
Meeting: Delegated Decisions by the Executive Member for Community Services on Traffic Regulation Orders

Date: 18 February 2015

Subject: Billington Road Cycle Route, Toucan Crossing and Speed Limit Change – consider objections received for the cycle route.

Report of: Paul Mason, Head of Highways

Summary: This report seeks the approval of the Executive Member for Community Services for the implementation of a segregated cycle route on Billington Road, Leighton Buzzard.

Contact Officer: Nick Chapman
nick.chapman@amey.co.uk

Public/Exempt: Public

Wards Affected: Leighton Buzzard South

Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

The proposal will provide a safe crossing point on Billington Road, and provide an off road-cycle route from the A505 / A4146 to Kestrel Way junction on Billington Road.

Financial:

These works are being funded via Section 106 contributions from the Pratts Pit Development.

Legal:

None from this report

Risk Management:

None from this report

Staffing (including Trades Unions):

None from this report

Equalities/Human Rights:

None from this report

Community Safety:

The proposal will improve road safety for all road users, particularly pedestrians, residents and cyclists.

Sustainability:

Provision of an off road segregated pedestrian / cycle route will provide a safer, quieter route along Billington Road which will encourage walking and cycling in the area.

RECOMMENDATION(S):

- 1. That the proposal to introduce a 4 metre wide segregated pedestrian / cycle route on Billington Road be implemented.**
- 2. That the proposal to introduce a Toucan crossing on Billington Road be implemented.**
- 3. That the proposal to introduce a 30mph speed limit on Billington Road, A505 / A4146 be implemented.**

Background and Information

1. Central Bedfordshire Council has a Section 106 contribution for the Pratts Pit development to provide pedestrian and cycle links to connect to the existing walking and cycling network in the area including local trip generators such as the garage shop, McDonalds and gym, the town centre, local schools and the railway station.

One of the key aims of this development is for it to be as sustainable as possible; in order to achieve this attractive walking and cycling routes need to be provided.

All of the representations received relate to the proposed cycle path and not to the speed limit change or Toucan crossing.

2. The speed limit change and Toucan crossing were advertised by public notice in November and December 2014. At the same time residents living next to the section of path proposed to be widened (Wryneck, Bittern Mead and Sparrow Path) were individually consulted by letter. Consultations were also carried out with the emergency services and other statutory bodies, Leighton-Linslade Town Council and Ward Members.

Representations and Responses

3. A total of ten representations have been received from residents. All of the representations refer to the proposed cycle path. No representations were received for the Toucan crossing and speed limit change. Copies of the correspondence are included in Appendix D.

4. The main points are summarised below:-

- a) Creating the footpath links to Billington Road will mean that gaps will need to be made in the hedge. The hedge currently allows the residents of the new properties a certain amount of privacy and acts as a barrier to reduce the traffic noise from Billington Road. There are concerns that this will be affected if the scheme goes ahead.
- b) The new path will go right outside some of the properties; there are concerns that this could lead to anti-social behaviour transferring from Billington Road to this path and security issues for the properties.
- c) The new properties have not been occupied for very long; when the homeowners purchased their properties they were not made aware of this scheme proposal.

5. Bedfordshire Highways' response to the points above are as follows:-

The intention is to keep as much of the hedge as possible although it will be necessary to make two holes to create the footpath / cycle links to Billington Road. There is an obvious pedestrian desire line to get from the new path to the old as there are various holes appearing in the hedge. We would like to formalise this by implementing the footpath link to prevent further damage to the hedge. As part of this scheme maintenance works will be carried out to trim the hedge and to generally tidy up the area.

The location of the central footpath link was carefully considered so that it is in line with the Toucan crossing and that the Toucan crossing was located in a safe place whilst still on the pedestrian desire line. The central footpath link has been centred on the two garages so that the properties nearby are still screened from the road as much as possible by the hedge.

There is an existing path which runs outside the properties; the proposed cycle path will be next to this so further away from the properties. As there is already a desire line through the hedge and the new path will be a longer route for people walking along Billington Road it is unlikely that installing the cycle route will encourage a great deal more pedestrian traffic.

It has always been the intention for a cycle route to be added here; initial plans issued by the developers as part of the planning application shows the three footpath links as 'indicative'. These plans are freely available to view on Central Bedfordshire Council's website and have been available to view since the planning application was first submitted to the Council.

6. Bedfordshire Police have raised no objection to the proposals.

Conclusion

7. It is considered that the proposed cycle path will fulfil the requirements laid out in the Section 106 agreement for this development it is therefore recommended that the scheme is implemented as advertised.
8. If approved the works are expected to take place in 2015.

Appendices:

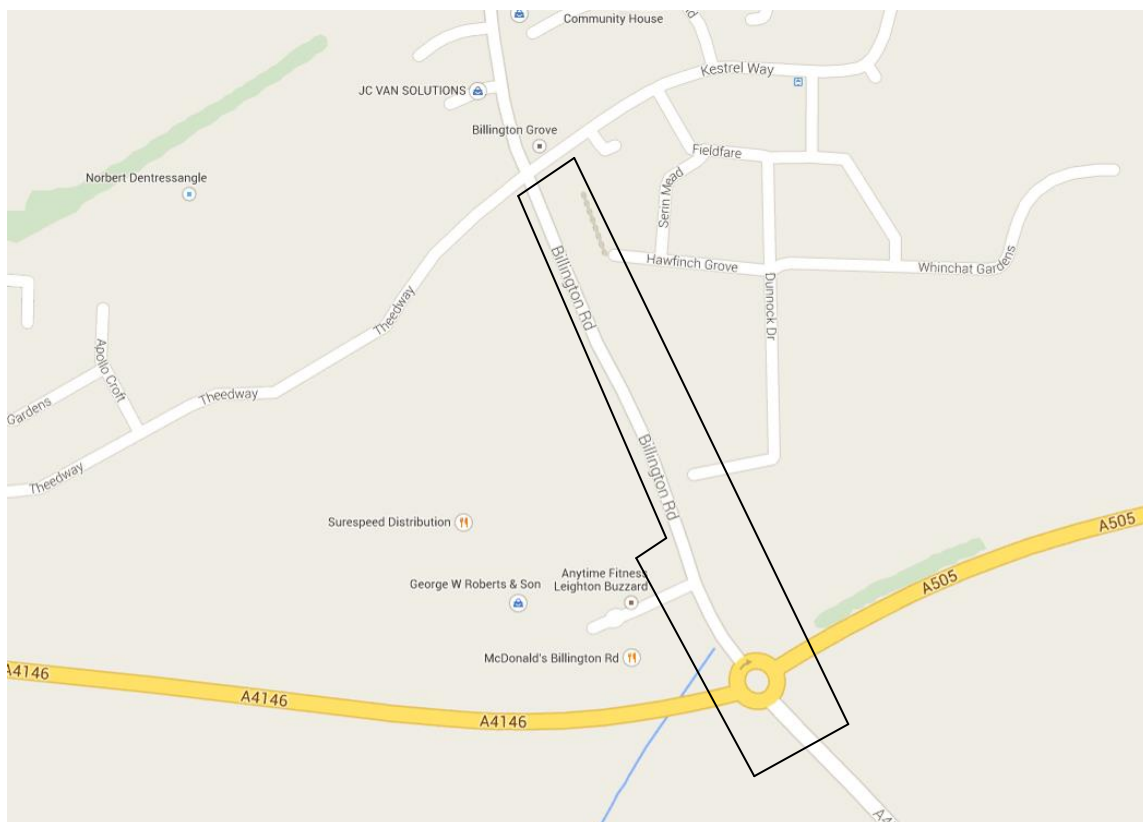
Appendix A – Location plan

Appendix B – Public Notices of Proposals and letter to residents

Appendix C – Drawing of Proposals

Appendix D – Objections and Representations

Appendix A



PUBLIC NOTICE



ROAD TRAFFIC REGULATION ACT 1984 – SECTION 23

PROPOSED TOUCAN CROSSING – BILLINGTON ROAD, LEIGHTON BUZZARD

NOTICE IS HEREBY GIVEN THAT CENTRAL BEDFORDSHIRE COUNCIL, in exercise of its powers under Section 23 of the Road Traffic Regulation Act, 1984 and all other enabling powers, proposes to establish a signalised pedestrian and cycle crossing, including its associated zig-zag markings, in Billington Road, Leighton Buzzard. These works are intended to improve pedestrian and cycling facilities, particularly for those travelling to and from the adjacent residential areas.

A Signalised (Toucan) Crossing is proposed to be sited at the following location in Leighton Buzzard:-

Billington Road, at a point approximately 35 metres north of the vehicular access to the filling station and service area.

Further Details a drawing may be examined during normal office hours at the address shown below; or viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices or tel. 0845 3656116.

Comments should be sent in writing to the Transportation Manager, Central Bedfordshire Highways, Woodlands Annex, Manton Lane, Bedford MK41 7NU or e-mail centralbedsconsultation@amey.co.uk by 5 December 2014.

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Marcel Coiffait
Director of Community Services

11 November 2014

PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A 30MPH SPEED LIMIT ON BILLINGTON ROAD AND A4146/A505 LEIGHTON BUZZARD BYPASS, LEIGHTON BUZZARD AND BILLINGTON

Reason for proposal: The proposed Order is considered necessary in the interests of road safety. The proposed 30mph speed limit on Billington Road is an extension of the existing limit and is intended to reduce the speed of traffic entering the town. The 30mph limit would also cover the length of road where it is proposed to install a pedestrian and cycle crossing and all approaches to the A4146/A505 Leighton Buzzard bypass roundabout.

Effect of the Order:

To introduce a 30mph Speed Limit on the following lengths of road in Leighton Buzzard and Billington:-

1. Billington Road, from a point approximately 128 metres south of the centre of its junction with Kestrel Way extending in a generally southerly direction to a point approximately 51 metres south-east of the centre of the A4146/A505 Leighton Buzzard bypass roundabout.
2. A4146/A505 Leighton Buzzard bypass, from a point approximately 55 metres west of the centre of the Billington Road roundabout extending in an easterly direction to a point approximately 39 metres east of the centre of the Billington Road bypass roundabout.

Further Details may be examined during normal office hours at the address shown below, viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices or tel. 0845 3656116.

Comments should be sent in writing to the Transportation Manager, Central Bedfordshire Highways, Woodlands Annexe, Manton Lane, Bedford MK41 7NU or e-mail centralbedsconsultation@amey.co.uk by 5 December 2014. Any objections must state the grounds on which they are made.

Order Title If made will be "Central Bedfordshire Council (Billington Road and A4146/A505 Leighton Buzzard Bypass, Leighton Buzzard and Billington) (30mph Speed Limit) Order 2014"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Marcel Coiffait
Director of Community Services

11 November 2014

As consultee list

Your ref:

Our ref: GPB/xxxxx/805204

Date: 7 November 2014

Dear Sir or Madam

**Proposed Pedestrian/Cycle Facilities and 30mph Speed Limit
Billington Road, Leighton Buzzard**

As part of the funding provided by the Developers of the Pratts Pit residential development, Central Bedfordshire Council is proposing to provide some additional facilities for pedestrians and cyclists, including a cycle path, Toucan crossing and speed limit amendment in the Billington Road area of Leighton Buzzard.

The aim of the scheme is to connect the new properties at Pulford Corner to the local walking and cycling network. There are existing signed cycle routes to key local destinations such as the town centre, the railway station and Mentmore Road Schools (Linslade School and Cedars Upper School), making use of the existing off road cycle paths and quieter roads. The Toucan crossing will provide a pedestrian and cycle connection to the filling station, McDonalds and gym, and the speed limit reduction will enable the Toucan crossing to operate safely.

The physical works required to implement this scheme include the following:

- A Toucan crossing (see enclosed plan and Public Notice)
- Speed limit reduction (see enclosed plan and Public Notice)
- Constructing an additional 2 metre wide footway adjacent to the existing footway to provide a segregated pedestrian and cycle route from the A505 / A4146 to Kestrel Way. The cycle section will be furthest from the residential properties, and clearly signed. This will also include providing a pedestrian / cycle link to the proposed Toucan crossing, and another pedestrian / cycle link at the end of Billington Road near to the A505 / A4146 roundabout. See enclosed plan for further details.

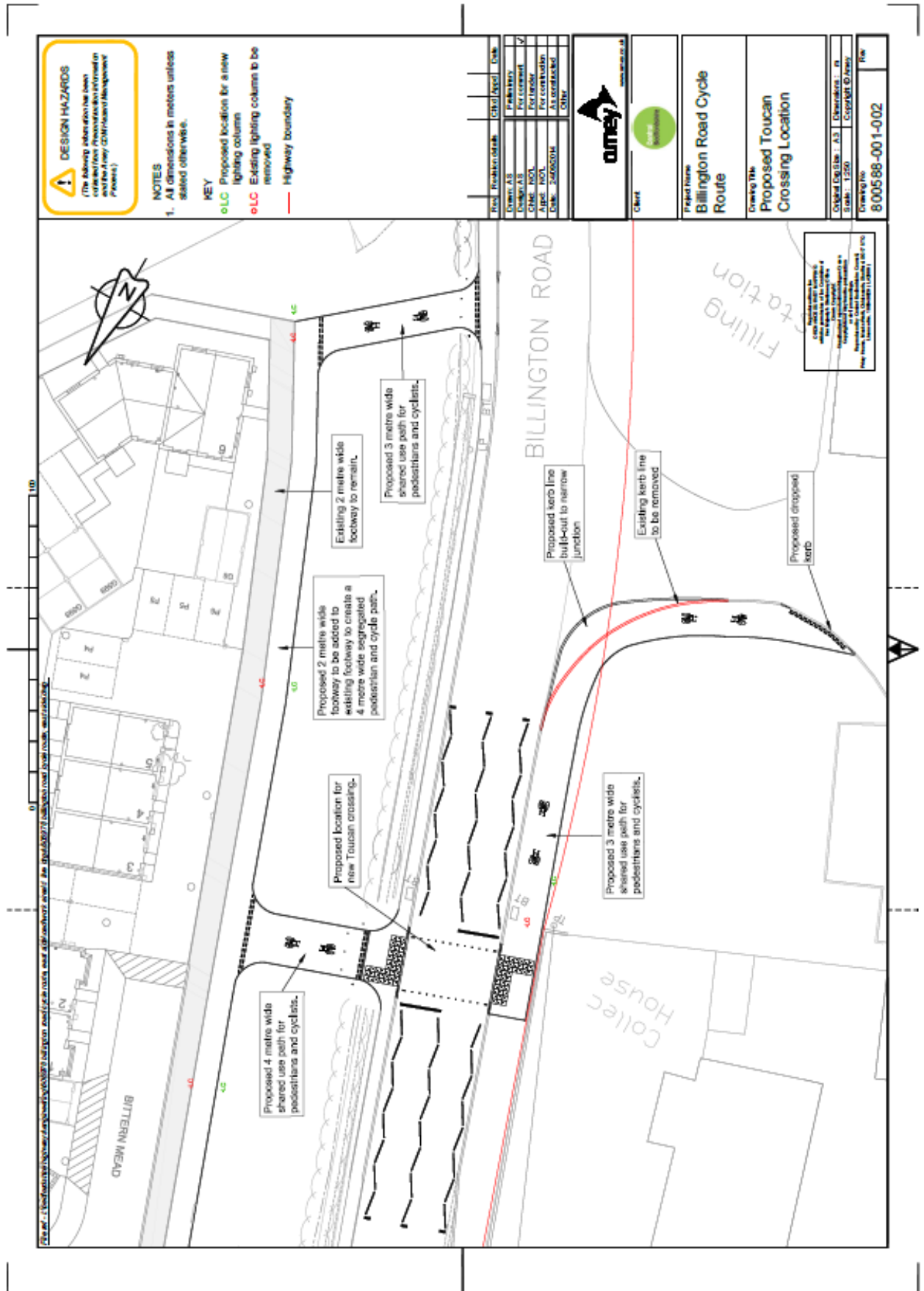
Under sections 65(1) and 66(4) of the Highways Act 1980, a highway authority can convert a footway adjacent to the carriageway that is maintainable at the public expense for use by cyclists and pedestrians.

If you wish to make any comments on any of these proposals, they should be submitted in writing to me at the address shown or by e-mail to centralbedsconsultation@amey.co.uk.

Yours faithfully

Nick Chapman
Transportation Manager
Central Bedfordshire Highways

Appendix C



DESIGN HAZARDS
 (The Address above may not have been checked for Design Hazards. Please refer to the relevant Design Hazard Management Plan.)

- NOTES**
 1. All dimensions in meters unless stated otherwise.
- KEY**
- o LC Proposed location for a new lighting column
 - o LC Existing lighting column to be removed
 - Highway boundary

Rev.	Revision/Date	Class/Type	Date
01	01/01/2024	For approval	
02	01/01/2024	For comment	
03	01/01/2024	For comment	
04	01/01/2024	For comment	
05	01/01/2024	For comment	
06	01/01/2024	As contracted	
07	01/01/2024	Other	

Client

www.amey.co.uk

Project Name
 Billington Road Cycle Route

Drawing Title
 Proposed Toucan Crossing Location

Checked By: J.A.S.	Checked: 01/01/2024
Drawn: J.S.P.	Checked: 01/01/2024
Drawing No: 800588-001-002	

Notes:
 This drawing is for information only and should not be used for construction purposes. It is subject to change without notice. Please refer to the relevant Design Hazard Management Plan for further information.

Figure 10: Proposed highway engineering 805204 Billington road controlling and speed limit for road cycle route, east side view

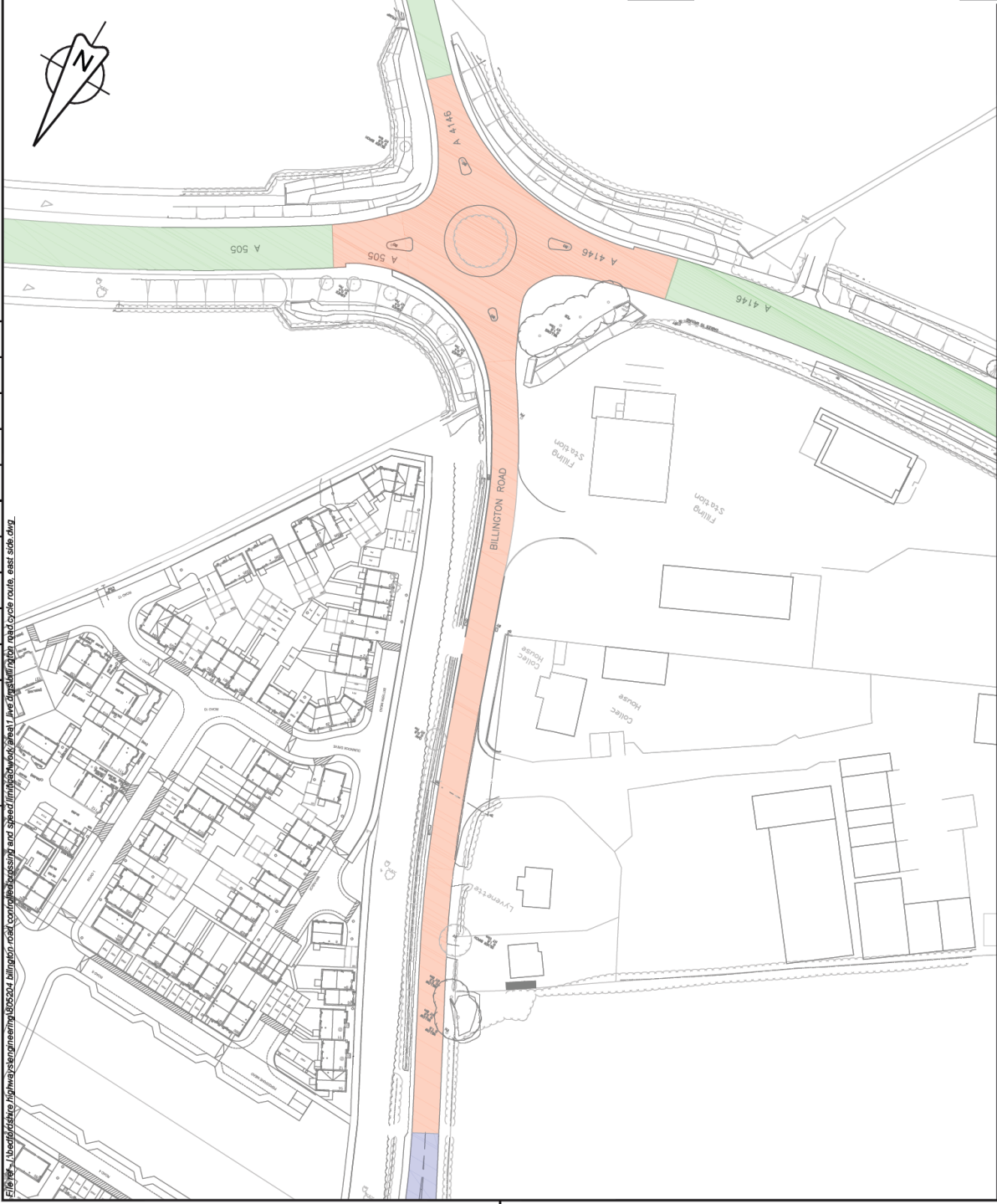


DESIGN HAZARDS
 (The following information has been collected from Preconstruction Information and the Arney CDM Hazard Management Process.)

NOTES
 1. All dimensions in meters unless stated otherwise.

KEY

- Proposed 30mph speed limit (existing National speed limit)
- Existing 30mph speed limit to remain
- Existing National speed limit to remain



Rev	Revision details	Chkd	Appd	Date
Drawn: AS	Preliminary			
Design: AS	For comment			
Chkd: GH8	For tender			
Appd: DK	For construction			
Date: 23/10/14	As constructed			
	Other			

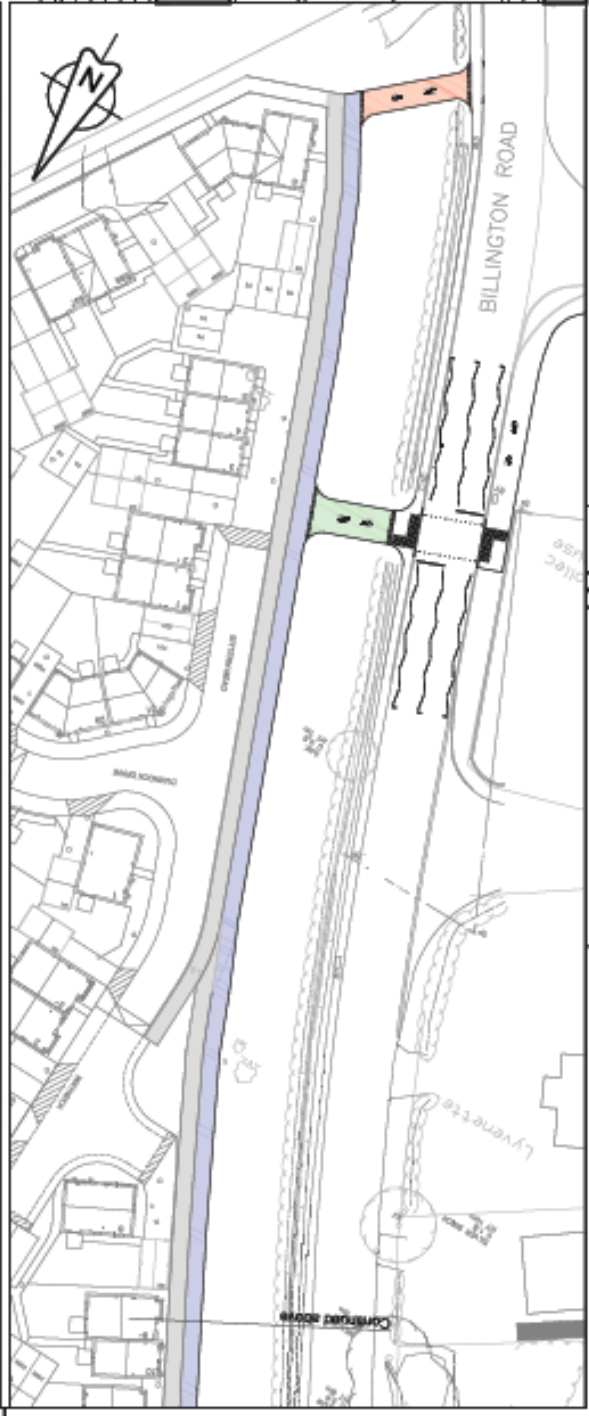
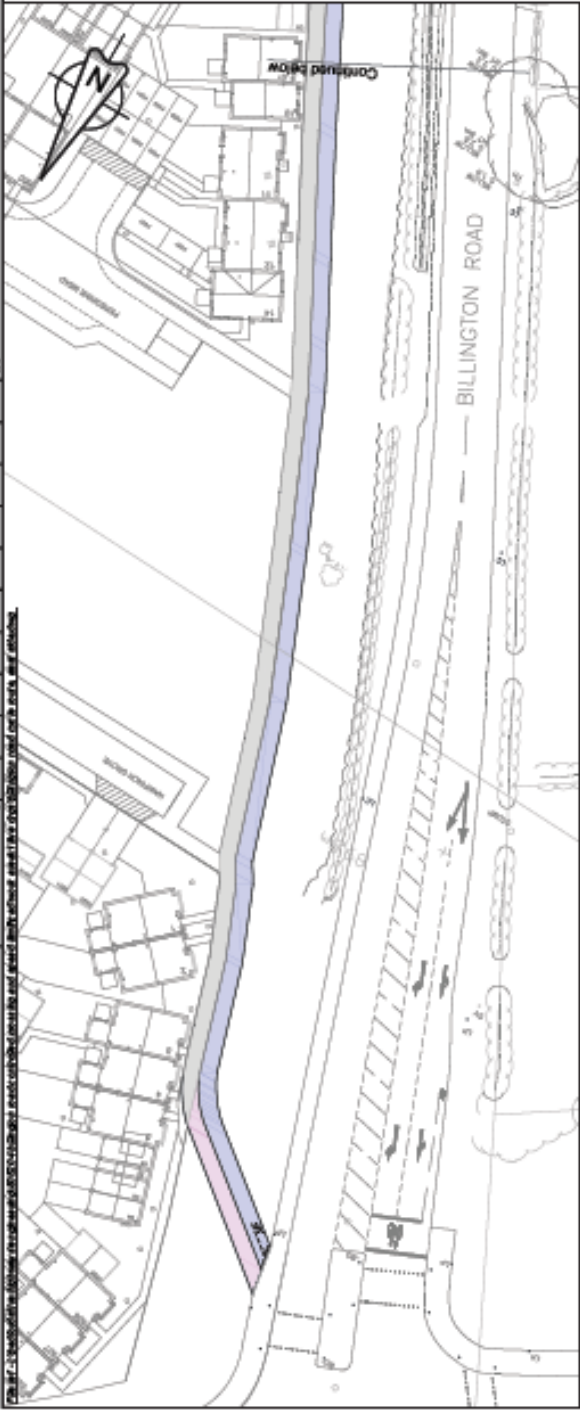


Client

Project Name
 Billington Road Cycle Route, Leighton Buzzard

Drawing Title
 Proposed Speed Limit Amendment

Original Dwg Size: A3	Dimensions: m
Scale: 1:1000	Copyright © Arney
Drawing No	Rev
805204-001-003	



DESIGN HAZARDS
 (The following information has been prepared for the design team and the Army Contract Management Process)

NOTES
 1. All dimensions in meters unless stated otherwise.

- KEY**
- Existing 2 m wide footway to use if it (for pedestrians to use)
 - Proposed 2 metre wide cycle way to be constructed (for cyclists to use)
 - Proposed 4 metre wide shared use path to be constructed (for pedestrians and cyclists to use)
 - Proposed 3 metre wide shared use path to be constructed (for pedestrians and cyclists to use)
 - Proposed 2 metre wide footway (for pedestrians to use)

Rev	Revision details	Created	Appr'd	Date
0001	Pre-liminary			
0002	For comment			
0003	For issue			
0004	For construction			
0005	As buildable			
0006	Other			



Project Name
 Billington Road Cycle Route, Leighton Buzzard

Drawing Title
 Proposed pedestrian and cycle paths

Client	805204-001-005
Project No.	805204-001-005
Scale	1:500
Author	03/2014/01/01
Check	03/2014/01/01
Date	03/2014/01/01

Appendix D

From:

Sent: 10 November 2014 10:29

To: Central Beds Consultation

Subject: GBP/58755/805204/3.12

Hi we have recived a letter today with above ref,We can see that this would make it safer to move pedestrian and cyclists off billington road,however I believe this planning has not been gone through in detail,i wish to oppose that this planning should not go ahead and I list my reasons below.

1 We have to pay a service charge for the land that you wish to use.

2 There is at current a hedge that gives us privacy from peering eyes/criminals.

And surely we have aright to our privacy,has we we can see from your plans you are going to cut two holes in the hedgerow to make a walkroute one close to the garage and one close to the industrial estate this sending all people into Billington Grove estate.

Can you further make clear your proposal has to whether the whole Edgerow is being removed.

Is the cycle lane going right outside our front doors from 9-14 Wryneck.

Please use email address

Address

Sent from Windows Mail

From:

Sent: 10 November 2014 16:26

To: Central Beds Consultation

Subject: Proposed Tucan Crossing Billington Road,Leighton Buzzard

For the attention off Nick Chapman,

I have received I letter today regarding your proposal above. I am a home owner at number ... Wryneck who will be immediatly affected by these works. Although i am all for having safer crossing at this point and speed limits, I am not happy with the footpaths being created right outside my home. On regular basis we get a lot of pedestrian traffic late at night creating a lot of noise whilst being generally drunk sometimes fighting, with the only object creating a barrier between the public footpath and private homes is this hedge. You are creating an opportunity for this behaviour to be placed directly outside my home. I have lived here for less than a year having brought this house from new, these proposals what not made when the local area surveys were being carried out which would have changed my decision on buying this property and could affect the price of my property. I do feel you will be creating security issues for my home and family and I am very unhappy with this. I feel there are other ways this could be carried out without affecting the private residents.

Your sincerely

Sent from my iPad

From:
Sent: 10 November 2014 19:30
To: Central Beds Consultation
Subject: Billington Road - Complaint/Concerns Re: Proposed Plans

Dear Mr Chapman,

I'm writing to you today regarding the proposed Pedestrian/Cycle Facilities connecting to Billington Road. Leighton Buzzard.

I have some major concerns with the proposed plans, particular from a privacy and security point of view. Im a resident at ... Bittern Mead which is almost directly opposite the toucan crossing proposal.

What isn't clear from the plans, is how the toucan crossing is going to intrude onto the residential side of the road. At the moment there are the bushes which separate the housing to the main road, which provide privacy, noise reduction and security from the general public walking on the paths.

I'm concerned these plans are going to eradicate the bushes from the view allowing the general public to see the house and the cars on the driveway, which is obviously a security concern. This would also make the horrific McDonald's sign viewable at all times from the house, which is a) unpleasant and b) a potential draw back should we come to sell the property.

It might be the case that the bushes are going to stay as they are and this will all connect on the other side of the road, but I'm not 100% sure that's the case when looking at the plans.

I'd like to receive some further detail on the points above ASAP.

Regards,

From:
Sent: 10 November 2014 20:49
To: Central Beds Consultation
Subject: proposed pedestrian facilities in billington road leighton buzzard

I am writing to you in regard to the letter i have had regarding the proposed pedestrian access to billington road via bittern mead.

I live at ... bittern mead and the path will run directly opposite my driveway,i find this quite shocking as what will happen if i am reversing from my drive and a cyclist or young child runs down the path i will not see them.

it seem to me a dangerous place to put a path opposite a driveway.

Also we have alot of problems now with the sound of traffic and the the only thing helping with the noise is the trees which you propose to cut down.We also have a young child with autism who is sensitive to noise and again having this pathway will not help .

We moved to this house in march 2014 and at no times were there any plans for such a pathway discussed at all.we did local searches and nothing showed up.

Please can you look into such matters and reply to my email about my concerns..

yours sincerely

...bitttern mead
leighton buzzard
lu74dt

From:
Sent: 11 November 2014 14:10
To: Central Beds Consultation
Subject: F.A.O Transportation Manager - Ref: Billington Road

... Bittern Mead
Leighton Buzzard
Bedfordshire
LU7 4DT

11 November 2014

F.A.O The Transportation Manager

I live at ... Bittern Mead, Leighton Buzzard, Beds, LU7 4DT and have received the public notice with regards to the proposed pedestrian and cycle paths leading to Billington Road.

Although I support the idea of a path leading through to Billington Road, I would like to express my concerns with the location you have proposed.

You have proposed to put in place two paths that are both quite close together along Bittern Mead, both myself and other home owners along this area have expressed concerns over the locations you have proposed as they are very close to our privately owned properties and shared driveways which will mean the public using these pathways and in turn it is highly likely that the public will be using our shared driveways to walk through which are very close to our properties and vehicles.

Unfortunately, we have already experienced the inconvenience of having an entrance nearby as the public have already made an opening in the trees through to Billington Road and use this regularly. Resulting in both our property being stolen from outside our homes, our cars being damaged, as well as groups of younger people hanging around outside our homes on our driveways and being disruptive as well as leaning on our vehicles!

It would be much appreciated if you could take into account our concerns and look at the possibility of moving the main 4m wide path way further along so it is accessed from the council owned roads and will not affect any of the home owners along this road.

I have advised others that I would be contacting you with our concerns, however, they are also happy to contact you direct if you would also like to hear their similar views.

I look forward to hearing from you in due course.

Your sincerely

From:
Sent: 11 November 2014 15:22
To: Central Beds Consultation
Subject: Proposed toucan crossing, pedestrian & cycle paths and 30mph speed limit - Billington Road, Leighton Buzzard

To whom it may concern;

I am the homeowner living at number ... Wryneck, LU7 4DS and received correspondence from you regarding the "[Proposed toucan crossing, pedestrian & cycle paths and 30mph speed limit - Billington Road, Leighton Buzzard](#)" and had a couple of questions that I would be grateful if you could answer:

- 1) I believe you are proposing to build a cycle path next to the existing pedestrian path – will the existing pedestrian path be widened, or will it remain the same width?
- 2) Currently, there are a row of trees/bushes running parallel to Billington Road, can you confirm that these will remain there? Currently, this is the only sound barrier we have from the main road, so I would be very concerned about the increase in noise pollution should these be removed.
- 3) Given the speed limit has been 60mph for a number of years, are there plans to put a speed camera on Billington Road to ensure the 30mph is adhered to?
- 4) Finally, if the proposal goes ahead and the cycle path is built alongside the existing pedestrian path what will be put in the remaining metre or so of land? Will this be turfed, or will there be bushes or trees planted?

If you could answer the above it would be appreciated.

Please respond to my email address preferably, if not you can write to me at:

... Wryneck
Leighton Buzzard
Bedfordshire
LU7 4DS

Kind regards,

From:

Sent: 12 November 2014 12:17

To: Central Beds Consultation

Subject: Proposed Toucan Crossing, Billington Road/Bittern Mead

To whom it may concern,

I am writing regarding the development plans we received the other day regarding the proposed cycle path and toucan crossing on Billington Road/Bittern Mead.

We purchased the property in August last year with the understanding there was no development in front of the house (with it being sited next to the main road) and felt this would be the perfect property for us and being very safe and secure for when we decide to have children.

The proposed development takes all the security and safety from this area and as such if it goes ahead we will have to spend several hundred pounds providing additional security for the house and garage.

Our cars are sited immediately opposite the opening in the hedge and we fear gangs of young adults/teenagers passing our currently shielded property and cars.

Billington road itself is big enough to incorporate a dedicated cycle lane within the current road structure, we know this as we ourselves currently cycle up Billington Road and would not see any benefit of disturbing/removing the privacy of 5 properties when this was the main reason we chose to buy in this area.

We suggest you take the time to reevaluate the proposed plans taking into account the current property holders and would welcome discussing this in person should you be holding a consultation meeting on this item.

Regards

From:
Sent: 12 November 2014 19:09
To: Central Beds Consultation
Cc: Cllr Amanda Dodwell; Adam.davies@centralbedfordshire.gov.uk
Subject: GPB/58755/805204/13.12

Dear Central Beds,

I have just received a letter regarding the proposed Pedestrian/Cycle facilities and 30mp speed limit along Billington Road. Are you able to please answer the following queries:

The Residents along Sparrow Path are obviously extremely concerned about what is proposed for this section of land and it is currently getting extremely overgrown.

Are you able to please answer the following questions for the residents:

1. Is there a plan showing the proposed landscaping for this strip of land?
2. Will the Hedge line be extended to the junction of Kestrel Way or maybe to the start of the Cycle path? This is highly recommended in order to screen the properties from the main road and to create a kind of safety barrier.
3. Will a maintenance plan be put in place?

I have attached a plan showing the exact location and look forward to hearing from you.

--

Kind Regards

From:
Sent: 02 December 2014 11:22
To: Central Beds Consultation
Subject: Proposed Toucan crossing ,Billington Road,Leighton Buzzard

... Bittern Mead
Leighton Buzzard
Bedfordshire
LU7 4DT

FAO The Transportation Manager

I live at ... Bittern Mead, Leighton Buzzard, Beds LU7 4DT and have received the public notice with regards to the proposed pedestrian and cycle paths leading to Billington Road.

Although I support the idea of a path leading through to Billington Road, I would like to express my concerns with the location you have proposed.

You have proposed to put in place two paths that are both quite close together along Bittern Mead, both ourselves and other homeowners along this area have expressed concerns over the locations you have proposed as they are very close to our privately owned properties and shared driveways which will

mean the public using these pathways and in turn it is highly likely that the public will be using our shared driveways to walk through which are very close to our properties and vehicles.

Unfortunately, we have already experienced the inconvenience of having an entrance nearby as the public have already made an opening in the trees through to Billington Road, which is used regularly. Resulting in our property being stolen from outside our homes, our cars being damaged, also having groups of younger people hanging around outside our homes on our driveways being disruptive as well as leaning on our vehicles!

It would be much appreciated if you could take into account our concerns and look at the possibility of moving the main 4m wide path way further along so it is accessed from the council owned roads and will not affect any of the home owners along this road.

We have advised others that I would be contacting you with our concerns, however, they are also happy to contact you direct if you would also like to hear their similar views.

We look forward to hearing from you in due course.

Yours Sincerely

Sent from my iPad

From:

Sent: 04 December 2014 22:59

To: Central Beds Consultation

Subject: Transportation Manager - Proposed Pedestrian and Cycle Path Billington Road, Leighton Buzzard

To whom it may concern.

I live at number ... Bittern Mead, Leighton Buzzard and would like to express my extreme concerns of your proposed plans to put a pedestrian and cycle path running from Billington Road to Bittern Mead.

Firstly, when we purchased the property we was not advised that there would be a pathway this close to our properties, if we would have know this we may not have purchased the property.

With this being a cut through from macdonalds and the filling station this will cause more litter outside our homes, groups of people hanging around and walking through our shared privately owned driveways and causing damage and disruption to our homes. We know that this will most definately be the case as we already experience this from the temporary cut through that the public have made through the hedge. We can only see that with putting a pathway there it will make these problems worse. We have already had our cars damaged and property stolen from outside our homes from people using this temporary cut through!

Not only does this raise the issues above, I also have concerns for the safety of children using this pathway as it is directly opposite driveways, and when the homeowners are reversing in and out of the driveways a child could easily run into the pathways of these cars!!!

I do not understand why the pathway needs to be in this position, so close to residential properties. It could be moved further along to either where it would come out onto the council roads or by the main grassed area where the pylons run through, therefore not affecting any residential properties.

We hope that you take on board all of our comments and concerns and can re-consider the options for the pathway in order to make it a safe and comfortable place for the local residents.

We look forward to hearing from you in due course.

Yours sincerely