



Newsletter No.85– 8th November 2025

1. Traffic & Parking Survey data

The response rate to the survey was sufficiently high to constitute an acceptably significant sample. Our thanks to everyone who responded. 134 online, email and leaflet responses were received from a leaflet distribution of 449. (Though it is recognised that in some cases more than one person from a household replied.)

We apologise for the online QR code expiring during the survey. Fortunately, residents had alternative means of conveying their views, and we know that several did so.

2. Feedback on the 3 main proposals

2.1 Residents' Permit Scheme covering Princes Road (from Manby Lodge to Queens Road) York Road (south) and New Road

The support for this proposal, 57%, was well below the 75% threshold set by Surrey County Council (SCC). This proposal will not be pursued.

A case could possibly be made for a separate intervention in New Road, such as restricting parking for one or more periods during the day, to deter all day parking.

TRG will seek advice and explore options with SCC before testing those with residents of New Road.

Parking saturation in Princes Road and York Road with its impact on overlapping drives and blocking sight lines remains a serious concern for many residents.

2.2 Providing some spaces for cars to park in Pine Grove near the junction with Princes Road to slow traffic entering Pine Grove

At 60% in favour and with no SCC threshold, this will be pursued with SCC, who should provide the necessary expertise in traffic and parking management to ensure that concerns voiced by some respondents are addressed.

2.3 Closure of Princes Road (at a point between between Hanger Hill and the Jolly Farmer) and Pine Grove (at a point between Daneswood Close and Dresden Way)

With a clear majority against this proposal (83 against compared with 51 in favour) this proposal will not be pursued.

3. Other conclusions from the data and next steps

TRG received numerous suggestions from residents, for which we are grateful. We will pursue the following:

3.1 Speeding in Pine Grove

- Propose narrowing of PG in 2 places, particularly near the entrance of New Road
- Follow up on SCC action point to consider reshaping the blind bend in Pine Grove to deter speeding (see below)
- Propose traffic island in Hanger Hill to prevent traffic turning right into PG from Hanger Hill from cutting the corner
- Propose large speed reminder signs, particularly as the current major signs can be missed by drivers concentrating on the act of turning into Pine Grove

- Propose 'Dangerous, Narrow Bend' signs approaching the blind bend.
- Explore possibility of electronic actual speed sign
- Re-raise squaring of PR/PG junction to force drivers to make a proper left turn

3.2 Cars parked on the pavement in PG obstructing pedestrians

- While the concerns are recognised, at the same time, they need to be balanced against the wish not to unintentionally increase road speeds. In TRG's view, the narrowing of Pine Grove (see 3.1 above), particularly near the entrance of New Road, will reduce road speeds and should be designed with the secondary objective of preventing pavement parking there.

3.3 Congestion/illegal parking outside Manby Lodge's rear entrance during drop-off and pick-up times

We recognize that this is a matter of concern to residents, particularly those living in Chestnut Lane in that part of Princes Road.

We believe that to make progress, consultation will be necessary with Manby Lodge School.

Some ideas which we can explore with the school are:

- The potential for use of Enforcement Officer on a random basis
- traffic amelioration steps, such as staggering hours, organising drop-off of children at another location etc?

3.4 Repainting of yellow and white lines throughout the Triangle

- We will propose this to SCC. SCC is already committed to respond on the repainting of yellow lines (see 3.6 below)

3.5 Traffic and Parking Survey to be done by SCC

- We will propose that SCC carries these out to establish an authoritative basis for discussions and for use in planning applications

As residents will recall from previous newsletters, SCC has already agreed to revert on the following:

- Address sightlines at the bell mouth outside the Jolly Farmer with a pedestrian refuge or by building out existing corner pavements to aid traffic flow
- Removal of the first parking space at the junction of Queens Road and Princes Road to improve sightlines.
- Narrowing of the blind bend in Pine Grove to slow traffic
- Install 20mph repeater signs on the upslope after traffic has turned into Pine Grove from Hanger Hill
- Repaint yellow lines
- Parking regulation enforcement

1. Planning application number: [2025/1961](#): Crellin Carter Solicitors, 111 Queens Road Weybridge Surrey KT13 9UW

Despite objections from 9 residents, TRG and the High Pine Close Residents' Association, this application for prior approval for change of use from Commercial, Business and Services (Use Class E) to Dwelling House (Use Class C3) was granted.

This envisages the creation of 2 'car free' apartments, in addition to the 2 that have already been approved for the site.

TRG's and residents' concerns about parking stress were dismissed in the [Officer's Report](#) with the following statement, for what it's worth:

29.A number of nearby residents alongside the Triangle Residents Association have raised concerns largely regarding parking stress and pressure with the previous approvals for the wider site alongside the proposal for 2 additional ground floor rear flats. It should be noted that the proposal would result in 2x1 self-contained flats and that there is no formalised parking on the site. There is scope and potential to use the rear of the site for parking purposes but is not clear whether this would conflict with the commercial ground floor use. Princes's Road is also noted to have kerbside parking. When taking into account the relatively closeness of public transport and sizes of the proposed units for 2 persons, on balance, it is considered on balance that the car free nature would be acceptable. There are parking restrictions in the area to prevent unsafe parking. It is therefore considered the transport impacts of the development would be acceptable.

2. TRG Committee & Communications

Triangle residents who would like to join the Committee or participate in TRG activities should email trgweybridge@gmail.com or speak to Nick Thripp on 0750 0549178.

TRG normally communicates with residents via email. Please let us know at trgweybridge@gmail.com if you would like to be added to our e-mail list.

The TRG Committee (Nick Thripp, Dave Arnold, Ferdi Fischer, Niall Gallagher, Greg Popper, Margaret Ralston and Alan Wright)

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