
Meeting: Traffic Management Meeting
Date: 29 May 2018
Subject: Biggleswade Road, Potton – consider objections to proposed parking restrictions
Report of: Paul Mason, Assistant Director Highways
Summary: This report seeks the approval of the Executive Member for Community Services for the implementation of waiting restrictions in Biggleswade Road, Potton.

RECOMMENDATION(S): Implement parking restrictions as advertised to address the Road Safety Audit Recommendations raised at both RSA2 and RSA3.

Contact Officer: Paul Salmon
paul.salmon@centralbedfordshire.gov.uk
Public/Exempt: Public
Wards Affected: Potton Ward
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

Ensure new developments are road safety audited and safety problems identified in the report are addressed by the developer before the Council accepts the works and issues a final certificate and release of the bond associated with the relevant S278/38 agreement.

The developer is responsible for addressing RSA3 recommendations at their own expense prior to the acceptance of the works and issue of final certificate by CBC agreement officers; after which any maintenance, safety issues are the responsibility of CBC Highways.

Financial:

CBC may have to pick up the cost of traffic management at a later date if not addressed now by the developers.

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:

None from this report

Sustainability:

None from this report

Budget and Delivery:	
Estimated cost: £2,000	Budget: Private developer
Expected delivery: 2018	

Background and Information

1. The installation of waiting restrictions was recommended by Kier Group, the developer, as part of the adjacent development in order to prevent indiscriminate parking on Biggleswade Road, Potton.
2. In response to these suggestions, Central Bedfordshire Council advertised proposals to restrict parking on sections of Biggleswade Road. These proposals had the objective of facilitating the passage of traffic on Biggleswade Road.
3. The proposals were formally advertised by public notice in August 2017. Consultations were carried out with the emergency services and other statutory bodies, Potton Town Council and the ward members. Residents and businesses located in the areas where restrictions are proposed were individually consulted by letter.

Representations

4. A total of 4 representations were received, one being Potton Town Council. All representations raised objections to the proposals, specifically:
 - a) Resident parking was removed as part of the new development and no alternative parking was provided.
 - b) Parking is not indiscriminate.
 - c) No cyclists use the widened footway.
 - d) The parking issue will be displaced, affecting other areas.

5. Officer notes:

- a) The proposed implementation of parking restrictions is in response to recommendations made within the Road Safety Audit 2 Report for this development, which was deferred until works were complete to ensure site activities were not a factor in contributing to on-street parking. An RSA3 has been conducted with the safety problem identified as remaining and thus has been carried forward as outstanding recommendation. The designer's response to the RSA3 recommends that parking restrictions are implemented as advertised to address the RSA problem and CBC as project sponsor accepts the RSA recommendation and designer's response. If the parking restrictions are not to be implemented, then CBC would need to issue an exception report to the RSA recommendations stating its reasons.

Appendices:

Appendix A – Public notice and proposal drawing.

Appendix B – Written representations.

PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME IN BIGGLESWADE ROAD, POTTON

Reason for proposal: For avoiding danger to persons or other traffic and/or for preventing the likelihood of any such danger arising; For facilitating the passage of traffic on the road or any other road of any class of traffic (including pedestrians);

The waiting restrictions are intended to address indiscriminate parking and to ensure that junctions are not obstructed by parked vehicles.

Effect of the Order:

To introduce No Waiting at any time on the following length of road in Potton:-

1. Biggleswade Road, east side, from a point approximately 1 metre north of a point in line with the south boundary of the 'BP Garage' extending in a southerly direction to the 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. 0300 300 5003.

Comments should be sent in writing to the Traffic Management team at the address below or e-mail traffic.consultation@centralbedfordshire.gov.uk by 8 September 2017. Any objections must state the grounds on which they are made.

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

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Marcel Coiffait
Director of Community Services

18 August 2017

NOTES

1. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE, ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM, DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT.
2. REPRODUCED FROM OS SITEMAP © BY PERMISSION OF ORDNANCE SURVEY © ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT 2008. ALL RIGHTS RESERVED. LICENCE NUMBER 100007126.
3. UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES, ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION, SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN IT IS ENTIRELY AT HIS OWN RISK.
4. ALL SIGNS AND ROAD MARKINGS TO BE IN ACCORDANCE WITH "THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002", STANDARD SIZES ARE TO BE USED UNLESS STATED OTHERWISE.
5. LINE MARKING-
THERMOPLASTIC ROAD MARKING TO BE CARRIED OUT IN ACCORDANCE WITH D.O.T. GUIDELINES BY ROAD MARKING CONTRACTOR.
6. ALL EXISTING REDUNDANT ROAD MARKINGS TO BE REMOVED VIA A METHOD APPROVED BY BEDFORDSHIRE HIGHWAYS (APPENDIX 12/3), WHERE NEW MARKINGS SHOWN, THESE ARE TO TIE INTO EXISTING AS APPROPRIATE.
7. NEW MARKINGS ARE TO TIE INTO EXISTING AS APPROPRIATE.
8. EXACT LOCATION AND LEVELS OF ALL EXISTING SEWERS, DRAINS AND SERVICES TO BE CHECKED ON SITE PRIOR TO COMMENCING WORKS.
9. POSITIONING OF THE PROPOSED WORKS ARE NOT TO COMPROMISE THE OPERATION AVAILABILITY OF FIRE HYDRANTS BY ENSURING APPROX. 1m CLEARANCE ON ALL SIDES OF A HYDRANT COVER IN ORDER TO BE AVAILABLE TO USE IN AN EMERGENCY.
10. LAYOUT OF MARKINGS, STUDS & BEACONS TO BE IN ACCORDANCE WITH CHAPTER 5 OF THE TRAFFIC SIGNS MANUAL, FIGURE 15-1 AND "ZEBRA, PELICAN & PUFFIN PEDESTRIAN CROSSINGS GENERAL DIRECTIONS 1997"
11. DOUBLE YELLOW MARKINGS TO DIAG 1018,1 WITHIN CONSERVATION AREA TO BE 50mm WIDE AND PRIMROSE YELLOW IN COLOUR.

SAFETY HEALTH AND ENVIRONMENTAL

IN ADDITION TO THE HAZARDS, RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION.

CONSTRUCTION:

1. ALL WORKS ARE IN OR ADJACENT TO LIVE HIGHWAYS.
2. THERE ARE LIVE UTILITIES WITHIN THE AREA OF WORKS.

FOR INFORMATION RELATING TO END USE, MAINTENANCE, DEMOLITION, SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Road Marking Schedule					
Diagram No.	Length of mark (mm)	Length of gap (mm)	Width of mark (mm)	Extent of lining	Remarks
1018,1	Continuous	100	100	As layout	

TO BE READ IN CONJUNCTION WITH DRAWINGS:

- 17338-POTT-5-516 BIGGLESWADE ROAD ROUNDABOUT WHITE LINING & SIGNAGE
- 17338-POTT-5-517 BIGGLESWADE ROAD ROUNDABOUT CONSTRUCTION LAYOUT
- 17338-POTT-5-521 STATION ROAD/BIGGLESWADE ROAD JUNCTION GENERAL ARRANGEMENT
- 17338-POTT-5-528 BIGGLESWADE ROAD DRAINAGE STRATEGY
- 17338-POTT-5-535 STATION ROAD/BIGGLESWADE ROAD JUNCTION CONSTRUCTION LAYOUT
- 17338-POTT-5-536 STATION ROAD/BIGGLESWADE ROAD WHITE LINING AND SIGNAGE
- 17338-POTT-5-537 BIGGLESWADE ROAD ROUNDABOUT GENERAL ARRANGEMENT
- 17338-POTT-5-702 BIGGLESWADE ROAD ROUNDABOUT LONGITUDINAL SECTIONS
- 17338-POTT-5-900 S278 TYPICAL ROAD DETAILS

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
PRELIMINARY	INFORMATION	TENDER	CONSTRUCTION	AS BUILT

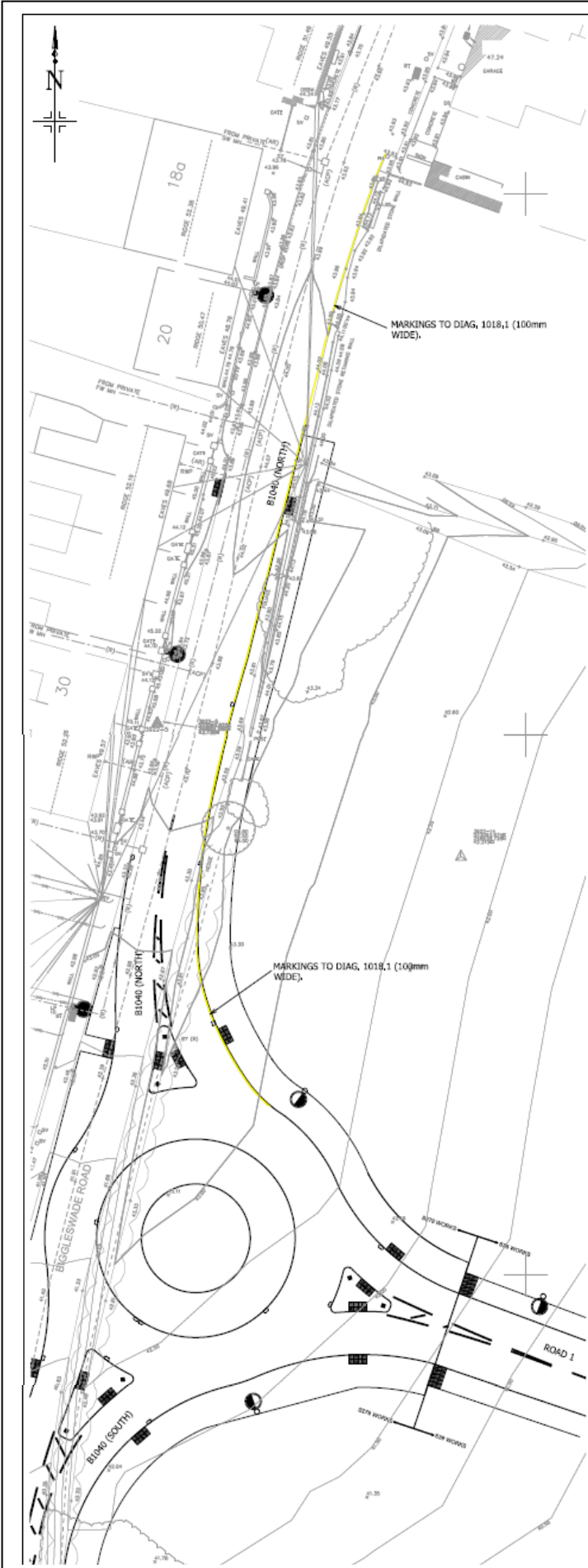
WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE **LAND EAST OF BIGGLESWADE ROAD
POTTON**

DETAILS **PROPOSED PARKING RESTRICTIONS ON BIGGLESWADE ROAD
POTTON**

SCALE: 1:250 @ A2 DATE: JUNE 2017 DRAWN: WFN CHK: JGF

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Appendix B – Written Representations

This is to be applied to the east side of Biggleswade road, Potton.

OBJECTION TO THE ORDER

The reason people park there is that before the permission was given to build the housing estate there was sufficient off road parking for the houses opposite the building site. When first proposed to build a new estate it was first stated that this would not affect the parking - then when the plans were issued and it was clear that the off road parking would be turned into a footpath it was stated by the town council (from Central Beds council information) that parking would be tolerated,

All of these responses succeeded in quieting the local opposition, as evidently was the desire of Central Beds and the local town council.

Now this introduction of no waiting time has been ordered

Just another example of the underhand, devious lies of the councils to its constituents.

I do indeed strongly object and demand the re-instatement of the off road parking in front to the house on Biggleswade road.

I am absolutely convinced that my words will have absolutely no impact upon you.

Dear Sirs,

I am writing to you concerning the proposed parking restrictions along the east side of Biggleswade Road, Potton as outlined in your letter dated 18th August 2017.

I have lived in my current residence on Biggleswade Road for 33 years and in all that time I cannot describe the parking on the east side of the road as indiscriminate. All of the vehicles parked there have belonged to, or have been visitors to the residents of those living on the west side. Traffic flow has never been a problem and I cannot recall any incidents or traffic accidents in all that time.

In the consultations of the proposed developments one of our requests was for a lay-by for resident parking which was obviously ignored.

The parking restrictions were never part of the original proposal and have only come to light when the developer has realised the local residents will park in front of their newly built houses. In light of the above I object most strongly to this proposal.

Yours

Proposal to introduce No waiting at any time in Biggleswade Road, Potton

I am objecting to this proposal on the following grounds.

Prior to the Kier housing development commencing, there was an informal lay-by on the east side of Biggleswade Road. This was regularly used by the residents of Biggleswade Road, and typically there were more vehicles parked in the evening than the daytime.

With the amendments to the road layout and the introduction of a wide pavement on the east side of the road, the parking was lost and no alternative provided despite assurances (at the time) to the contrary. Consequently people have been forced to park partly on the road and partly on the new pavement. All of those parking attempt to park as far as possible onto the pavement, seeking to minimise any disruption to the

flow of traffic. I would challenge the description in the Public Notice that this is 'indiscriminate parking'; this is not my experience as a resident of Biggleswade Road. Cars can pass in either direction without impediment; larger vehicles can be required to slow down / wait. The same situation arises on many of the roads in Potton.

It is understood that the new pavement is intended for pedestrians and cyclists, which is to be commended. However, I have yet to see any cyclist use it when clear of vehicles. It is such a short stretch of cycleway - with no known plans to extend it in either direction - starting just after the garage, interrupted by the roundabout and ending at the turning into The Hollow (football ground), presumably it's not worth the effort of coming off the road. Pedestrians can use either pavement, so are far less affected. There are a number of crossings on the new roundabout, so that people walking south along Biggleswade Road and wanting to access the new estate will have plenty of opportunities to cross safely.

By not re-instating any parking, and introducing a 'no waiting at any time' restriction, local residents will be forced: 1) to try and park in The Ridgeway, which is already extremely busy with vehicles from those living on the estate and those from the terraced cottages opposite The Royal Oak; 2) to park further down Biggleswade Road, thereby simply moving the problem further along the road; or 3) to park in the new estate, which will impact on those residents. None of these are attractive options.

I ask the council to withdraw its proposal; to give greater weight to the needs of current residents (both on Biggleswade Road and in The Ridgeway) whilst recognising that providing parking along Biggleswade Road will also reduce parking pressures in the new estate.

I would be grateful if you could confirm receipt of this response.

Thank you

Dear Central Bedfordshire Council

I am contacting you following the town council meeting at which they discussed the following consultation

"To introduce No Waiting at any time on the following length of road in Potton".

1. Biggleswade Road, east side, from a point approximately 1 metre north of a point in line with the south boundary of the 'BP Garage' extending in a southerly direction to the roundabout.

The town council would like to see the order extended to include Biggleswade Road, to the Hollow. The reason for this is vehicles are parking on the pavement on the Biggleswade side of the roundabout.

Reason for proposal: For avoiding danger to persons or other traffic and/or for preventing the likelihood of any such danger arising; For facilitating the passage of traffic on the road or any other road of any class of traffic (including pedestrians); The increased waiting restrictions are intended to address indiscriminate parking and to ensure that junctions are not obstructed by parked vehicles.

Regards
