY IMPLICATIONS

- 5.1 The proposed traffic signal junction will provide a safe junction for all highway users.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1 Not applicable.

7 CONCLUSION AND RECOMMENDATIONS

- 7.1 The proposed works are a legal requirement of the Planning Permission and the Section 106 Agreement. They have been secured by the Section 278 agreement.
- 7.2 The report recommends the committee approve the advertising and to deal with and deal with any matters that are received.

8 REASONS FOR RECOMMENDATIONS

- 8.1 To improve highway safety and capacity.

9 WHAT HAPPENS NEXT

9.1 The developer is aiming to undertake the highway works in the spring/summer.

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| BACKGROUND PAPERS: | Scheme drawing |