

**LOCAL COMMITTEE (EPSOM & EWELL)**

**DATE:** 22 March 2021

**LEAD OFFICER:** Scott Dickson (Senior Transport Development Planning Officer)

**SUBJECT:** Double Yellow lines on Scott Farm Road

**DIVISION:** West Ewell

**SUMMARY OF ISSUE:**

Provision of double yellow line parking restrictions on the east and west side of Scotts Farm Road at the new access that has been constructed to serve the Bellway Homes Limited (South London) development to the rear of Epsom and Ewell High School on the west side of the carriageway. The proposed parking restrictions follow a road safety audit recommendation to protect sight lines and the geometry of the access for turning manoeuvres.

**RECOMMENDATIONS:**

**The Local Committee (Epsom & Ewell)** is asked to agree:

- (i) That the County Council's intention to make an order under the Road Traffic Regulation act 1984 be advertised and, if no objections are maintained, the order be made
- (ii) If objections are received Transport Development Planning is authorised to try and resolve them, in consultation with the Chairman / Vice Chairman of this committee and the county councillor for the division, and decides whether or not they should be acceded to and therefore whether the order should be made, with or without modifications.

**REASONS FOR RECOMMENDATIONS:**

It is recommended that the waiting restrictions in this report are progressed as they will help to:

- maintain road safety
- maintain access for emergency vehicles
- maintain access to shops, facilities, and businesses
- maintain access for refuse vehicles, buses and service vehicles
- Reduce traffic congestion
- Better regulate parking

**1. INTRODUCTION AND BACKGROUND:**

Following construction of an access on the west side Scotts Farm Road to serve a residential development comprising 161 dwellings as approved by Epsom and Ewell Borough Council Planning Committee.

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- 1.1 The proposed parking restrictions are necessary for the access to meet a Road Safety Audit recommendation to protect sight lines at the access and the geometry of the access for refuse and other vehicles to safely enter and leave the access.
- 1.2 This item is for an executive decision on whether or not to advertise proposed parking restrictions.

### 2. ANALYSIS:

2.1 A development comprising 161 dwellings to the rear of Epsom And Ewell High School with access from the west side of Scotts Farm Road has planning permission. There is a condition attached to the planning permission for the access to be constructed under a Section 278 Agreement of the Highways Act 1980 that includes a technical and road safety audit review to meet the requirements of National Planning Policy Framework 2019 and Policy DM 35 Transport and New Development, of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

2.2 The proposed access was subsequently subject to a road safety audit review, **(please see this attached at Annex 1)** which raised the concern of parked vehicles blocking sight lines from the new access and affecting the ability of refuse and other large vehicle drivers to enter and leave the access safely.

2.3 The recommendation from the road safety audit review is to implement parking restrictions.

### 3. OPTIONS:

- 3.1 That the committee agree advertising the proposal in **Annex 2**

### 4. CONSULTATIONS:

- 4.1 Residents will be informed by way of local press, street notices and flyers of the proposals agreed by this committee.
- 4.2 Letter to be sent to residents affected by the proposed scheme.
- 4.3 Transport Development Planning has consulted on the Road Safety Audit recommended parking restrictions with the Local Highways Office, Local Parking Team and Surrey Police. None of these consultees has objected to the proposed parking restrictions. The proposed restrictions are likely to displace a maximum of 11 parking spaces. The developer is providing 6 on street parking bays further north along Scott Farm Road that will partially offset the loss in spaces **(please see annex 3)**. The remaining spaces could be accommodated elsewhere in relatively close proximity along the highway. -

### 5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 5.1 There will be no cost to Surrey County Council as all costs associated with designing, advertising, and implementing any parking restrictions and associated orders will be met by the developer.

## 6. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 6.1 The new parking restrictions will maintain highway safety for all highway users including those with mobility impairments using the highway network in the vicinity of the new access.

## 7. LOCALISM:

- 7.1 The proposed Parking restrictions will affect the ability of local residents to park outside of their property. However, under the Highways Act 1980 there is no right to park on the highway let alone outside somebody's property.

## 8. OTHER IMPLICATIONS:

Area assessed:	Direct Implications.
Crime and Disorder	Set out below.
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.

### 8.1 Crime and Disorder implications

There should be fewer instances if not no instances of obstructive parking as a consequence of the restrictions.

## 9. CONCLUSION AND RECOMMENDATIONS:

- 9.1 It is recommended that the committee agree to the proposed parking restrictions being advertised.

## 10. WHAT HAPPENS NEXT:

- 10.1 A Traffic Regulation Order will be advertised and public notices detailing the proposed changes will be displayed in the local press and on site. Notices will also be posted to all affected residents.
- 10.2 Subject to any objections to the proposals being resolved, a traffic regulation order will then be made, and the appropriate signs and lines installed to allow the restrictions to be enforced.

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### Contact Officer:

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[www.surreycc.gov.uk/Choose an item](http://www.surreycc.gov.uk/Choose an item).

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**Consulted:**

Nick Heeley and Peter Shimadry of the Local Highway Service, Steve Clavey of the Local ParkingTeam, Graham Cannon Surrey Police

**Annexes:**

Annex1. Proposed Parking Retrictions.

Annex 2. Road Safety Audit report.

**Sources/background papers:**

- None
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