



HIGHWAYS ADVISORY COMMITTEE

Tuesday 3 July 2018

Subject Heading:

SCH97 Abbs Cross Gardens Pay and Display ; 'At any time' waiting restrictions – Comments to advertise proposals

CMT Lead:

Dipti Patel

Report Author and contact details:

John-Paul Micallef
John-Paul.Micallef@havering.gov.uk
01708 432385
Engineering Technician

Policy context:

Street Management

Financial summary:

There are no financial cost associated with this proposal.

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[x]
Places making Havering	[x]
Opportunities making Havering	[x]
Connections making Havering	[x]

SUMMARY

St Andrews Ward:

This report outlines the results of the formal consultation to introduce Pay and Display and extending the 'At any time' waiting restrictions and recommends a further course of action.

RECOMMENDATIONS

1. That the Highways Advisory Committee having considered this report and the representations made recommends to the Cabinet Member for Environment that:
 - (a) The proposals to introduce a Pay and Display facility and 'At any time' waiting restrictions in Abbs Cross Gardens (as shown on the plan in Appendix B) be abandoned due to the weight of objections;
 - (b) The proposals to be reviewed after six (6) months to see what the effects are on the new Lidl supermarket opposite Abbs Cross Gardens.
2. No financial cost associated with this proposal.

REPORT DETAIL

1.0 Background

- 1.1 Following requests from the Estate Manager, Waste Team and Ward Councillors, it was proposed to introduce a Pay and Display facility for the Royal Mail depot that is situated in Abbs Cross Gardens. In addition to this, to extend the 'At any time' waiting restrictions on the bend in Abbs Cross Gardens till it meets the Disabled Parking Bay opposite Victor Walk.
- 1.2 On the 2nd February 2018 residents and businesses perceived to be affected by the proposals were consulted by letter.
- 1.3 During the consultation period, from the 63 properties consulted, 16 responses were received all objecting to the Pay & Display facility; 15 responses also objected to the 'At any time' waiting restriction. One resident was in favour of the 'At any time' waiting restrictions. All responses received are summarised and tabled in the table appended to this report as **Appendix A**. Out of the 16 respondents, 8 stated that they were happy to have a Residents Parking Scheme introduced instead of a Pay and Display facility.
- 1.4 Officers met with Ward Councillors on the 26th February 2018 to discuss the proposals. It was agreed on site to abandoned the scheme and review the proposals after 6 months. It was also discussed at the site meeting that the effect on the new Lidl Supermarket could possibly lead to an increase in parking pressure and a residents parking scheme could be a future option. .
- 1.5 All three St Andrews Ward Councillors are in favour of officer recommendations.

2.0 Staff Comments

- 2.1 Given the level of objection to the proposals and the opening of a Supermarket, within the area officer's recommendations are to abandon the scheme and review

parking in the area after a period of 6 months. Officers would recommend that if the parking pressure worsens, then a Residents Parking Scheme would be the only option to stop commuter parking.

IMPLICATIONS AND RISKS

Financial implications and risks:

There are no financial costs associated with this recommendation; however any future decisions arising from the 6 month review will require financial assessment.

Legal Implications and risks:

The Council's power to make an order for charging for parking on the highway or creating a controlled parking zone is set out in Part IV of the Road Traffic Regulation Act 1984 ("RTRA 1984").

Before an Order is made, the Council should ensure that the statutory procedures set out in the Local Authorities Traffic Orders (Procedure)(England & Wales) Regulations 1996 (SI 1996/2489) are complied with. The Traffic Signs Regulations and General Directions 2002 govern road traffic signs and road markings.

Section 122 RTRA 1984 imposes a general duty on local authorities when exercising functions under the RTRA. It provides, insofar as is material, to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway. This statutory duty must be balanced with any concerns received over the implementation of the proposals.

In considering any responses received during consultation, the Council must ensure that full consideration of all representations is given including those which do not accord with the officers' recommendation. The Council must be satisfied that any objections to the proposals were taken into account.

In considering any consultation responses, the Council must balance the concerns of any objectors with the statutory duty under section 122 RTRA 1984.

Human Resources implications and risks:

The proposal can be delivered within the standard resourcing within Street Management, and has no specific impact on staffing/HR issues.

Equalities implications and risks:

None.

BACKGROUND PAPERS

Appendix A Appendix B

Appendix A

Respondent	Summary of resident's comments	Staff Comments
Resident	<p><i>My principle objection to the proposal is that it will remove approximately 35 free parking spaces that are currently available to the residents of Abbs Cross Gardens and Victor Walk. There are about 30 houses, flats and maisonettes that have to park in the road because they have no road outside their premises. A dropped curb and front garden parking are not possible. There is a small car park on the estate but that is mostly used by residents that live in the centre of the estate where again there are no roads and it is usually full. Many of the residents own more than one vehicle. Parking here is already a nightmare because of shoppers and workers from the shops and people collecting parcels from the sorting office. There is also a problem with parking for any visitors we residents have or tradesmen that need to call. Reducing the number of parking spaces will only make the situation worse. I repeat that we have no choice about where we park. There are very few spaces further along the road towards Abbs Cross Lane and all of the surrounding roads have parking restrictions. Where do you think we can park? Do we all have to sell our cars to enable visitors to the High Street to park? Are there not already enough car parks in the town for visitors to the shops.</i></p> <p><i>As a result of the previous consultation double yellow lines were laid along one side of the road outside the sorting office. As far as we are concerned (and we use this road many times a day) that has largely solved the problem of cars trying to pass each other on the worst part of the bend. If you extended the yellow lines by another two or three car lengths it might improve visibility slightly but once the road straightens out there is no problem. Again it seems that you are prioritising drivers that are using the road as a rat run to avoid the lights at Abbs Cross Lane over the people that live here in the town centre. I do not see any justification for reducing the amount of parking in the road that is available to residents that you are</i></p>	Please see Item 2.

	<p><i>proposing.</i></p> <p><i>You also suggest that your changes will improve safety in the road. My experience of living in the road for nearly 50 years is that the more cars that were parked along it the safer it became because the traffic had to slow down. The only accidents that I recall occurred before the sorting office was built when cars would attempt to go round the bend at such speed that they would loose control and crash into the lamppost that used to stand there. The worst that happens now is that occasionally our wing mirrors are damaged. I think that your proposals will actually make the road more dangerous particularly if, as I expect, we see an increase in traffic due to the right hand turn ban into and out of the new Lydl supermarket.</i></p> <p><i>Emergency vehicles are a very rare sight along this road, they at least do not see it as a short cut to avoid the Abbs Cross Lane traffic lights and far from the dust cart being held up on the once a week visit it is usually it that is holding up the traffic.</i></p> <p><i>There are many other streets in Havering where on street parking and the flow of traffic are a problem but I do not see any evidence of your intention to severely restrict parking in any of them. My view of your proposals are that you wish to install parking meters to raise revenue and restrict parking to enable the increased traffic that you are forcing to use this road, including HGVs, to access the new Lydl supermarket when your right hand turn ban starts.</i></p>	
Resident	<p><i>I would like to object to the above proposal in Abbs Cross Gardens. I live in Abbs Cross Gardens and feel it is very unfair to the residents living along the proposed section. Where do we as resident's park? What about our family and friends visiting? This will also devalue our property as there will be no parking! I feel you are making considerations for people collecting stuff from the delivery office or going to Hornchurch town centre by adding pay and display but not the residents who actually live in the street. You state this will assist with reducing disruption to council and emergency services, what about the disruption to the residents that live there? Could designated resident parking spaces not be an alternative? Please reconsider your proposal.</i></p>	Please see Item 2.
Resident	<p><i>The resident was not aware of the proposals and found out through neighbours. As I live in the Hastoe housing estate and regularly have to use Abbs Cross Gardens to park my car, I consider the lack of notice about the proposed changes to be underhand. I am a council tax payer; my views and rights to park my car where I live should be</i></p>	Please see Item 2.

	<p><i>respected and protected.</i></p> <p><i>If you are worried about non-residents parking in Abbs Cross Gardens please introduce residents only parking as you have done in other parts of the borough and have Lidl pay for it.</i></p> <p><i>I appreciate we should welcome business's setting up in Hornchurch but not to the detriment of people that live here.</i></p> <p><i>The car park on the Hastoe Estate has very limited parking, residents also need to use Abbs Cross Gardens to park their cars. Please either leave Abbs Cross Gardens as is or introduce residents only parking bays. I will be using my vote to express how happy I am at this approach.</i></p>	
Resident	<p><i>I don't agree with this as the Royal Mail is heavily used but very briefly. It's my view that this will cause delays/traffic & this is being proposed just to make additional monies. There's barely anywhere in this area to park as it is & this is taking it too far.</i></p> <p><i>If someone has to park elsewhere & has a large package, it will create a Risk because the person may drop the item or worse, may hurt themselves carrying it.</i></p> <p><i>How would this benefit Council services? You could argue that anything could help emergency services.</i></p>	Please see Item 2.
Resident	<p><i>Has anybody thought about the residents of Victor Approach when deciding this proposal. We have limited parking already and find this very unfair as we haven't even been offered the possibility of resident parking permits. Please pass our concerns on to whoever is responsible for the final decision.</i></p>	Please see Item 2.
Resident	<p><i>I am a resident in Victor Walk, RM12 4XQ. As you are aware families seem to have more drivers therefore motor vehicles than in past times. As older residents are dying more young families are moving in. In my block alone there are 12 flats with whole families living in each property. If each person had only 1 car this would have a requirement of 12 spaces alone for just this block. There are at least 10 blocks of residential living plus the tower block. There are only approximately 70 parking spaces for all of these residents. As things stand there is simply nowhere near enough parking for residents. Recently when I have returned home from work at 6pm – 7pm there have been no parking spaces available. I have had to park a fair way away from my home and walk 10 minutes. I have also noticed that general public are parking in Victor Close and walking to the bus stop in Hornchurch Road to commute to work every morning!!!</i></p> <p><i>I am very pleased to see that at last yellow lines</i></p>	Please see Item 2.

	<p><i>had been painted in the junction of Victor Close and Abbs Cross Gardens. I had a bad accident there a few years ago due to parked cars obstructing the view of the moving traffic on the main road (actually parking on the corners of the junction) I reported it to Havering then but my letters were ignored.</i></p> <p><i>Whilst I agree that safety is paramount I would ask you to consider making the streets in the surrounding vicinity of the roads concerning your proposal 'resident permit only'. If this is not an option the local authority really should consider where residents may park? Your proposal can only worsen the parking situation for residents without considering residents well-being and rights.</i></p> <p>Two (2) of the following responses were sent into Schemes@haverinq.gov.uk .</p>	
Resident	<p><i>Where I understand the reasoning behind the proposals mentioned in the subject of this email, I would like to point out that parking is already very tight for residents of the estate. I frequently have to park outside of the Royal Mail as there are no spaces outside my residence or in the allocated car park. Also, because I work in the city, my car is at home all day, so these restrictions would cause me to get a penalty, which I find quite unfair considering I am a resident.</i></p> <p><i>Will there be resident permits given for these bays? I feel this will cause problems.</i></p>	Please see Item 2.
Resident	<p><i>My principle objection to the proposal is that it will remove approximately 35 free parking spaces that are currently available to the residents of Abbs Cross Gardens and Victor Walk. There are about 30 houses, flats and maisonettes that have to park in the road because they have no road outside their premises. A dropped curb and front garden parking are not possible. There is a small car park on the estate but that is mostly used by residents that live in the centre of the estate where again there are no roads and it is usually full. Many of the residents own more than one vehicle. Parking here is already a nightmare because of shoppers and workers from the shops and people collecting parcels from the sorting office. There is also a problem with parking for any visitors we residents have or tradesmen that need to call. Reducing the number of parking spaces will only make the situation worse. I repeat that we have no choice about where we park. There are very few spaces further along the road towards Abbs Cross Lane and all of the surrounding roads have parking restrictions. Where do you think we can park? Do we all have to sell our cars to enable</i></p>	Please see Item 2.

visitors to the High Street to park? Are there not already enough car parks in the town for visitors to the shops.

As a result of the previous consultation double yellow lines were laid along one side of the road outside the sorting office. As far as we are concerned (and we use this road many times a day) that

has largely solved the problem of cars trying to pass each other on the worst part of the bend. If you extended the yellow lines by another two or three car lengths it might improve visibility slightly but once the road straightens out there is no problem. Again it seems that you are prioritising drivers that are using the road as a rat run to avoid the lights at Abbs Cross Lane over the people that live here in the town centre. I do not see any justification for reducing the amount of parking in the road that is available to residents that you are proposing.

You also suggest that your changes will improve safety in the road. My experience of living in the road for nearly 50 years is that the more cars that were parked along it the safer it became because the traffic had to slow down. The only accidents that I recall occurred before the sorting office was built when cars would attempt to go round the bend at such speed that they would lose control and crash into the lamppost that used to stand there. The worst that happens now is that occasionally our wing mirrors are damaged. I think that your proposals will actually make the road more dangerous particularly if, as I expect, we see an increase in traffic due to the right hand turn ban into and out of the new Lidl supermarket.

Emergency vehicles are a very rare sight along this road, they at least do not see it as a short cut to avoid the Abbs Cross Lane traffic lights and far from the dust cart being held up on the once a week visit it is usually it that is holding up the traffic.

The unforeseen consequences of these proposals will not be an improvement of traffic along the High Street and Hornchurch Road, but a build up at the Abbs Cross Lane/Hornchurch Road traffic lights and junction in spite of it being a box junction; as well as build up at both ends of Abbs Cross Gardens. Although well-meant this has not been thought through properly.

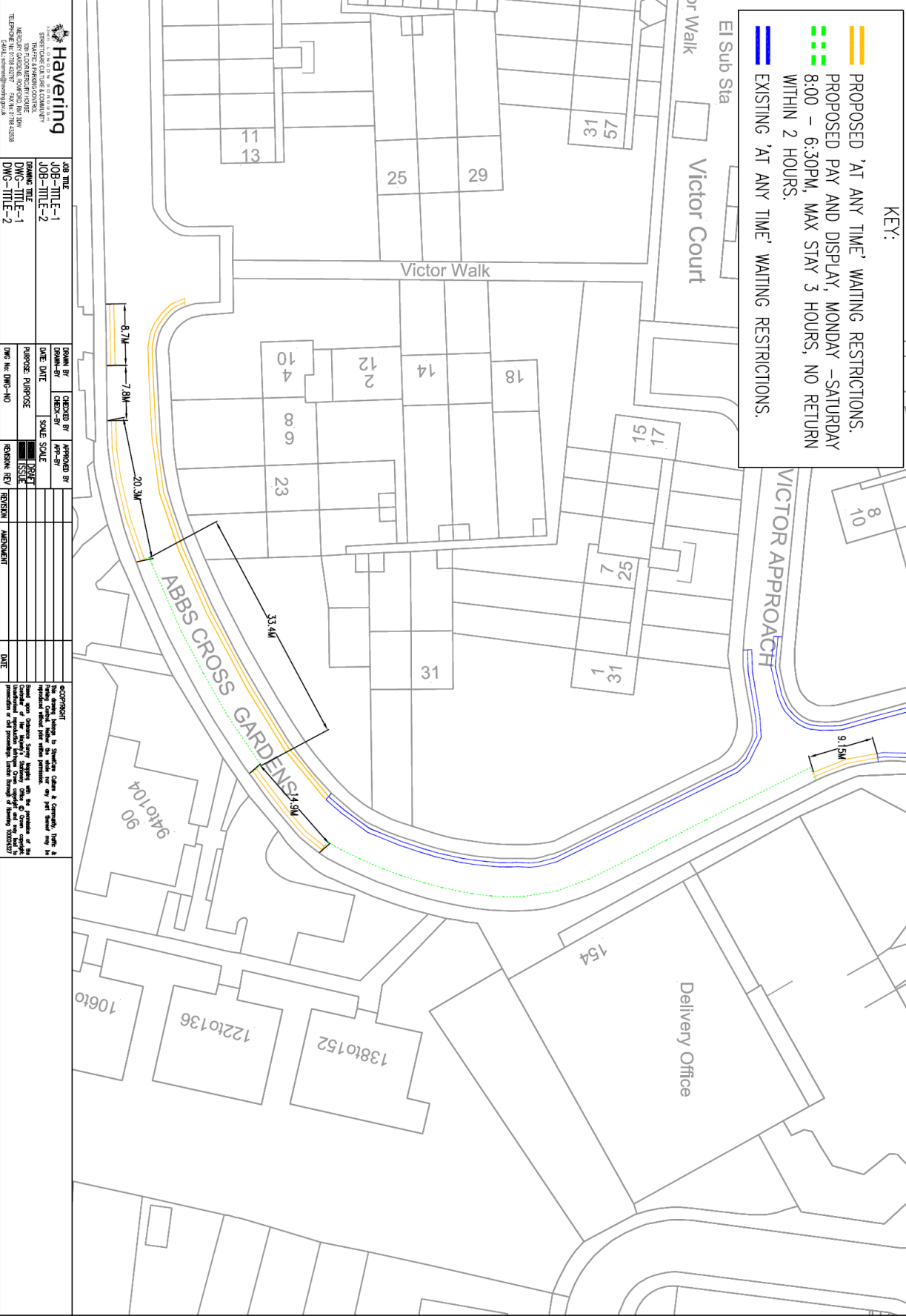
Finally the duty of the council is to protect the quality of life of its residents, making a residential side road into an adjunct of a major thoroughfare, hardly meets this duty.

Two (2) of the following responses were sent into Schemes@haverinq.gov.uk .

Resident	<p>The resident is not in favour of the proposals. They explain that where the 'at any time' waiting restrictions are being proposed, is where residents park. The proposals will leave resident with no parking facility at all. If the 'at any time' waiting restrictions are extended, then vehicles will speed up when proceeding around the bend.</p> <p>The resident goes on to other proposals that are being designed by our Highways Team within the local area. Lastly, the resident states that they had a meeting with a Ward Councillor and explained their objections to the Ward Councillor.</p>	Please see Item 2.
Resident	<p>The resident is not in favour of the proposals. Either at day or night time with no car parking spaces available due to other Residence having other cars as well that are live around on this Victor Estate.</p> <p>They also state that they hope that the Disabled Parking Bay will be kept due to a Blue Badge Holder living in Victor using it at all times.</p>	<p>Please see Item 2.</p> <p>Officers can confirm that if the proposals did go ahead, the Disabled Parking Bay would still be current in Abbs Cross Gardens. Local Authorities have various traffic regulations to go through to remove a Disabled Parking Bay. As this was not advertised, the Disabled Parking Bay will remain.</p>
Resident	<p>The resident objects to the proposals. They explain they do not want their visitors to pay to park. The herons only have 1 small car park for residents and visitors. The goes on to explain about the new Lidl supermarket opening.</p>	Please see Item 2.
Resident	<p><i>I object to the proposals for introducing both Pay and Display bays and Double Yellow lines in Abbs Cross Gardens, Hornchurch for the following reasons;</i></p> <p><i>These proposals will lead to the loss of existing resident parking for residents living in Abbs Cross Gardens, Victor Walk, Victor Court and Victor Approach. This would equate to over one hundred nearby dwellings being deprived of parking spaces as required in future. Parking on our estate is already very limited relative to the number of people living on the estate. In Victor Walk where I live for example, there isn't any road, and so for us all we must park on nearby Abbs Cross Gardens. For many others on the above roads, all living in flats, there is no spare parking on the estate for most of the time, so they also rely on Abbs Cross Gardens on occasions.</i></p>	Please see Item 2.

	<p><i>Double yellow lines in Abbs Cross Gardens may lead to a less congested road, but it would meanwhile encourage some drivers to speed up along this residential street. In the case of pay and display parking, it is not fair that existing free resident parking is removed and replaced for paid visitor parking, when there are already two nearby car parks in Hornchurch and other on street pay and displays in nearby roads. The proposed pay and display bays will not get enough use to even justify the cost of the parking meter in my opinion, as Royal Mail staff for example will park elsewhere.</i></p> <p><i>The introduction of these proposals would cause great hardship to me and my neighbours, and if implemented would also cause additional parking issues further along Abbs Cross Gardens, where no double lines or pay and display bays yet apply.</i></p> <p><i>Would the council please therefore consider the introduction of the following proposals instead;</i></p> <ol style="list-style-type: none"> 1. The introduction of parking bays along Abbs Cross Gardens, being new marked pavement bays (as already in use in nearby Victor Close and Abbs Cross Lane), thus allowing vehicles to legally park half on the pavement and half on the road. This could also be extended further along Abbs Cross Gardens to further improve traffic flow/congestion throughout the length of the road. 2. The introduction of a 20 mph speed limit along Abbs Cross Gardens. 3. The introduction of a vehicle weight limit throughout Abbs Cross Gardens to prevent HGV vehicles travelling to/from the new Lidl store. 	<p>Officers have taken the residents recommendations into view, but due to weight of objections, officers and Ward Councillors have decided to abandon the scheme.</p> <p>Officers will pass the residents second and third recommendations onto the Highways Department.</p>
Resident	<p><i>The grounds on which I base my objections are as follows:</i></p> <p><i>Parking is already at a premium in this area, making it hard enough to park at times as it is and to take away so much parking I will be left with no-where to go. The consultation sites that one of the reasons is "to improve road safety and sight lines which will assist in reducing disruption to Council and emergency services". Well I have never been aware of a single occurrence of any disruption, but I do work, so I would be exceptionally keen to see the statistics on which you found your statement. I actually feel that our safety will be compromised if</i></p>	Please see Item 2.

	<p><i>you implement your plans because cars already speed down Abbs Cross Gardens, and the changes will only encourage those people to go even faster.</i></p> <p><i>You also state "These proposals have been designed to create a turnover of vehicles and therefore maximize parking provisions for local amenities". There is already more than adequate parking facilities to serve Hornchurch Town Centre with multiple car parks not being fully utilized because people wont pay the council car parking charge, yet you going to accommodate local shoppers at the expense of your local residents which I find extremely worrying if the stance of the council these days is to overlook residents needs.</i></p> <p><i>The council should encourage people to use the parking facilities already available in the local area and then there would be no need to put residents through this upset.</i></p> <p><i>Abbs Cross Gardens is about to become a rat-run for people trying to get in/out of the new LIDL store due to the no right turn restrictions there, so an increase in faster traffic down our road is not acceptable.</i></p> <p><i>I believe there are a number of "resident friendly" parking options that should be explored before the drastic measures in this PTO are even considered.</i></p>	
Resident	The resident is not in favour of the proposals. They explain that the proposals will reduce the amount of parking space for the residents in the area and their visitors.	Please see Item 2.



Havinging
 HAVINGING CONSULTANTS
 TRADING & MARKETING CONTROL
 110 FLORENCE ROAD, HAVINGING, ESSEX, SS16 3UN
 TEL: 01709 427901 FAX: 01709 428208
 EMAIL: havinging@havinging.com

JOB TITLE	JOB TITLE-1	ISSUED BY	ISSUED BY	DATE	DATE
JOB TITLE-2	JOB TITLE-2	CHECKED BY	CHECKED BY	DATE	DATE
DWG TITLE-1	DWG TITLE-1	SCALE	SCALE	REVISION	REVISION
DWG TITLE-2	DWG TITLE-2	PURPOSE	PURPOSE	DATE	DATE
DWG-NO	DWG-NO	ISSUE	ISSUE		

REVISION 1/ AMENDMENT

DISCLAIMER: This drawing is the property of Havinging Consultants and is to be used only for the purpose stated. It is not to be used for any other purpose. Havinging Consultants does not accept any liability for the consequences of any action taken in reliance on this drawing. The user of this drawing shall be deemed to have accepted the conditions of use and shall be responsible for ensuring that the drawing is used for the purpose intended.