

**HIGHWAYS  
ADVISORY  
COMMITTEE**  
15 April 2014

**REPORT**

**Subject Heading:**

TPC 357 Butts Green Road, Hornchurch  
Parking Review – comments to advertised  
proposals

**Report Author and contact details:**

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

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input checked="" type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

**SUMMARY**

This report outlines the responses received to the advertised proposals for the Butts Green Parking Review, which were agreed in principle by this Committee at its meeting of the 12<sup>th</sup> November 2013 and recommends a further course of action.

## RECOMMENDATIONS

**That the Committee, having considered the representations made, recommends to the Cabinet Member for Community Empowerment that:**

- a. That the proposal to implement Pay and Display parking in Butts Green Road and to extend the No waiting at any time restrictions on the opposite side to the shops and businesses, including those in Walden Road and Wykeham Avenue as shown on **Appendix A** of this report be implemented as advertised; or
- b. that the Pay and Display proposals only are abandoned and the waiting restriction for Butts Green Road, Walden Road and Wykeham Avenue are implemented as advertised; or
- c. that the entire scheme proposals are abandoned.

If any of the above proposals are implemented then the effects will be monitored for a duration following the implementation with remedial action being considered.

## REPORT DETAIL

### **1.0 Background**

- 1.1 At its meeting on 12<sup>th</sup> November 2013 the Highways Advisory Committee agreed in principal that a review of the parking in the Butts Green Road area in the vicinity of the new Tesco store be undertaken.
- 1.2 On the 7th February 2014 residents and business owners of 33 addresses in the area perceived to be affected by the proposed scheme were advised by letter enclosing a plan detailing the proposals. Eighteen statutory bodies were also consulted and site notices were placed within the area. The proposals were also advertised in the Romford Recorder and the London Gazette.
- 1.3 This report looks at the responses received to the advertised proposals for the Butts Green area and recommends a further course of action.

### **2.0 Design Principles**

- 2.1 To prevent commuters from taking up available car parking spaces, which could be used by the customers of local businesses, it is proposed that parking areas shaded blue, shown on **Appendix A** – Proposed Site Plans, are converted to pay and display parking areas.

- 2.2 Extend the existing 'At Any Time' waiting restrictions in Walden Road and Wykeham Avenue to help improve traffic flow, prevent obstructive parking and improve road safety.
- 2.3 Implement 'At Any Time' waiting restrictions on Butts Green Road on the opposite side to the shops to improve traffic flow for all road users.
- 2.4 Any amendments to the original proposal may require further statutory public consultation that will lead to additional costs for advertisement of those proposed changes to accommodate any physical changes that may be agreed.

### **3.0 Responses received**

- 3.1 At the close of the public consultation on 28th February 2014, a petition was received from one of the businesses, Beauty in the Park containing 17 signatures that included 2 signatures from employees of Discount builders. The reason outlined on the petition was that the proposals will not benefit businesses, residents or customers of this area and they request no changes to the current parking arrangements.
- 3.2 In addition to the petition a further 10 individual responses were received objecting to the proposals although one of the responses was the owner of Beauty in the Park and should be considered as forming part of the petition.
- 3.3 A further email was received from a resident of Walden Road after the consultation period unhappy that letters were not sent to all residents of Walden Road. However, Officers hand delivered letters and plans to the properties in the immediate vicinity of the proposals. Furthermore the proposals were advertised in the Romford Recorder and the London Gazette with notices, along with the designs, displayed on site in each of the roads. As the highways authority we believe this to be sufficient steps in ensuring adequate publicity of the proposals.
- 3.4 The majority of objectors are not in favour of the Pay and Display and extension of the No waiting at any time parking restrictions as they feel the proposals will have an adverse effect on the local businesses.
- 3.5 The owner of Discount Builders spoke to a technical officer about his concerns and required clarification regarding the waiting restrictions. He was informed that should the waiting restriction be implemented that they would still be able to load and unload for a period of 20 minutes. He was happy with the information given and had no further objections.
- 3.6 Two businesses and three residents wrote in supporting the proposals. A table outlining all the responses is appended to this report as **Appendix B**.
- 3.7 It has been suggested that residents of Wykeham Avenue and Walden Road initially only requested 'No waiting at any time' restrictions to be on the south side of the carriageway however, following the recent consultation we have

received a comment that they would prefer the restrictions to be longer than proposed. Should the scheme be approved the effects will be monitored and should it prove necessary, further restrictions can be considered.

#### **4.0 Officer Comments**

- 4.1 The proposals were designed to enhance the Butts Green Road area by deterring long term parking outside of the shops and businesses and to ensure free flow of traffic in the adjoining roads. Many of the disabled and elder community prefer to shop locally and the low parking tariff will ensure that parking spaces are turned over regularly and that the opportunity to park is enhanced over that which currently exists. This will support the disabled and elder community.
- 4.2 The introduction of pay and display parking in popular local shopping areas has proved beneficial in promoting vitality in the local area and managing out commuter parking. A number of pay and display schemes are operating successfully in other areas in the borough serving both businesses and local community. On the 3<sup>rd</sup> of June 2013 new changes were introduced which meant a reduction of on street parking charges to provide for longer stays at much lower cost and it is our view that this recognises the concerns of local consultees.
- 4.3 The pay and display parking facilities on Butts Green Road will be operational between 8.00 a.m. and 6.30 p.m. on Monday to Saturday inclusive. The cost of this provision is 20 pence for the two hours then 50 pence for the maximum period of three hours where return to that same parking place would be prohibited for two hours. This will contribute greatly to the business and services provided in this area by allowing customers to stay for longer periods at a low cost.
- 4.4 The introduction of waiting restrictions in the proposed area will lead to fewer delays for emergency vehicles, bus services and delivery/refuse vehicles operating in the area; particularly on narrow streets, heavily trafficked roads and around busy junctions as is the case for Butts Green Road, Wykeham Avenue and Walden Road. Parking on junctions and the apexes of bends causes traffic conflict, congestion and safety issues for all road users. Forward visibility is greatly compromised for pedestrians when vehicles are turning into side roads from Butts Green Road.
- 4.5 The recent opening of an express supermarket has resulted in numerous reports of delivery vehicles overhanging Wykeham Road from Butts Green Road – see **Appendix C**. This severely reduces the forward visibility for all road users, but in particular pedestrians when crossing the road.
- 4.6 We recognise that parking restrictions have the potential to displace parking to adjacent areas, which may disadvantage some individuals and groups, particularly residents living locally. However, we will monitor the effects should the scheme be implemented and report any requests for further parking restrictions to the Highways Advisory Committee.

## IMPLICATIONS AND RISKS

### **Financial implications and risks**

This report is asking HAC to consider options to recommend to the Lead Member for Community Empowerment in respect of the above scheme.

The estimated cost of implementing the proposals in full as described above and shown on the attached plan is £6150 including advertising costs. This cost can be met from the Revenue budget.

The costs shown are an estimate of the full costs of the scheme should it be implemented. A final decision would be made by the Lead Member – as regards actual implementation and scheme detail. Therefore, final costs are subject to change.

This is a standard project for StreetCare and there is no expectation that the works cannot be contained within the cost estimate. There is an element of contingency built into the financial estimate. In the unlikely event of an over spend the balance would need to be contained within the StreetCare overall Minor Parking Schemes revenue budget.

### **Legal implications and risks:**

Parking restrictions require consultation and the advertisement of proposals and the consideration of responses before a decision can be taken on their introduction. Any amendments to the original proposal may require further statutory public consultation that will lead to additional costs for advertisement of those proposed changes to accommodate any physical changes that may be agreed.

### **Human Resources implications and risks:**

The collection of cash from pay and display machines is a labour intensive task. Currently, there are sufficient employees to undertake cash collection from existing P&D machines. However, a physical limit for cash collections will be reached in the very near future as more pay and display schemes are implemented. Consideration is being given to alternative approaches to cash collection including reduced collection frequencies, external provision or the reallocation of employees within Traffic & Parking Control or the engagement of new employees if a future business case deems it necessary.

However, for this scheme it is anticipated that collections can be met from within current staff resources.

## **Equalities implications and risks:**

All proposals included in the report (pay & display and waiting restrictions) have been publicly advertised and subject to public consultation.

Parking restrictions in residential areas are often installed to improve safety and accessibility for residents who may be affected by long-term non-residential parking.

Parking restrictions have the potential to displace parking to adjacent areas, which may be detrimental to others. However, the Council has a general duty under the Equality Act 2010 to ensure that its highway network is accessible to all. Where infrastructure is provided or substantially upgraded, reasonable adjustments should be made to improve access. In considering the impacts and making improvements for people with protected characteristics (mainly, but not limited to disabled people, children, young people and older people), this will assist the Council in meeting its duty under the act.

The proposal to install two pay and display bays outside the businesses along Butts Green Road and extend the No Waiting at Any Time in Walden Road and Wykeham Avenue have been publicly advertised and subject to formal consultation.

Consultation responses have been carefully considered to inform the final proposals. It was noted that the majority of the consultation responses were against the proposals. Five responses were received in favour of the proposals.

Officers carried out an analysis of the on and off-street parking provision for residents including the amount of available kerb space which showed that there is sufficient space available for the residents who live above the businesses in Butts Green Road to park in either Walden Road or Wykeham Drive during the day. The proposed Pay and Display is restricted to Mon – Sat 8.00am to 6.30pm, therefore overnight parking will be available to these residents.

A way-leave is to be agreed with the owner of the business at no. 61 Butts Green Road to install a pay and display machine outside of his property, which will result in some visual impact but it is anticipated that this work will benefit the majority of the local business where parking for longer than 2 hours is not necessary. It will also ensure a regular turnaround of vehicles which should benefit business rather than be a detriment.

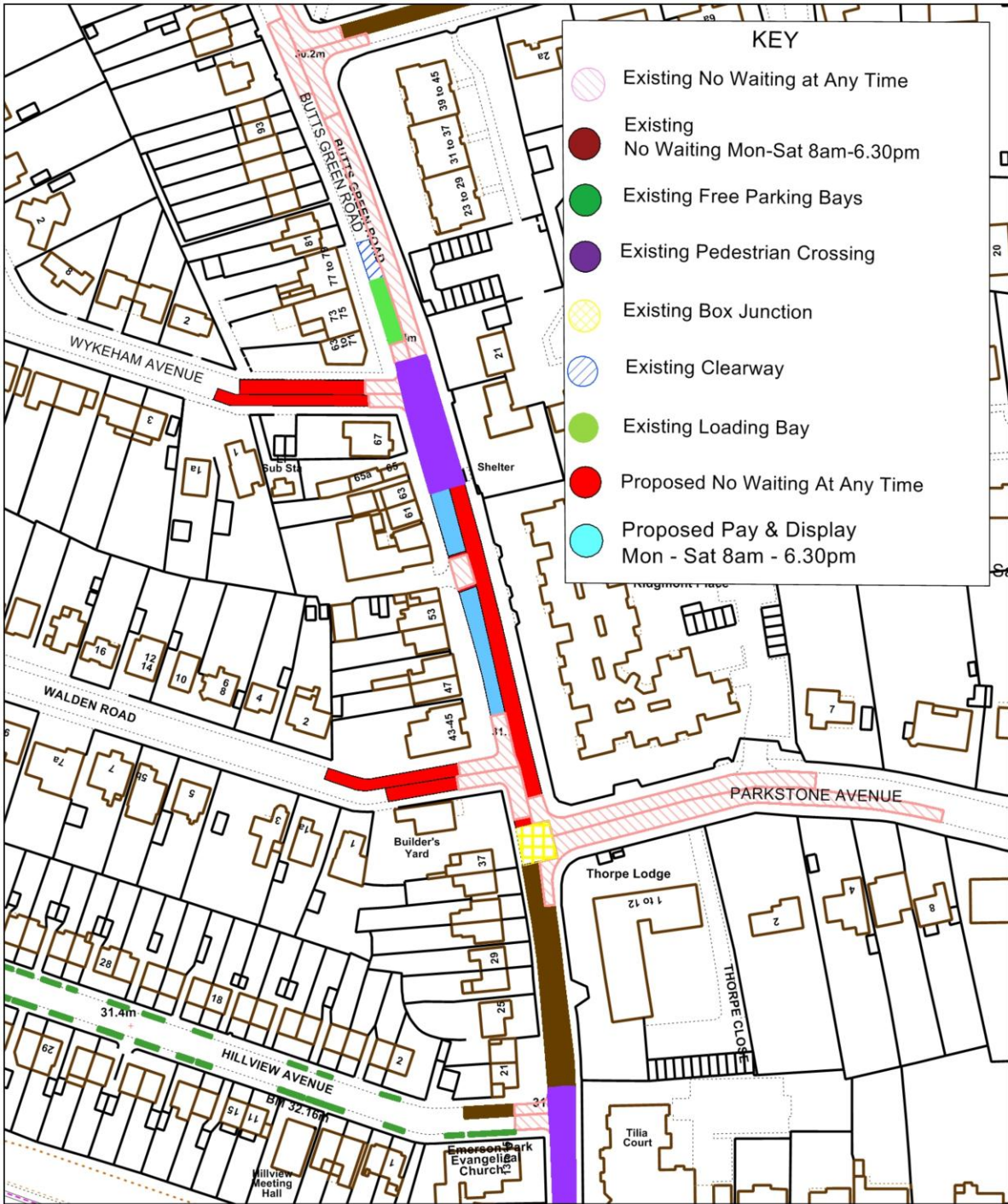
## **BACKGROUND PAPERS**

**Appendix A** – TPC357 Butts Green Road, Wykeham Road, Walden Avenue

**Appendix B** – Consultation Response Table

**Appendix C** – Site Photo

# Appendix A



TPC 357 Butts Green Road, Wykeham Avenue, Walden Road

Scale: 1:1000  
 Date: 04 April 2014

London Borough of Havering  
 Town Hall, Main Road  
 Romford, RM1 3BD  
 Tel: 01708 434343

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 Ordnance Survey 100024327

## Appendix B

<b>BUTTS GREEN ROAD RESULTS OF PUBLIC CONSULTATION</b>				
<b>1 petition received within the consultation period signed by 17 signatories</b>				
<b>Address</b>	<b>Business</b>	<b>Customer</b>	<b>Resident</b>	<b>Reason</b>
Beauty in the Park	X			Proposals will not benefit businesses, residents or customers of this area. Do not want any changes.
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park	X			As above
Beauty in the Park	X			As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park	X			As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Beauty in the Park		X		As above
Discount Builders	X			As above
Discount Builders	X			as above
<b>Totals</b>	<b>6</b>	<b>11</b>	<b>0</b>	
<b>Objections in writing</b>				
<b>Address</b>	<b>Business</b>	<b>Customer</b>	<b>Resident</b>	
Beauty in the Park	X			Business struggles to survive on a regular basis and with the proposed restrictions it will be near on impossible to run a successful business
Imperial Carriages	X			Clients will not be able to park round the corner on Walden Road and will now have to park further up which will put them in conflict with the local residents. They will make the movement of vehicles on and off the forecourt more difficult with nowhere to park whilst manoeuvring single-handedly. This would adversely affect the business.
The Hair Xchange	X			Parking already affected by Tesco's customers and proposals mean that they will no longer be able to park around the corner in Walden Road which will cause problems with residents.



Hornchurch Hire and Sales	X			These proposals will only push all the people that park there now to move further down Wykeham, Avenue which will cause conflict.
Emerson News	X			Proposals will deter customers using local shops therefore loss of trade.
Sapphire property solutions	X			Not necessary. Will cause overcrowding further down the side roads. Business relies on customers being able to park easily and use the available services. Staff also require parking. Residents who live above the shops will be forced to park further down the side roads.
Sapphire property solutions	X			As above
Sapphire property solutions	X			As above
Julie Poole		X		The local shops would be under severe pressure to continue to survive and are already struggling because of Tesco. It will push cars into the local residential area.
Butts Green Road Resident			X	Concerned where they will park. Scheme will have a detrimental effect on businesses
<b>Total</b>	<b>8</b>	<b>1</b>	<b>1</b>	
<b>Support in writing</b>	<b>Business</b>	<b>Customer</b>	<b>Resident</b>	
Discount Builders	X			Happy with proposals as vehicles are allowed to load and unload for up to 20mins
Casablanca Florists	X			Constant long-term parking by other shop owners and staff causes a daily problem and the meters would resolve this.
1a Wykeham Avenue			X	In favour as the proposals will remove the obstacles that stop traffic movement around the junction.
2 Wykeham Avenue			X	As above
3 Wykeham Avenue			X	As above
<b>Total</b>	<b>2</b>		<b>3</b>	

**Received following consultation period:**

Walden Road resident			1	Not enough residents consulted directly
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Looking from Wykeham Road onto Butts Green Road