
Meeting: Traffic Management Meeting
Date: 15 August 2011
Subject: Chiltern Gardens, Leighton Buzzard - Resolution of objections to the proposed Prohibition of Waiting
Report of: Basil Jackson, Assistant Director of Highways and Transportation.
Summary: To report to the Executive Member for Sustainable Communities Services the receipt of objections to proposals for a prohibition of waiting on lengths of Chiltern Gardens, Leighton Buzzard and seek approval for the implementation of this scheme.

Contact Officer: Gary Baldwin – Traffic Engineer
gary.baldwin@amey.co.uk
Public/Exempt: Public
Wards Affected: Leighton Buzzard North
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

To improve highway safety and facilitate the free flow of traffic

Financial:

The cost of introducing the waiting restrictions will be approximately £2,000, which is being funded via the Forticrete development

Legal:

None as part of this report

Risk Management:

None as part of this report

Staffing (including Trades Unions):

None as part of this report

Equalities/Human Rights:

None as part of this report

Community Safety:

The proposal will improve road safety in the vicinity of the two junctions of Heath Road and Chiltern Gardens

Sustainability:

None

RECOMMENDATION(S):

- 1. That the proposal to introduce a Prohibition of Waiting on the two junctions of Heath Road and Chiltern Gardens be implemented as set out in this report.**

Background and Information

1. The Council has received complaints about indiscriminate on-street parking near to the two junctions of Heath Road and Chiltern Gardens, Leighton Buzzard. This occurs mainly during school opening and closing times by parents dropping off and picking up pupils. The positioning of parked cars can obstruct visibility for drivers turning into and out of Chiltern Gardens and for pedestrians crossing at these locations, thereby creating a road safety hazard.
2. The proposals were formally advertised by public notice in June 2011. Consultations were also carried out with the emergency services and other statutory bodies, Leighton-Linslade Town Council and Elected Members. Local people were also consulted.
3. A total of 7 representations have been received, all of which are opposed to the advertised proposals. Copies of all of these are included in Appendix C and the comments are summarised below.
4. The main points raised by those responding to the formal consultation were as follows:-
 - a) Concerns that the proposed restrictions would force vehicles to park further into Chiltern Gardens, thereby creating parking difficulties outside residents' homes.
 - b) The restrictions would prevent residents and their visitors parking outside their homes.
 - c) Parents of school children will not obey the restrictions and there will be little or no enforcement of the restrictions.
 - d) The present difficulties only exist for short periods of time and do not justify the imposition of yellow lines.
 - e) Concerns about the appearance of yellow lines.
 - f) School traffic should be routed through the school grounds via a one-way system.
5. Bedfordshire Police accept the proposals and have raised no objection.

Conclusion and the Way Forward

6. The following observations relate to the specific points listed above.
 - a) The proposal is for short lengths of waiting restriction covering the immediate junction areas mainly where drivers should not be parked. The number of parked vehicles displaced by the restrictions would be relatively few, probably 2-3 cars, and are unlikely to have a significant impact further into Chiltern Gardens.
 - b) The proposals cover the two junctions of Heath Road and Chiltern gardens and do not extend across the full frontage of any property. The impact on residents' ability to park outside their home is likely to be minimal.
 - c) It is acknowledged that parking restrictions are not always successful in tackling school gate parking due to the short-term nature of it. However, as these restrictions cover relatively short lengths of road very close to junctions, it is hoped that drivers will understand the need for them and compliance will be reasonably good. The Council's parking enforcement team will be able to target the area at the appropriate times of day if there are regular instances of non-compliance.
 - d) The restrictions are not solely related to the school gate parking issue and will hopefully ensure that parking very close to the junctions does not occur at all times.
 - e) The lengths of yellow lines are not extensive, so the impact will be minimal. The restrictions will require yellow lines only and do not need upright signs.
 - f) This is a matter for the school, but experience suggests that schools are very reluctant to encourage additional vehicle movements through their grounds, primarily on health and safety grounds.
7. In conclusion, it is felt that the proposed prohibition of waiting will help to keep these two junctions clear of parked cars with obvious road safety benefits. Due to the short lengths of yellow lines involved only a small number of parked cars will be displaced into Chiltern Gardens. Hence, the impact on residents will be relatively minimal.
8. It is recommended that the proposal goes ahead as advertised.

Appendices:

Appendix A – Location plan

Appendix B – Public notice

Appendix C – Representations on proposals

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A PROHIBITION OF WAITING ON CHILTERN GARDENS AND CLARENCE ROAD, LEIGHTON BUZZARD.

Reason for proposal: The proposed Order is considered necessary on the grounds of promoting road safety. The Prohibition of Waiting at the two junctions of Heath Road and Chiltern Gardens would improve visibility for all road users. Therefore, Central Bedfordshire Council proposes to make a Traffic Regulation Order as follows:

Effect of the Order:

To introduce No Waiting at Any Time (double yellow lines) on the following lengths of road in Leighton Buzzard:-

- Chiltern Gardens (north junction with Heath Road):- On both sides, from Heath Road in an easterly direction for a distance of approximately 10.5 metres.
- Chiltern Gardens (south junction with Heath Road):- On both sides, from Heath Road in an easterly direction for a distance of approximately 15.5 metres.

Further Details: of the proposal and plans may be examined during normal office hours at Leighton-Linslade Town Council, The White House, Hockliffe Street, Leighton Buzzard and normal opening hours at Leighton Buzzard Library, Lake Street, Leighton Buzzard. These details will be placed on deposit until 6 weeks after the Order is made or until it is decided not to continue with the proposal. Telephone Steve Hall on 0845 365 6124 or email steve.hall@amey.co.uk for further advice on this proposal.

Objections: should be sent in writing to the Transportation Manager, Bedfordshire Highways, Woodlands Annex, Manton Lane, Bedford MK41 7NU or e-mail centralbedsconsultation@amey.co.uk stating the grounds on which they are made by 24th June 2011.

Order Title: if made will be "Central Bedfordshire Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008 (Variation No *) Order 201*

Technology House
239 Ampthill Road
Bedford MK42 9QQ

Basil Jackson
Assistant Director for Highways
and Transport

2nd June 2011

APPENDIX C

Re: Proposal for no waiting at anytime for Chiltern Gardens, Leighton Buzzard, LU7 3BL

Dear Sir,

I am writing to you to express my concern over the above proposal in Chiltern Gardens.

My family and I live at number 2 Chiltern Gardens which is right next to Heathwood School gates and is the most affected by the traffic congestion throughout the day.

We have lived here since 2000 and as parents and grandparents ourselves have been extremely tolerant and understanding of the situation.

We never complain despite over the years having to endure damage to our vehicles, personal abuse and constant blocking of our property.

Heathwood School seem uninterested in the problem and does not communicate with the residents.

However, your proposal would mean that the only place to park without penalty would be in front of our house and our neighbours' houses.

Our problems are of course compounded by the fact that everyone uses the front of our house as a turning point which is dangerous and impractical.

This is unacceptable and I would encourage someone from your department to contact me as soon as possible to discuss this urgent issue.

I look forward to hearing from you.

Yours faithfully

Xxxxx Xxxxxx

x Chiltern Gardens
Leighton Buzzard
Beds
LU7 3BL

X Chiltern Gardens
Leighton Buzzard
Bedfordshire LU7 3BL

Dear Sir / Madam,

Re: Proposal of double yellow lines Chiltern Gardens, Leighton Buzzard

With reference to the Public Notices dated 2nd June 2011 for the proposal of making a Traffic Regulation Order, I wish to object to the Order.

My objections are on the following grounds:-

1. Existing Road Traffic Act legislation is in place prohibiting parking opposite or within 10 metres (32 feet) of a junction. The proposal to lay double yellow lines, I assume is to reinforce this legislation. The current situation is that parking is problematic and does cause a danger at the junctions of Chiltern Gardens (north and south) with Heath Road but this not enforced or policed. Assuming that double yellow are put down it would appear that your intention is to re-educate vehicle users to park in a safer, legal location.
2. The main area of concern is school traffic and the parents dropping off or collecting from Heathwood Lower School. It is the parking of cars during the 'school run' which causes the greatest inconvenience to residents in Chiltern Gardens. The parking mentality is to park as near to the school gate as possible. This causes a choke point, particularly outside the houses nearest to

the school entrance/exit. The parking extends to the junction of Heath Road. Vehicles are commonly double parked, blocking residents driveways and parking on pavements/verges. The effect of this is intolerable for residents, prevents emergency access, prevents access to larger vehicles and very often, school children have to walk in the road as the pavements are parked on. This causes a danger to pedestrians – particularly the very young and vulnerable. There is a 'Risk to Life'

3. If we assume that double yellow lines are put in place as per the proposal and that vehicle users adhere to them, there will be a collateral impact factor. The impact factor will be to compress parking into an area of Chiltern Gardens that is already over-parked and dangerously congested. Thus creating more danger than danger reduction. I believe that double yellow lines will displace a junction visibility danger to an enhanced child-versus-car traffic collision danger

I would like Central Bedfordshire Council to consider the following options:-

1. Traffic Management Survey Chiltern Gardens between the hours 0800-0900 and 1500-1600
2. Subject to Survey results, consider School zig-zag markings in Chiltern Gardens on approach to Heathwood Lower School. Or white lines across residents drive openings.
3. Consider making Chiltern Gardens one-way i.e in via north/south and out via the other. This could manage flow and parking orientation. But that in itself creates risks in drivers reversing.

Thank you in advance,

Yours faithfully,

■ Chiltern Gardens
Leighton Buzzard
Bedfordshire
LU7 3BL

22/6/2011

Transportation Manager
Bedfordshire Highways
Woodlands Annex
Manton Lane
Bedford
MK417NU

Dear Sir/Madam

Re: Double Yellow Lines proposal at the above address

I am writing in relation to the above proposal.

My wife and I purchased a house in this area to get away from town centre yellow lines and for a life in a semi rural area. From what I can see, this plan is not a very well drawn out plan. There is no need for mothers and fathers (parents of children of Heathwood School) to park in Chiltern Gardens, when there is a huge car park within the school. A road through the school grounds entering from Chiltern Gardens into the school with a one way system back out into Heath Road is possible (see diagram/photo enclosed). In fact this will be safer for the children than double parking on pavements which is currently the case and opening doors onto the road while double parked on the pavement.

I look forward to hearing from you.

Yours faithfully



146069

Chiltern Gardens
Leighton Buzzard
Beds
LU7 3BL

14th June 2011

The Transportation Manager,
Bedfordshire Highways,
Woodlands Annex,
Manton Lane,
Bedford
MK41 7NU

Dear Sirs,

Re: Proposed Yellow lines - Chiltern Gardens, Leighton Buzzard

Further to your Public Notice dated 2nd June and displayed on two lamp posts at the end of Chiltern Gardens:

I object to your proposal on the grounds as follows:

- The reason stated in your proposal to **improve visibility for all road users will not be achieved**, as regardless of cars being parked, visibility is obscured by existing walls adjacent to the pavement and also vegetation such as hedges and trees which add ambience to this outer edge of the Leighton Buzzard area.
- Any parking on the corners of the road is short term and due to parents dropping their children off to school. This has been going on for the 30+ years I have lived in Chiltern Gardens and though I have never sent children to the school, I find the temporary parking it creates a minor and brief inconvenience which I am prepared to put up with in comparison of the provision of good educational facilities.
- In 30 years I haven't experienced as a road user visibility problems due to parking in Chiltern Gardens.

A more holistic approach may be to encourage the school, pre school and parents to arrange for and encourage local off street parking and promote the health virtues of walking. I cannot see any virtue in employing unsightly yellow lines in out of town residential areas and as they will provide no benefit the status quo should be maintained.

Democratically yours

T. B. O. ?

■ Chiltern Gardens

Leighton Buzzard

Bedfordshire

LU7 3BL

21st June 2011

Transportation Manager

Bedfordshire Highways

Woodlands Annex

Manton Lane

Bedford

MK41 7NU

REF: Public Notice dated 2nd June 2011 – Chiltern Gardens double yellow lines

Dear Sir,

In relation to the above public notice I wish to object against this proposal most vehemently.

I object to the fact that the residents of this road will be punished because of the lack of respect and thoughtless actions by the parents of the children attending Heathwood Lower School.

I have lived here for over five years, aware there was a school nearby and possible problems with cars during the school opening and closing times. However in the last five years I have never seen a police officer, police community support officer or a traffic warden monitoring the situation and enforcing the law. In the current economic climate that we are in, where public services are being squeezed to make savings, I am sure that neither Bedfordshire Police nor Central Bedfordshire Council have the resources to enforce the law and penalise the culprits who will undoubtedly continue to park in ridiculous places.

My next point is that the houses on the northern side of Chiltern Gardens do not all have a driveway and have to park on the road. I believe that the introduction of double yellow lines will undoubtedly mean that more cars will be parking on the southern end of the road, causing even more mayhem during the school run and defeating the whole object.

Undoubtedly the reason for this proposal is to increase road safety. It would be more productive to address the speed of traffic travelling along Heath Road rather than the cars parked on side roads. There is not a problem with visibility when pulling out of Chiltern Gardens but there is with the amount of large vehicles not adhering to the weight restriction and vehicles travelling in excess of 30 mph and even overtaking.

Finally this brings me to ask: **how much is this project going to cost the council and ultimately the tax payer?** Under the Freedom of Information Act 2000 I wish to apply for the total cost allocated from your annual budget in order for this work to be carried out.

I await your response.

Yours faithfully,

DOCUMENT REF	146109
AMEY	
CONTRACT	

■ Chiltern Gardens,
Leighton Buzzard,
Bedfordshire,
LU7 3BL.

The Transportation Manager,
Bedfordshire Highways,
Woodlands Annex,
Manton Lane,
Bedford. MK41 7NU.

PROJECT REF	146080
CONTRACT	ARMLEY
SECTION	BEDFORDSHIRE HIGHWAYS
DATE	5/4
DATE	2011
COPIES	
TOTAL	3-1-2

Dear Sir,

Re: Proposed Yellow Lines – Chiltern Gardens.

I read with dismay the proposed order for yellow lines to be painted at each end of Chiltern Gardens at the junction with Heath Road.

Now I discover lines are also to be introduced to the junctions of Sandy Lane and Heath Park Road with Heath Road. What an unsightly mess in this residential area. I imagine this is all due to the appalling parking of cars going to Heathwood School and unless this is spot checked by the police this will be a pointless exercise.

May I suggest that you or a representative from your department should come to monitor the traffic at the main entrance to the school in Chiltern Gardens. It is a nightmare now – after the lines are painted it will be even worse.

It seems to me to be irresponsible to state that 'the order is considered necessary on the grounds of promoting road safety' when the problem will be greatly increased further along the road as a result of Central Bedfordshire Council proposals. I do urge you to come particularly between 8.45 – 9.05am or 3.00 – 3.35pm. but we do have school traffic all day now, with the Nursery Unit, traffic for over an hour from mid-day. Lorries are forced to unload school requirements outside the gate adding to the confusion.

My house is situated at the narrowest point of the road and access to my drive way is often blocked by school traffic making it impossible to move my car. Grass verges are completely ignored and reduced to mud patches in wet weather. Parents these days, will not walk and cannot get near enough to the school gates.

The area immediately outside the main school gates looks neglected. Part of the pavement is rough and the surface unfinished – in fact a total disgrace. We rarely have the street cleaning vehicle as the road is full of cars – as a result, the area always looks dirty and, I think, does not enhance the school's reputation.

As a resident, I object most strongly to Central Bedfordshire Council Proposal to Introduce Double Yellow Lines in Chiltern Gardens.

I await your decision but won't hold my breath!

Yours Sincerely,

Transport Manager
 Bids Highways
 etc:
 MK41 7...
 14-6037
 [Redacted] Chalfont Woods
 A/Buzzard
 Lut 36L
 20 JUN 2011
 Tel: 01525 376978
 15 June 2011
 Chalfont Woods - Chalfont Woods
 3-12

Dear Sir

I agree with my neighbour - [Redacted] letter to you of 12 June '11.

Further to his points raised: lines will stop my neighbours @ nos 1 + 7, parking outside their homes, plus any visitors, workmen, delivery vans etc.

All the expense of yellow lines, to stop one parent parking right on the corner? If they don't obey the laws now, will lines stop them?

Probably not, as 10 minutes parking will be seen as worth the risk.

I assume no prosecution so far.

Therefore, please, no unrightly yellow lines in a residential area.

I would suggest our council tax can be spent in more urgent ways.

Yours faithfully

P.S. - I will ask the Heath Wood Sch. head to try to bring some sense to said parent!



**Bedfordshire & Hertfordshire
Road Policing Unit**



**HERTFORDSHIRE
CONSTABULARY**

**PROPOSED Prohibition of waiting – Chiltern Gardens and Clarence Road,
Leighton Buzzard.**

Your Reference: AW/47894/3.12/501127

<p>This Authority has considered the proposed Traffic Regulation Order as outlined in your letter and offer the following comments for further consideration.</p> <p>Comments</p>	
<p>This Authority has considered the proposed Traffic Regulation Orders as outlined in your letter dated the 8th June 2011, together with the reason(s) given. The proposals are accepted by this authority, therefore no objections will be offered.</p>	X

Name: - ... Steve Welham

Address ... Traffic Management Unit,
Bedfordshire and Hertfordshire Road Policing Unit.
Police Headquarters,
Woburn Road,
Kempston,
Beds. MK43 9AX.

Signed:- ... S. P. Welham.