



Manor Road  
Reigate  
Surrey  
RH2 9LA

[ ] January 2021

Mr D. Curl  
Parking Team  
Hazel House  
Merrow Lane  
Guildford  
GU4 7BQ

Dear Sir,

## **Reigate and Banstead parking review 2020 – Manor Road, Reigate**

### **1. Purpose**

This letter is written on behalf of Reigate Lawn Tennis Club, Manor Road, Reigate (**RLTC / the Club**) in response to the Reigate and Banstead parking review 2020.

### **2. The parking review proposal 2020 (the “Proposed Restrictions”)**

RLTC notes that the Council’s Parking Team undertook a survey in September 2020 to review “changes to the highway network, the built environment, society and behavioural changes...”. This September 2020 review has resulted in a number of proposed parking restrictions on Manor Road.

In public minutes recording its considerations, the Council acknowledged that a comprehensive and sustainable car parking solution was actually required for the town, potentially involving a multi-story car park. The Proposed Restrictions can therefore be regarded essentially as just short term to “paper over cracks”.

The Proposed Restrictions (involving a broad range of new parking restrictions) have been made for Manor Road, Reigate with the stated objectives (none of which have been substantiated) of (i) preventing obstructive parking, (ii) improving traffic flow, and (iii) improving road safety.

### **3. RLTC – summary conclusion**

**RLTC concludes that the Proposed Restrictions are entirely mistimed, poorly considered and misjudged. The Council should not have performed a parking review study in the midst of a global pandemic, its findings are not substantiated and the potential implications of these Proposed Restrictions on the key stakeholders of Manor Road are damaging and prejudicial. RLTC is unable to support a range of Proposed Restrictions that are so fundamentally flawed.**

### **4. Background and explanation**

#### **A. RLTC – the importance and longstanding history of the Club**

RLTC has been at its residence on Manor Road since 1906. RLTC is a vibrant club with around 450 active members. The Club is enjoyed by all members of every age, race, belief and ethnic origin. The Club plays an important role in the fitness and health of the community, is supported by the All England Lawn Tennis Club and embodies the principles championed by Sport England.

#### **B. RLTC – strong relationship with residents of Manor Road**

Since the Club's inception in 1906, Manor Road has naturally undergone change and has seen the development of substantial new residential dwellings and the significant extension/refurbishment of existing residential homes. RLTC has generally been supportive of these changes and has enjoyed an excellent relationship with the residents of Manor Road, many of whom are long-standing members of the Club. RLTC remains committed to a sustainable future in which it can continue to co-exist in harmony with the residents.

RLTC is sympathetic to the parking challenges on Manor Road and regularly reminds its members to be careful and respectful and to avoid obstructive parking. RLTC is broadly supportive of active measures such as the painting of white lines across the dropped kerbs of residents' homes.

#### **C. RLTC – a need to survive**

RLTC competes with a whole range of sporting clubs in Reigate, many of whom have their own parking facilities. If RLTC is to survive and prosper, ensuring the availability and sustainability of parking for its members on Manor Road is an imperative.

RLTC has made significant efforts to alleviate the car parking challenges in Manor Road by recently creating a small car park for use by its members in the grounds of the former groundsman's cottage (now a small members' gym).

#### **D. RLTC – no public transport links**

Manor Road has no bus service and the train station is almost one mile away. There are no adjacent roads for overflow parking.

## **5. Objection to the Proposed Restrictions**

For the following reasons, RLTC is unable to support the proposal:

- A.** RLTC has not seen any evidence to support the safety concerns that have been raised by the Council.
- B.** RLTC has not seen any usage survey, or indeed any evidence whatsoever, which supports the Council's assertion that the road needs improved traffic flow.
- C.** RLTC considers the proposal to be an inappropriate and disproportionate way in which to manage the suggestions of occasional obstructive parking.
- D.** RLTC has not seen any survey or report which considers the likely "displacement impact" that its Proposed Restrictions would have on Manor Road taken as a whole, and the potential impact on the availability of parking for its members. RLTC would like to see an "impact analysis" that the Proposed Restrictions could have on other parking users on the road, including commuters, students and visitors to the town. Without evidence to the contrary, it is reasonable for RLTC to conclude that there would be "parking creep" and that these other commuters would be "pushed" to park further down Manor Road and thereby compete with the limited parking space outside the Club.
- E.** RLTC considers the timing of the Proposed Restrictions to be flawed and entirely misjudged. The pandemic has created an unprecedented period for all our lives and the Council is advised to reconsider the parking situation on Manor Road when the aftermath of the pandemic is understood and we have greater visibility and clarity on the needs of our highway network, built environment and behaviours. RLTC encourages the Council to undertake this future review in full consultation with all stakeholders, including the Manor Road residents, RLTC and Reigate Squash Club.

For these reasons, RLTC objects to this significantly flawed proposal and will be encouraging its members to do likewise.

Regards

Reigate Lawn Tennis Club