

SURREY COUNTY COUNCIL**LOCAL COMMITTEE (REIGATE & BANSTEAD)****DATE:** 4th December 2017**LEAD OFFICER:** Zena Curry**SUBJECT:** Pedestrian Precinct improvements, High Street (also known as Princess Precinct), Horley**DIVISION:** Horley East**SUMMARY OF ISSUE:**

The purpose of this report is to seek authority from the Local Committee to make amendments to Traffic Orders in Horley town centre, as part of proposals to facilitate public realm improvements in the town's pedestrian precinct.

RECOMMENDATIONS:

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

- (i) Two dedicated loading bays be provided on High Street and Consort Way, and two disabled parking bays be relocated from High Street to Albert Road, as shown on Drawing Numbers SP0030-003 and SP0030-004.
- (ii) The High Street, Horley (Part) Prohibition of Driving and One – Way Traffic Order 1991 and its 2000 amendment be modified to provide loading at any time in marked bays for goods vehicles only, and for the one-way order to exclude cyclists.
- (iii) The Traffic Regulation Order on Consort Way to the rear of properties 1-7 High Street be modified to provide dedicated loading at any time in marked bays.
- (iv) To amend the proposed Traffic Regulation Order to relocate the two existing disabled bays on the southern side of High Street near the junction of Albert Road as shown on Plan SP0030-004 to a new position on Albert Road, if required following a detailed statutory services survey.
- (v) Authorise the advertisement of notice in accordance with the Road Traffic Regulation Act 1984, the effect of which will be to implement the proposals in recommendations (i) to (iv), revoke any existing traffic orders necessary to implement the changes, and subject to no objections being upheld, that the order be made.
- (vi) Authorise delegation of authority to the Parking Strategy and Implementation Team Manager in consultation with the Chairman, Vice-Chairman of the Local Committee and the local Divisional Member to resolve any objections received in connection with the proposals, and if

objections cannot be resolved to either, set aside the objections, or make any necessary amendments to the wording of the order and any necessary alterations to Drawing Numbers SP0030-003 and/or SP0030-004.

REASONS FOR RECOMMENDATIONS:

To facilitate improved loading arrangements for local businesses and improved disabled parking, as part of a public realm improvement scheme in the pedestrian precinct in High Street (also known as Princess Precinct), Horley.

1. INTRODUCTION AND BACKGROUND:

Background

- 1.1 Horley is a town situated in the south of the Borough that caters primarily for the convenience and service needs of a local catchment.
- 1.2 The town centre has been designated by the Borough Council as a priority area for regeneration.
- 1.3 Reigate & Banstead Borough Council and Surrey County Council are working collaboratively with partners to help improve the town centre. This is so that it can better meet the needs of the current population and to meet the increased demand that will be generated from new housing, as part of the Horley Master Plan.
- 1.4 This change is being brought about in a number of ways, including: investment in community facilities; the redevelopment of key sites; improvements to public transport; and public realm enhancements.
- 1.5 Two phases of public realm improvements have been undertaken so far:
 - Phase 1 included works to install a raised table and zebra crossing on Consort Way/Victoria Road
 - Phase 2 included footway and carriageway improvements from Horley Station to Consort Way East; new controlled pedestrian crossings on Consort Way and Victoria Road; a new public open space outside the Jack Fairman public house; and the reversal of the one way system around the central car park.
- 1.6 The third phase of public realm improvements will be concentrated in the pedestrian precinct in the High Street.

Pedestrian Precinct, High Street Horley

- 1.7 The pedestrian precinct occupies a prominent and important location in Horley town centre. It is situated on the High Street, between the junction of Victoria Road and the junction of Albert Road.
- 1.8 The precinct is adopted highway and was created to provide a safe and pleasant environment for pedestrians, supported by a Traffic Order that was made in 1991.

- 1.9 A number of small independent businesses and high street names including retailers, estate agents, banks and cafes are located in the pedestrian precinct
- 1.10 While the precinct occupies a key position within the town centre, the quality of the street scene is deteriorating and is in need of significant investment.
- 1.11 Disabled parking is poorly located, and there is indiscriminate loading and unloading throughout the day in conflict with pedestrians and other vulnerable road users.
- 1.12 The Borough Council, working in partnership with the County Council, is planning to undertake comprehensive improvements to enhance the quality of the public realm in the precinct.
- 1.13 The Borough Council has agreed to invest £530,000 in the scheme and a further £100,000 has been identified from Section 106 developer contributions.
- 1.14 The key aims of the improvements are to:
- create an attractive, safe and accessible space for town centre users
 - create a flexible space that can be used for a range of activities, including areas for events, eating and drinking and places to meet and relax
 - improve disabled parking
 - formalise loading and unloading arrangements.
- 1.15 This project supports the aims of the Horley Masterplan in relation to the town centre, specifically by delivering street scene improvements in the pedestrian precinct.
- 1.16 The scope of the project includes resurfacing the pedestrian precinct; changes to lighting; the installation of new street furniture; and the provision of flexible space for town centre activities. The project will also seek to improve loading and unloading arrangements and enhance disabled parking in accordance with the Equalities Act 2010.

2. KEY HIGHWAY PROPOSALS:

Loading and unloading arrangements

- 2.1 The Borough of Reigate and Banstead (High Street, Horley) (Part) Prohibition of Driving and One-Way Traffic Order 1991 and its amendment in 2000 prohibits vehicles from using that part of High Street between Albert Road and Victoria Road.
- 2.2 Exemptions apply to the Traffic Order including vehicles travelling in a westerly direction for loading and unloading purposes between the hours of 10.00 a.m. and 4.00 p.m. Monday to Saturday;
- 2.3 Emergency vehicles are permitted to travel both ways and exemptions also apply to anyone pushing a bicycle.
- 2.4 Currently a variety of unauthorised vehicles are accessing this area throughout the day and parking indiscriminately. At times there can be between two to three vehicles parked in the precinct during the day.

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- 2.5 Many of the vehicles accessing the precinct are loading and unloading for local businesses at times when they are not permitted to do so.
- 2.6 A survey was undertaken of traders on the pedestrian precinct in March and also in August 2017. This survey found that deliveries vary widely by: day, time, vehicle, size of delivery and type of goods. Many of the deliveries take place during times when loading and unloading is not currently permitted.
- 2.7 As a response to existing issues in the precinct it is proposed that changes are made to loading and unloading arrangements as part of Phase 3 public realm works.
- 2.8 It is proposed to provide a dedicated loading bay in the precinct which could be used by goods vehicles only, at any time. This would formalise parking for unloading and reduce conflict with other highway users.
- 2.9 Further consultation was undertaken with local businesses in October 2017 to assess whether they would support a dedicated loading bay. Feedback from all those local businesses consulted was that they supported the provision of a dedicated loading bay in the precinct.
- 2.10 The consultation identified that some businesses on the pedestrian precinct (nos 1-7 High Street and 80-88 Victoria Road) would like to load from the rear via Consort Way, however there are currently "No waiting restrictions at any time." Consequently it is also proposed that a dedicated loading bay is provided on Consort Way.

Cycling

- 2.11 The Borough of Reigate and Banstead (High Street, Horley) (Part) Prohibition of Driving and One-Way Traffic Order 1991 and its amendment in 2000 prohibits vehicles from using that part of High Street between Albert Road and Victoria Road. This order does not allow cycling through the precinct but does allow people to push a bicycle.
- 2.12 The High Street, including the pedestrian precinct, lies on the National Cycle Network 21. The current Traffic Order requires cyclists to dismount and push their bicycles through the precinct.
- 2.13 It is therefore proposed that the existing Traffic Order is amended to exempt cyclists. This would allow cyclists to cycle in both directions through the pedestrian precinct.

Disabled Parking

- 2.14 The existing disabled parking in High Street is inconveniently located and narrow. It is proposed to relocate the two disabled parking bays to Albert Road outside the Natwest Bank.
- 2.15 The existing Traffic Order will need to be amended to accommodate this change of location.

3. CONSULTATION:

- 3.1 These proposals for works to improve the public realm were presented to the Horley Town Management Group (HTMG) at its meeting in September 2017.

- 3.2 The HTMG representatives include divisional County Council Members, Borough Ward Members, Town Council Ward Members, the Chamber of Commerce and the local Traders Association. The HTMG representatives were in support of the proposals.
- 3.3 The proposals have been discussed with the Divisional Member for Horley East who is in support of the proposals.
- 3.4 Officers from the Highway Design, Transport Development Planning and Traffic Regulations Orders Teams are part of the project team who are progressing the scheme.
- 3.5 As detailed in paragraphs 2.6 & 2.9, surveys of the local businesses have been carried out to determine delivery requirements. All those businesses who responded to the consultation supported the proposals for dedicated loading bays.
- 3.6 A pedestrian precinct working group has also been convened by the Project Team to liaise with stakeholders as the scheme progresses. The group includes the Chair of the Horley Town Management Group, a representative from the Horley Association of Traders, two business representatives (including an independent and national trader) and representatives from Horley Town Council.

4. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 4.1 The Borough Council has agreed to invest £530,000 in the scheme and a further £100,000 has been identified from Section 106 developer contributions.

5. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 5.1 The Highway Service is mindful of its needs within this area and attempts to treat all users of the public highway with equality and understanding.

6. LOCALISM:

- 6.1 The views of the local businesses and the Horley Town Centre Management Group have been considered when progressing this scheme.

7. OTHER IMPLICATIONS:

- 7.1 Other areas of County Policy are assessed and considered below:

Area assessed:	Direct Implications:
Crime and Disorder	No significant implications arising from this report.
Sustainability (including Climate Change and Carbon Emissions)	No significant implications arising from this report
Corporate Parenting/Looked After Children	No significant implications arising from this report
Safeguarding responsibilities for vulnerable children and adults	No significant implications arising from this report

Public Health	No significant implications arising from this report
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8. CONCLUSION AND RECOMMENDATIONS:

- 8.1 This report sets out the changes that are required to the Traffic Order to provide two dedicated loading bays on High Street and Consort Way, and to relocate two disabled bays from High Street to Albert Road.
- 8.2 As part of the improvements it is proposed that dedicated loading bays are provided to better manage parking in the precinct and to respond to the needs of businesses.
- 8.3 This report sets out the proposed changes to the Order to permit cyclists to cycle through the precinct in both directions.
- 8.4 Local Committee is asked to support the proposed changes and provide authorisation for the advertisement and amendments to these orders.

9. WHAT HAPPENS NEXT:

- 9.1 The proposals to amend the Traffic Orders will be advertised in the local press, and the Order will be made.
- 9.2 Construction will be programmed in accordance with the project plan, and is anticipated to commence in summer 2018., with a proposed duration of three months.

Contact Officer:

- Peter Boarder, Horley Regeneration Project Manager (RBBC/SCC)

Consulted:

Local divisional member for Horley East, local Borough members including for Horley Central, Horley Town Management Group, local businesses and RBBC and SCC officers including:

Annexes:

Annex 1 - Plans SP0030-003 and SP0030-004

Sources/background papers:
