
Meeting: Traffic Management Meeting
Date: 7 January 2013
Subject: Various Roads in Leighton-Linslade – Results of Parking Consultation
Report of: Jane Moakes, Assistant Director Environmental Services
Summary: To report to the Executive Member for Sustainable Communities Services on the results of a recent public consultation on commuter parking and to seek the Executive Member's views.

Contact Officer: David Bowie
david.bowie@centralbedfordshire.gov.uk
Public/Exempt: Public
Wards Affected: Linslade
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

To improve highway safety, facilitate the free flow of traffic and improve the amenity of streets for residents.

Financial:

The cost of introducing the required traffic Orders and undertaking the necessary traffic signing and road marking works will be approximately £25,000. The proposals will be part funded (subject to approve) by Leighton Linslade Town Council (£10,000) with the remainder from the councils Local Area Transport Plan funding for schemes in Leighton-Linslade.

Legal:

Central Bedfordshire Council is the highway and traffic authority for the road network in area of Central Bedfordshire. An important function of the Authority is to manage on and off-street parking. To be legally enforceable, parking services must be compliant with the Traffic Management Act 2004.

Risk Management:

Failure to deliver efficient and effective parking enforcement would be detrimental to the safe and expeditious use of the road network and could be damaging to economic growth. Failure to deliver a cost neutral parking enforcement service could have detrimental financial implications to the Authority. Failure to deliver an effective approach to parking may result in reputational damage to the Council.

Staffing (including Trades Unions):

None as part of this report

Equalities/Human Rights:

Public authorities have a statutory duty to promote equality of opportunity, to eliminate unlawful discrimination and to foster good relations in respect of nine protected characteristics; age disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Creating an attractive and accessible public realm has a part to play in getting people out and about. One objective of enforcing traffic restrictions is to ensure that the most vulnerable members of the community have fair access to the public realm. Disabled people, in particular, place a high priority on the provision and enforcement of disabled parking bays and the provision of dropped kerbs.

An efficiently managed parking system is therefore crucial for allowing equality of opportunity.

Community Safety:

The inclusion of controlled parking restrictions within the areas under consideration is likely to have a positive effect on road safety and free movement of traffic.

Sustainability:

None as part of this report

RECOMMENDATIONS:

1. **That the following proposals be taken forward to the statutory Traffic Regulation Order (TRO) process:-**
 - a) **Orchard Drive, Grange Close and Woodside Way – Single Yellow Lines (No Waiting Mon to Fri 8.30am – 12 noon on one side of the road and No Waiting Mon to Fri 1pm - 5pm on the other side).**
 - b) **Wing Road and Mentmore Road – Residents Permit Parking scheme. Remove properties on the north-west side of Wing Road between Old Road and no. 120 from the existing Central Linslade permit parking zone and include them in the new Wing Road and Mentmore Road zone. Introduce No Waiting at any time on various lengths of road.**
 - c) **St Mary's Way area – Residents Permit Parking scheme. Introduce No Waiting at any time at the junction of St Mary's Way and Soulbury Road.**
 - d) **Faulkner's Way – Residents Permit Parking scheme. Introduce No Waiting at any time on short lengths of road near the junctions of Faulkner's Way with Stoke Road and Bossington Lane.**
 - e) **Harcourt Close - Single Yellow Lines (No Waiting Mon to Fri 8.30am - 12noon on one side of the road and No Waiting Mon to Fri 1pm - 5pm on the other side).**

- f) Southcott Village – Residents Permit Parking scheme from Chelsea Green to the end. Introduce No Waiting at any time at the junction of Southcott Village and Chelsea Green.**
- g) Epsom Close – Extend Single Yellow Lines (No Waiting Mon to Fri 10am – 11am on one side of the road and No Waiting Mon to Fri 2pm - 3pm on the other side).**
- h) Chelsea Green, Ascot Drive and Village Court – No further action at present, but monitor the level of on-street parking following the introduction of parking controls in other roads.**

Background and Information

1. Consultation leaflets and questionnaires were delivered to all households on 10th September 2012 and residents were asked to return them by 5th October 2012. Completed questionnaires could be returned via a freepost envelope or on the Council's website.
2. The consultation exercise involved five areas of Leighton-Linslade where commuter parking is known to occur, namely:-
 - a) Orchard Drive, Grange Close and Woodside Way
 - b) Wing Road and Mentmore Road
 - c) St Mary's Way area
 - d) Faulkner's Way and Harcourt Close
 - e) Southcott Village and Chelsea Green area
3. They were all offered two options; either a full time residents' permit parking scheme or single yellow lines with no waiting 8.30am to 12 noon on one side of the road and no waiting 1pm to 5pm on the other side. Alternatively they could opt for "leave it as it is".

Results and the Way Forward

4. Orchard Drive, Grange Close and Woodside Way

- 145 households returned 121 questionnaires; 83% response.
- 85% of residents said that commuter parking is an issue where they live.
- 77 (66%) support single yellow lines.
- 21 (18%) said leave it as it is.
- 18 (16%) support a residents permit scheme.
- 5 stated no preference.
- A breakdown of individual roads also shows strong support for single yellow lines, i.e. Orchard Drive 74%, Grange Close 63% and Woodside Way 65%.

These results are as expected, given the fact that most households have adequate off-road parking facilities and that single yellow line restrictions have been used successfully in that part of town.

One of the main issues raised was why can they not have the same single yellow line restriction that is already in place elsewhere, which is No Waiting Mon-Fri 10am to 11am on one side of the road and No Waiting Mon-Fri 2pm to 3pm on the other side. This is because if all restrictions apply during those times it would create a very small window during which enforcement could take place, thereby causing resourcing difficulties.

Therefore, it is recommended that single yellow lines (No Waiting Mon to Fri 8.30am - 12noon on one side of the road and No Waiting Mon to Fri 1pm - 5pm on the other side) be pursued.

5. Wing Road and Mentmore Road

- 189 households returned 122 questionnaires; 65% response.
- 87% of residents said that commuter parking is an issue where they live.
- 66 (55%) support a residents permit scheme.
- 37 (31%) support single yellow lines.
- 16 (13%) said leave it as it is.
- 3 stated no preference.
- A breakdown of individual roads shows support for residents' permits, i.e. Wing Road 57% and Mentmore Road 55%.

Many properties in Wing Road and some in Mentmore Road have no off-road parking and hence rely on being able to park on-street. Hence, it not surprising that there is support for a permit scheme.

A major concern raised by respondents was about residents of the nearby Wharf development parking in Wing Road and Mentmore Road at all times. Therefore, on those lengths of road where permit parking bays are not provided, it is recommended that No Waiting at any time be introduced.

A further issue in this area concerns those residents who live on the north-west side of Wing Road between Old Road and no.120 Wing Road. They are currently eligible to apply for a permit to park in the Central Linslade residents permit parking zone. 72% of those particular residents who responded to the consultation have expressed a preference to be included in a residents permit scheme in Wing Road itself. Therefore, it is proposed to transfer those households to the newly proposed zone, should it be implemented.

It is recommended that a Residents Permit Parking scheme be pursued in Wing Road and Mentmore Road. If the scheme goes ahead; remove those properties on the north-west side of Wing Road between Old Road and no. 120 from the existing Central Linslade permit parking zone and include them in the new Wing Road and Mentmore Road zone. It is recommended that the proposed Residents Permit Parking bay on the playing field side of Mentmore Road be available for general parking for up to 2 hours. Introduce No Waiting at any time on various lengths of road.

6. St Mary's Way, Beech Grove and Hawthorn Close

- 96 households returned 59 questionnaires; 61% response.
- 78% of residents said that commuter parking is an issue where they live.
- 31 (52%) support a residents permit scheme.
- 17 (29%) said leave it as it is.
- 11 (19%) support single yellow lines.
- A breakdown of individual roads shows that residents' permits are the favoured option in all roads, i.e. St Mary's Way 60%, Beech Grove 50%, Hawthorn Close 38% and Cherry Tree Walk 67%.

Many households have no off-road parking, so the area is well suited to a residents' permit parking zone and there appears to be a reasonable level of support for this option. It is accepted that support in Hawthorn Close is marginal, but is still the preferred option.

It is recommended that a residents' permit scheme covering St Mary's Way Beech Grove and Hawthorn Close be pursued. Introduce No Waiting at any time at the junction of St Mary's Way and Soulbury Road.

7. Faulkner's Way and Harcourt Close

- 61 households returned 45 questionnaires; 74% response.
- 64% of residents said that commuter parking is an issue where they live.
- 24 (55%) support single yellow lines.
- 11 (25%) said leave it as it is.
- 9 (20%) support a residents permit scheme.
- 1 stated no preference.
- Residents of Faulkner's Way are split on the options available, i.e. 8 (38%) support a permit scheme, 8 (38%) support single yellow lines and 5 (24%) said leave it as it is.
- Residents of Harcourt Close are strongly in favour of single yellow lines, i.e. 16 (70%) support yellow lines, 4 (17%) said leave it as it is and 3 (13%) support residents permits.

The road layout and character of Faulkner's Way lends itself to a residents permit scheme covering the whole road. There are constructed parking bays and some residents have limited off-road parking, so a permit scheme would be the better option.

Harcourt Close residents clearly support single yellow lines and the road is more suited to that type of parking control because most properties have adequate off-road parking.

Therefore, it is recommended that a residents permit parking scheme be pursued in Faulkner's Way and that single yellow lines (No Waiting Mon to Fri 8.30am - 12 noon on one side of the road and No Waiting Mon to Fri 1pm - 5pm on the other side) be pursued in Harcourt Close. Introduce No Waiting at any time on short lengths of road near the junctions of Faulkner's Way with Stoke Road and Bossington Lane.

8. Southcott Village and Chelsea Green area

- 149 households returned 96 questionnaires; 64% response.
- 41% of residents said that commuter parking is an issue where they live.
- 48 (54%) said leave it as it is.
- 26 (29%) support a residents permit scheme.
- 15 (17%) support single yellow lines.
- 7 stated no preference.

- Responses varied significantly across the area.
- The 15 respondents of Southcott Village are 100% supportive of a residents' permit scheme.
- Most residents (71%) of Epsom Close expressed a preference for single yellow lines.
- A large proportion of residents of Chelsea Green (71%), Ascot Drive (69%) and Village Court (67%) said leave it as it is.

The individual circumstances and levels of parking in the area differ from road to road and support for each option varies markedly. Southcott Village wants a residents' permit scheme, although that part of Southcott Village from Bunkers Lane to Chelsea Green already has single yellow lines and there is no suggestion that they should be removed or amended.

Epsom Close already has No Waiting Mon-Fri 10am to 11am on one side of the road and No Waiting Mon-Fri 2pm to 3pm on the other side for part of its length. Non-residents appear to park on the remainder.

Elsewhere in the area there is little support for any parking controls, probably because they do not currently suffer high levels of non-resident parking. However, should restrictions be introduced in other roads in Leighton-Linslade then some on-street parking could migrate to Chelsea Green and/or Ascot Drive, so it may be necessary to reconsider this in the future.

In Southcott Village it is recommended that a residents' permit parking scheme from its junction with Chelsea Green to the end be pursued. In the remainder of Southcott Village it is recommended that the existing single yellow lines remain. Introduce No Waiting at any time at the junction of Southcott Village and Chelsea Green.

In Epsom Close it is recommended that the single yellow lines (No Waiting Mon to Fri 10am - 11am on one side of the road and No Waiting Mon to Fri 2pm - 3pm on the other side) be extended further into the road.

In Chelsea Green, Ascot Drive and Village Court it is recommended that no further action be taken at this time, but monitor the level of on-street parking following the introduction of parking controls in other roads.

9. The results of the consultation were presented to Leighton Linslade Town Council by Cllr David Hopkin at their Partnership Committee meeting on Thursday 13th December. The Leighton Linslade Town Council Partnership committee are minded to recommend to the Town Council that a contribution towards the parking proposals of £10,000 be approved. Leighton - Linslade Town Council will discuss that funding at an extraordinary meeting of that council early in the new year.
10. If the Council wishes to proceed with any parking controls there will be a need to publish legal notices and undertake further consultations with residents and other interested parties.

Appendices:

Appendix A – Example of consultation leaflet and questionnaire

Appendix B – Drawings showing proposed parking restrictions

Option 2 – Yellow Line Parking Controls (see map on reverse)

- Roads within the zone would have single yellow lines banning parking on one side of the road from Monday to Friday between 8.30am and 12noon and on the other side from 1.00pm to 5.00pm.
- At all other times, i.e. overnight and at weekends, on-street parking would be un-restricted.
- Parking by commuters would effectively be banned because a parked vehicle could not remain in the same position all day.
- Residents would also have to comply with the parking restrictions.
- Residents' permits would not be used, so there would be no cost to residents.
- The restrictions would be marked by single yellow lines and signs, similar to the existing restrictions in Orchard Drive and Grange Close.

Alternatively, you might be happy with the way things are and want the parking arrangements in your street to stay the same as they are. However, residents who do not currently suffer significant levels of on-street parking should bear in mind that if restrictions are introduced in other streets this might well lead to parked cars being transferred to their road.

Please let us know what you think

Please complete the attached questionnaire with your views and return it in the prepaid envelope to us by Friday 5th October 2012. Alternatively you can complete this questionnaire online at

www.centralbedfordshire.gov.uk/consultations

If you need more information please contact Gary Baldwin, tel. 0845 3656116 or e-mail centralbedsconsultation@amey.co.uk.

What happens next?

We will look at the responses we get back and decide how best to take this forward. If there is local support for either of the options we would expect them to be implemented in Spring 2013.



...on parking in your street



Grange Close, Orchard Drive and Woodside Way, Leighton-Linslade

Local residents and Councils have for some years been concerned about parking by non-locals in your area. Our surveys have shown that many of these parked vehicles belong to commuters avoiding charges in off-street car parks. As a result, Central Bedfordshire Council wants to find out how local people would like us to tackle this. A possible solution is to introduce on-street parking controls and there are broadly two ways of doing this:-

Option 1 – Residents Permit Parking Zone (see map on reverse)

- All on-street parking in Grange Close, Orchard Drive and Woodside Way would be restricted to permit holders only at all times.
- Permits would only be available to residents living within the zone boundary shown on the map.
- Annual permits currently cost £50 for the first vehicle, £70 for the second and £90 for the third. However, these costs are currently under review and it is expected that they will be significantly reduced.
- Visitor permits would also be available. These presently cost £50 for a book of 25 one-day permits, but this is also under review.
- Zone entry and reminder signs within the zone would be installed, but there would be no road markings.
- The existing yellow lines in Orchard Drive and Grange Close would be removed, but those in Bunkers Lane would remain.



Parking in Grange Close, Orchard Drive and Woodside Way in Leighton Linlade



We would like your views on parking by non-locals in residential streets in Leighton Linlade and how you would like the Council to tackle this.

Please review the accompanying leaflet setting out the options for tackling commuter parking in your area and then give us your views by completing this short questionnaire. Please return your completed questionnaire in the enclosed pre-paid envelope by 5th October 2012.

Alternatively you can complete this questionnaire online at www.centralbedfordshire.gov.uk/consultations

Q1 Are you a:

- Local resident
- Local business
- Community/ voluntary organisation
- Commuter using Leighton Buzzard Train Station
- Other

Please specify other

Q2 If you are a local resident or business, which street do you live in or are based on?

- Grange Close
- Orchard Drive
- Woodside Way
- Other

Please specify other

Q3 Do you feel that commuter parking in residential streets is an issue in the area you live in at the moment?

- Yes
- No
- Don't know

Q4 Two options for parking restrictions have been identified for Grange Close, Orchard Drive and Woodside Way. These are outlined in the accompanying leaflet.

Please indicate which of these is your most preferred option for tackling commuter parking in this area or tell us if you would like the parking restrictions to stay as they currently are.

- Option 1: Residents Permit Parking Zone** - All of Orchard Drive, Grange Close and Woodside Way would be restricted to permit holder parking only at all times. Permits would only be available to residents living within the designated zone.
- Option 2: Yellow Line Parking Controls** - Roads within the zone would be marked with single yellow lines which would prohibit parking on one side of the road from Monday to Friday between 8.30am and 12noon and on the other side from 1pm to 5pm. At all other times parking would be un-restricted.
- Leave as it is

Q5 Do you have any comments or suggestions about parking in your area?

About you

The following information will help us when considering your opinions and to make sure that we're getting the views of all members of the community. The answers will not be used to identify any individual. Our data protection statement is provided at the end of this form.

Q6 Are you: Male Female

Q7 What is your age?

Under 16 yrs 20-29 yrs 45-59 yrs 65-74 yrs
 16-19 yrs 30-44 yrs 60-64 yrs 75 yrs +

Q8 Do you consider yourself to be disabled? Under the Equality Act 2010 a person is considered to have a disability if he/she has a physical or mental impairment which has a sustained and long-term adverse effect on his/her ability to carry out normal day to day activities

Yes No

Q9 To which of these groups do you consider you belong?

Asian or Asian British Chinese White British
 Black or Black British Mixed Other Ethnic group

Please specify other

Q10 What is your postcode?

Thank you for your views.

Please return your completed questionnaire in the enclosed pre-paid envelope by Friday 5th October 2012

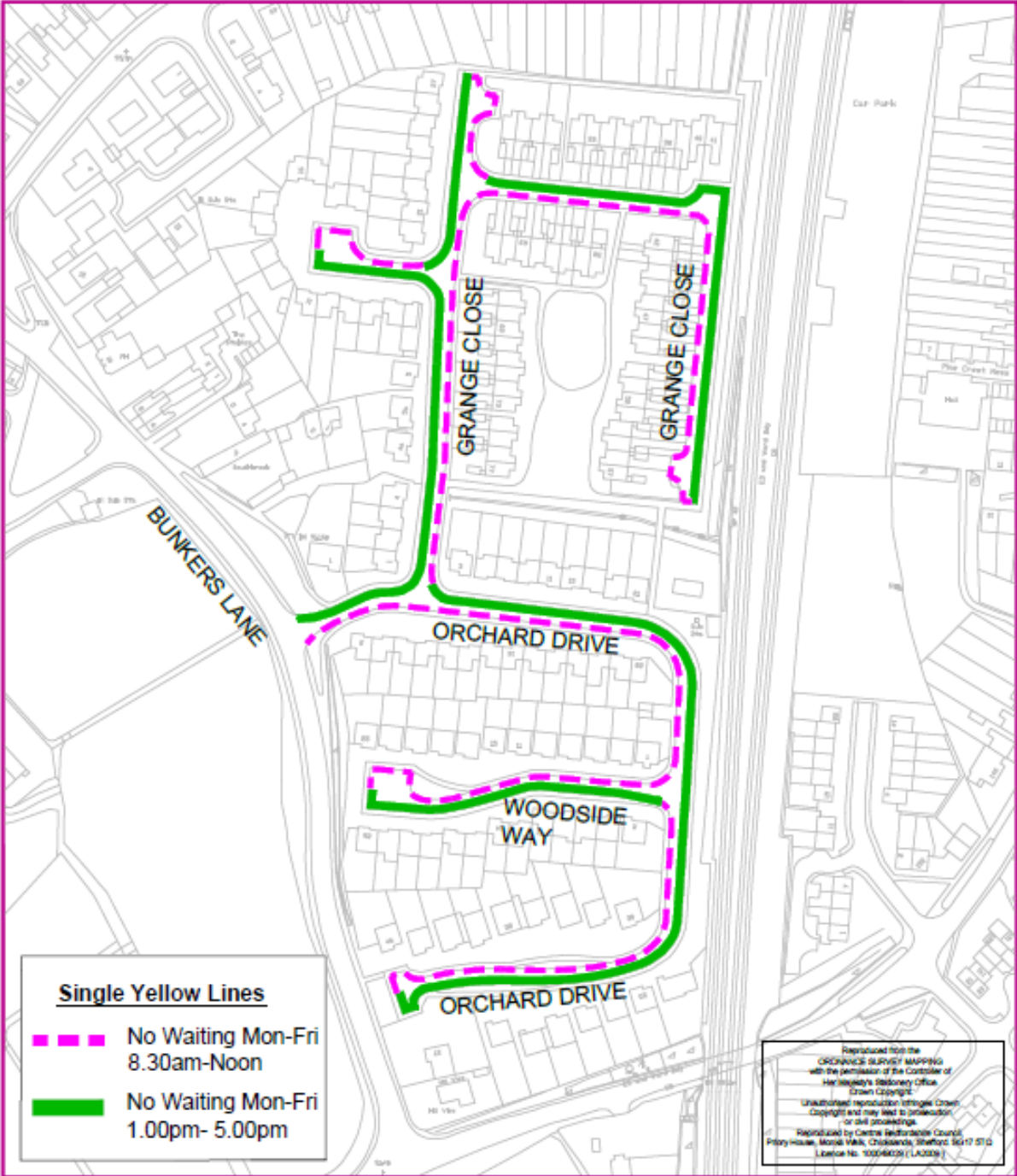
Data Protection Act 1998

Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose analysing feedback to proposals for tackling commuter parking in Leighton Linlade. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.

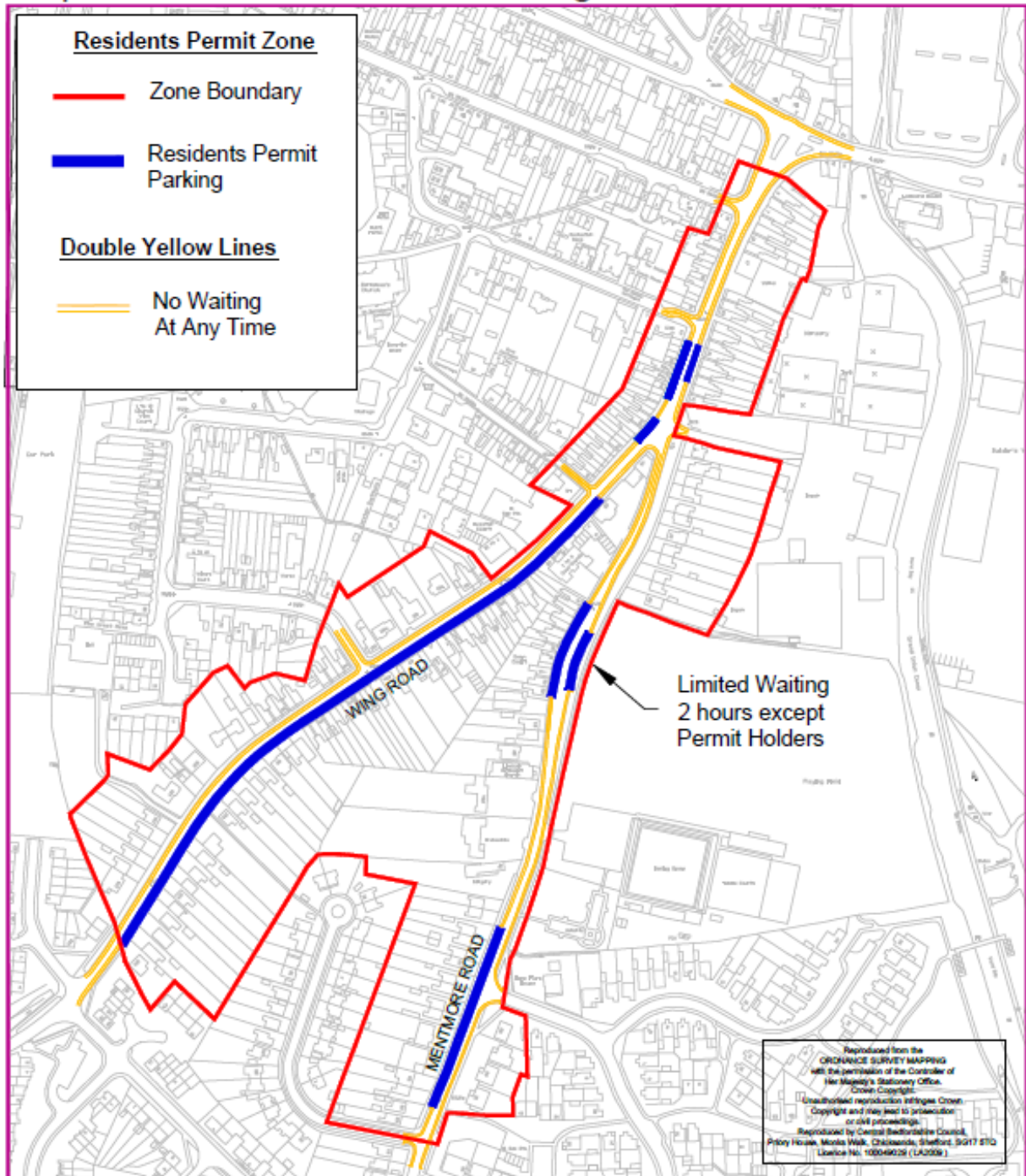
Information classification: Protected when complete

APPENDIX B

Leighton Linlade Parking
Grange Close, Orchard Drive and Woodside Way
Proposed Yellow Line Parking Controls



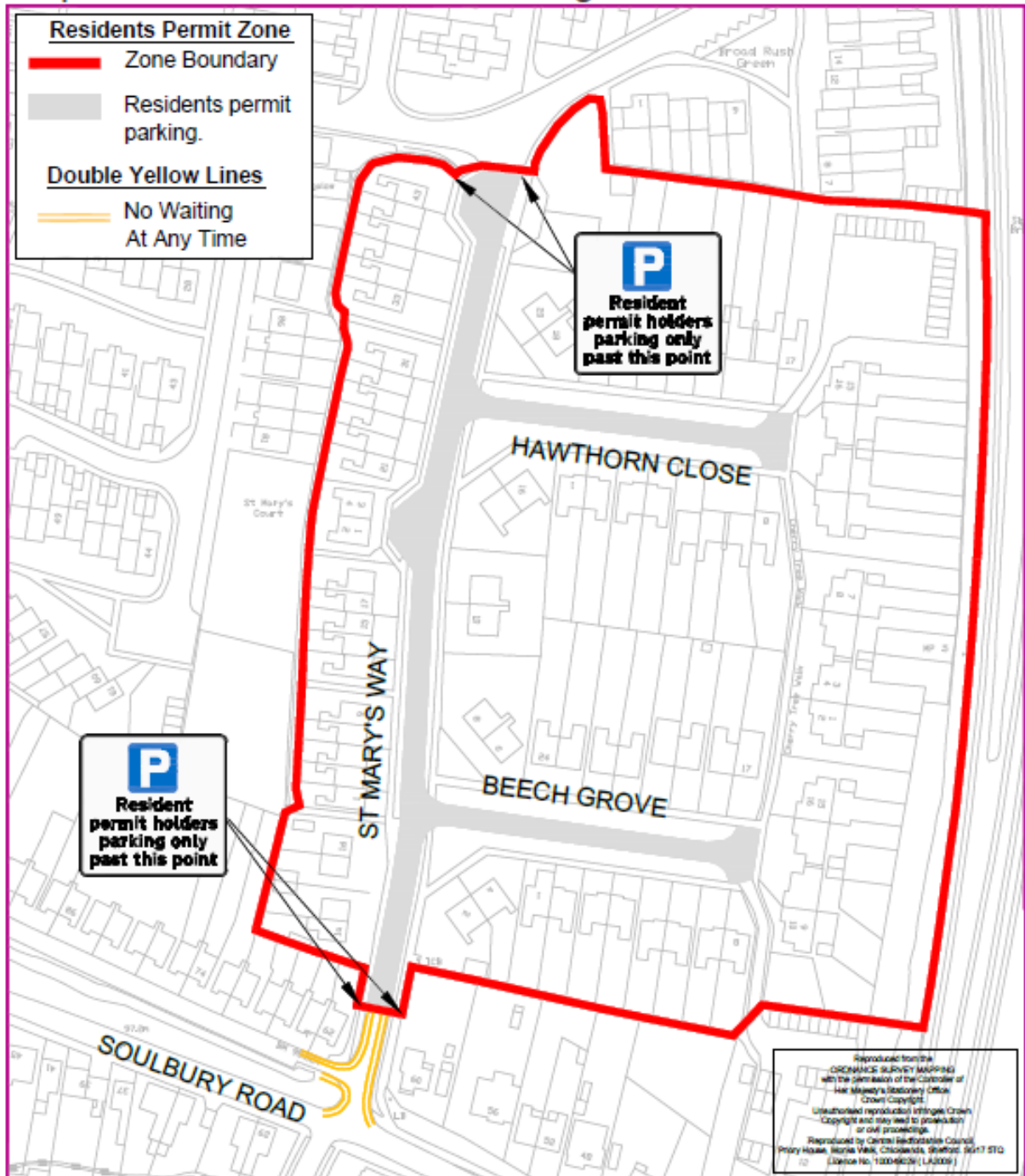
Leighton Linslade Parking Wing Road and Mentmore Road Proposed Residents Permit Parking Zone



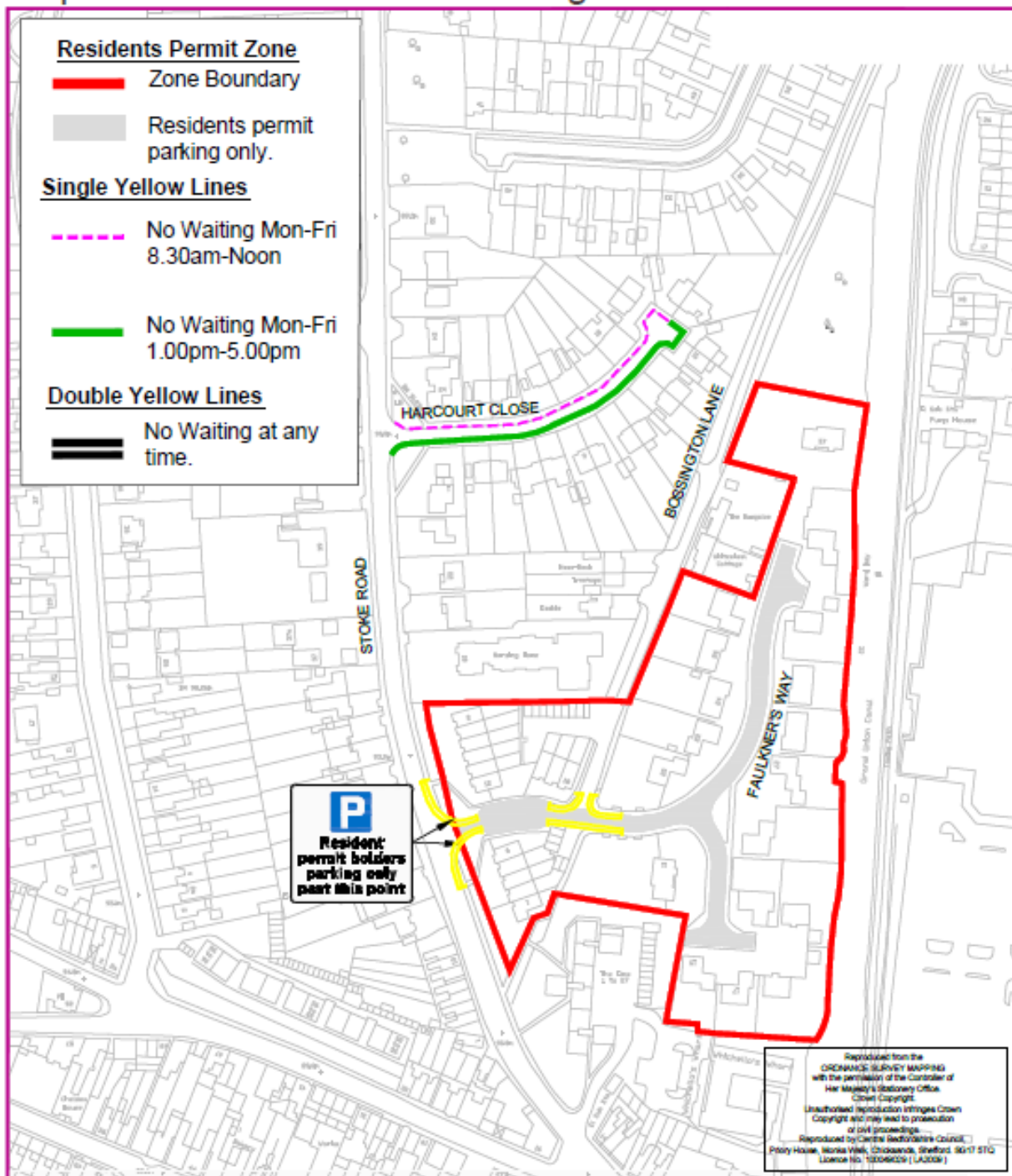
Leighton Linslade Parking

St Mary's Way, Beech Grove and Hawthorn Close

Proposed Residents Permit Parking Zone



Leighton Linslade Parking Faulkner's Way and Harcourt Close Proposed Residents Permit Parking Zone



Leighton Linslade Parking
Southcott Village and Epsom Close
Proposed Residents Permit Parking Zone

