



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

**PROPOSED AMENDMENT TO THE WIDTH RESTICTION
NUTFIELD ROAD, MERSTHAM**

19 SEPTEMBER 2011

KEY ISSUE

To consider the amendment to the Traffic Regulation Order for the existing 6'6" width restriction to its new location approximately 120 metres to the south of the existing location on Nutfield Road, Merstham.

SUMMARY

The residential development of Watercolour is close to completion and there are various outstanding highway works to be finalised and completed.

As part of the works for the new entrance to the development from Nutfield Road, the previous 6'6" width restriction on Nutfield Road was relocated from Nutfield Road in close proximity to its junction with Mill Lane, to approximately 120 metres further south. The actual construction of this new width restriction was completed some years ago, however the Traffic Regulation Order was never amended.

The purpose of this report is to request approval from the Local Committee to advertise the necessary Traffic Regulation Order in order to legalise the relocated width restriction.

OFFICER RECOMMENDATIONS

The Local Committee (Reigate and Banstead) is asked to approve the advertising of the Traffic Regulation Order the purpose and effect of which will be that:

- (i) No person shall cause or permit any vehicle the overall width of which together with the load if any it carries exceeds 6'6" to proceed through that point of Nutfield Road, Merstham which lies at a point approximately 120 metres to the south of the previous width restriction, lying immediately south of the junction of Nutfield Road with Mill Lane.

1.0 INTRODUCTION AND BACKGROUND

- 1.1 Full planning permission was granted in December 2005 for the 498 unit residential development at Watercolour, Redhill. Previous to this the Holmethorpe Relief Road was granted planning consent. As a result of the implementation of both of these planning consents, there has been the need to alter the road layout and Traffic Regulation Orders in the local area.
- 1.2 The planning permission for the Watercolour development included a new access, served from a new roundabout junction with Nutfield Road. Prior to the construction of this new junction, there was a 6'6" width restriction in close proximity to the junction of Nutfield Road with Mill Lane, which prevented goods vehicles and other large vehicles travelling north through Merstham. This width restriction was moved approximately 120 metres south of its previous location, as shown on the plan contained in the Annex to this report. These works were carried out through a S278 agreement between Linden Homes and Surrey County Council.
- 1.3 The location of the width restriction had to be moved in order to allow the new bus route to access Redhill via the new residential development of Watercolour. Although the physical structure was constructed some years ago, and the detail of the amendment of the Traffic Regulation Order was brought to this committee on 6 November 2002 and 21 July 2003, unfortunately the order was never amended, which is the reason for bringing this back to committee now.

2.0 ANALYSIS AND COMMENTARY

- 2.1 The physical structure of the width restriction has already been relocated, and so it is just the Traffic Regulation Order which needs amending in order to legalise the position. The S278 highway works for this part of the development are close to completion and can be formally adopted once final inspections have been carried out.

3.0 CONSULTATIONS

- 3.1 The proposals for the amendment to the width restriction underwent the necessary consultations through the planning process at the time when the planning application was being considered. This involved consultation with the relevant Reigate and Banstead and Surrey County Council officers, and also the public.

4.0 OPTIONS

- 4.1 The Local Committee could approve the recommendations.
- 4.2 The Local Committee could amend the recommendations, however it is recommended that the proposals are advertised and amendments made if objections are received. Any amendment will have to be made a lesser restriction than that advertised.
- 4.3 The existing Traffic Regulation Order could remain, with the width restriction located back to where it previously was, however this would be costly, and would mean that the bus could no longer access the residential site.

5.0 FINANCIAL IMPLICATIONS

- 5.1 All costs relating to the amendment to the Traffic Regulation Order will be met by the developer.

6.0 CONCLUSION AND REASONS FOR RECOMMENDATIONS

- 6.1 Full planning permission was granted in December 2005 for the 498 unit residential development at Watercolour, Redhill. Previous to this the Holmethorpe Relief Road was granted planning consent. As a result of the implementation of both of these planning consents, there has been the need to alter the road layout and Traffic Regulation Orders in the local area.
- 6.2 In order to provide access for the bus through the Watercolour development, the previous width restriction on Nutfield Road had to be moved. Although the physical structure was constructed some years ago, unfortunately the order was never amended, which is the reason for the need to advertise now.

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Annex 1 Location plan showing the previous and new position of the 6'6" width restriction on Nutfield Road, Merstham

Annex 2 Plan showing the structure of the 6'6" width restriction on Nutfield Road, Merstham

