



OFFICER REPORT TO LOCAL COMMITTEE (REIGATE AND BANSTEAD)

CENTRAL CAR PARK, HORLEY

18 JUNE 2012

KEY ISSUE

To advise the Local Committee of the highway works at the Central Car Park Access Road, together with improvements to Consort Way East. Authority is also sought to approve the advertising in the appropriate press, together with the associated regulatory road markings and signs that are required with the experimental traffic order, which if successful will be made permanent.

SUMMARY

This forms part of the Horley Master Plan, which is for two new neighbourhoods totalling 2550 new units and the regeneration of the Town Centre.

There have been 2 phases of works that have been constructed in the town as part of the New Growth Points funding. This proposal is to form an element of Phase 3 and will help to improve road safety and assist with traffic queues.

OFFICER RECOMMENDATIONS

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

- (i) The direction of the existing one-way working in the Central Car Park Service Road, Horley be reversed for a maximum experimental period of 18 months
- (ii) Authorise the advertisement and introduction of an experimental Traffic Regulation Order under the Road Traffic Regulation Act 1984, the effect of which will be to reverse the direction of the existing one-way working in the Central Car Park Service Road, Horley on an experimental basis, as shown on the drawing at Annex A

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- (iii) Agree that Officers submit a further report to the Local Committee to seek a decision on whether to make the experiment permanent or to reinstate the existing one-way working arrangement in the Central Car Park Service Road, Horley.

1 INTRODUCTION AND BACKGROUND

- 1.1 The regeneration of Horley Town Centre is a Planning aspiration of Reigate and Banstead Borough Council and is supported by the County Council as the Highway Authority.

2 ANALYSIS

The Public Realm improvements associated with the regeneration of Horley Town Centre include:

Phase 1 (Constructed): - Junction works at Victoria Road/Consort Way (raised table with a new zebra crossing), a new gateway feature on Victoria Road and traffic management on Consort Way/Albert Road.

Phase 2 (Constructed): - Footway improvements on both side of Victoria Road (from the railway station to Russell's Crescent), environmental improvements outside the Jack Fairman and alterations to include a pedestrian phase across both the Consort Way East and Victoria Road junctions. The junction of Lumley Road with the High Street is also currently being improved along with part of Yattendon Road and The Subway.

Phase 3: - Relates to the possible development of Newman House, which will be a mixed use of residential and commercial. The associated highway works will include an upgraded junction at Russells Crescent/Victoria Road and Victoria Road/Consort Way East. The improvements also include the possible semi- pedestrianisation of Victoria Road, enhancing the pedestrianised area of the High Street and traffic management and traffic calming at Russell's Crescent, Ringley Avenue. Alterations are also proposed to the Waitrose junction with Consort Way East.

Officers of the County Council and Reigate and Banstead Borough Council have been involved in a series of meetings to review the situation, identify all the issues on site and seek possible solutions to complaints about queuing at the recently improved traffic signals at the Victoria Road junctions with Consort Way East and Russell's Crescent.

The longer term planning for the Town Centre is centred on the future of Newman House and there is apparently, some uncertainty with any redevelopment proposals at the moment. Phase 3 of the New Growth Points work, which would have overcome the concerns, is on hold, pending a review of current traffic conditions in the Town and the outcome of negotiations around the redevelopment of Newman house.

In the mean time, officers have been considering possible works that would help solve some of the current issues with regard to traffic exiting the Waitrose

Car Park and the effect on the nearby Traffic Signal Controlled junction of Consort Way East with Victoria Road.

Before further work is undertaken and bearing in mind the development potential of Newman House and other key sites within the town, it is considered important to understand the implications of any changes to traffic patterns. SCC have the Horley Master plan modeling, but that may now be slightly out of date because of the improvements that has been carried out and traffic/pedestrian flows alterations. We have consulted our Transportation colleagues to consider the implications.

3 OPTIONS

- 3.1. Replacing the existing worn out yellow box junction markings at the Waitrose access, which is currently been ignored by some drivers. A Traffic Regulation Order is not required as the matter is covered by Section 36 of the Road Traffic Act 1988. This may help to keep the road-space clear and allow traffic to enter and exit.
- 3.2. Agreement with Reigate and Banstead Borough Council, the possibility of altering their Central Car Park Service Road so that all inbound vehicles enter from the access behind Collingwood and Batchelor and exit at the existing entrance, that is, reverse the current arrangement. This would have the effect of taking out the conflict of vehicles exiting Central Car Park where visibility is sub standard and it is located almost opposite the Waitrose Car Park. There are clear benefits to that, including pedestrian safety. The works would be supplemented with new signing and minor improvements to kerb lines. This is proposed as an experimental Traffic Order and is introduced for a trial period of 18 months.
- 3.3. As an alternative to the Central Car Park scheme, officers are investigating the possibility of constructing a double mini roundabout at the junction of Consort Way East/Central Car Park and Waitrose. This was originally shown in the Horley Master Plan and the concept layout is the subject of a Safety Audit.

4 CONSULTATIONS

- 4.1 The schemes have been through the necessary consultation procedures. The Master Plan was the subject of a Public Inquiry and now forms part of the Borough Councils supplementary planning guidance.
- 4.2 Transportation Development Control has liaised with Traffic Systems, East Area Highways, Passenger Transport Group, Safety Engineering Team, Transport Planning and the Borough Council.
- 4.3 Surrey Police has been consulted. They have raised no objection in principle, however they are of the view that further investigation is necessary in relation to the traffic signal phasing at Consort Way East/Victoria Road/Russells Crescent. Traffic Systems have now confirmed that the signals are operating satisfactorily.

5 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 5.1 The cost of all the highway improvements will be borne by New Growth Points. Surrey County Council receives a fee for managing the contract.

6 EQUALITIES AND DIVERSITY IMPLICATIONS

- 6.1 The proposed works will provide a safe junction for all highway users

7 CRIME AND DISORDER IMPLICATIONS

- 7.1 Not applicable.

8 CONCLUSION AND RECOMMENDATIONS

- 8.1 The proposed works are a necessary requirement of the Town Centre regeneration.
- 8.2 The report recommends the Committee approve the advertising and deal with any matters that are received in relation to the experimental order. If successful, the order can be made permanent.

9 REASONS FOR RECOMMENDATIONS

- 9.1 To improve highway safety and capacity.

10 WHAT HAPPENS NEXT

- 10.1 SCC is aiming to undertake the highway works in the summer.

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BACKGROUND PAPERS:	Scheme drawings
