

HIGHWAYS ADVISORY COMMITTEE

5 July 2016

Subject Heading:

Proposals to designate existing bay outside Sainsbury's Local in Suttons Lane, Hornchurch to a loading bay – Outcome of the public consultation.

CMT Lead:

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Policy context:

**Havering Local Development Framework (2008).
Havering Local Implementation Plan 2014/15 – 2016/17 Three year delivery plan (2013).**

Financial summary:

The estimated cost of £1,500 for the improvements would be met by the developer of Sainsbury supermarket.

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

Havering will be clean and its environment will be cared for	<input checked="" type="checkbox"/>
People will be safe, in their homes and in the community	<input checked="" type="checkbox"/>
Residents will be proud to live in Havering	<input type="checkbox"/>

SUMMARY

This report sets out the responses to a consultation for the designation of an existing bay for the purpose of loading situated outside Sainsbury's Local in Suttons Lane, Hornchurch. It further seeks a recommendation that the proposals be implemented.

The scheme is within **Hacton** ward.

RECOMMENDATIONS

That the Committee having considered the report and the representations recommend to the Cabinet Member for Environment that the following measures are implemented:

1. Freight loading bay outside Sainsbury's Local in Suttons Lane, Hornchurch in Suttons Lane, Hornchurch, the west side, from the common boundary of property Nos. 2A and 2B, Suttons Lane extending northward for a distance of 18.8 metres.
2. That it be noted the estimated cost for implementation is £1,500 which would be met by the developer paid through fees linked to an agreement for highway works made under S38/S278 of the Highways Act 1980 as amended.

REPORT DETAIL

1.0 **Background**

- 1.1 The development of the former petrol station in Suttons Lane, Hornchurch was granted planning consent (reference P1357.13) for a retail store at ground floor level with residential flats (2 storeys) above it including a private car park both for the retail store and the residents residing in the flats. Sainsbury's has taken on the retail element of the site under the "Sainsbury's Local" model. The granting of the planning consent required the provision of a servicing lay-by on Suttons Lane, primarily for the retail element, but also for the general servicing of the residential element.
- 1.2 The Sainsbury's Local is an express shopping store and caters for a range of products including groceries, bakery, variety of foods, drinks and home ware items. It operates between 7am to 11pm throughout the week. It receives deliveries at various times of the day and throughout the week. The servicing

layby is in place, but requires loading controls to ensure it remains available for its intended use.

- 1.3 It is proposed to establish a dedicated loading bay to ensure that deliveries are carried out safely and without disrupting the traffic flow especially being close to the station. The loading bay would permit loading for a maximum 20 minutes with no return within 2 hours. The loading bay will operate 'At Any' time throughout the week. The location of the loading bay is shown on drawing no. QL040-73.
- 1.4 The loading bay will serve the site directly, but can also be used by other local shops or businesses in the close vicinity who may desire to use it.
- 1.5 The funding to undertake the works has been provided by the developer through fees linked to an agreement for highway works made under S38/278 of the Highways Act 1980.

2. **Outcome of Public Consultation**

Consultation letters were sent to emergency services and other statutory consultees on 13th May 2016. In addition, approximately, 30 letters were hand delivered to the occupiers in the immediate area. The closing date for receipt of representations was 3rd June 2016. By the close of consultation, no responses were received.

3. **Staff Comments**

As no representations have been received, therefore, it is recommended that the proposals to designate the existing bay outside Sainsbury's Local to a freight loading bay is agreed. It is anticipated that once the measures are implemented these will help in the long term parking for freight deliveries.

IMPLICATIONS AND RISKS

Financial implications and risks:

This report is asking HAC to recommend to the Cabinet Member the implementation of the above scheme

The estimated cost of £1,500 for implementation will be met by the developer through a financial contribution made under S38/278 of the Highways Act 1980 held by the Council through its Road Adoptions Revenue Budget.

The costs shown are an estimate of the full costs of the scheme, should all proposals be implemented. It should be noted that subject to the recommendations of the committee a final decision then 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 Environment 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 overspend, the balance would need to be contained within the overall Environment Revenue budget

Legal implications and risks:

Freight loading bays require public advertisement and consultation of proposals before a decision can be taken prior to their implementation.

Human Resources implications and risks:

It is anticipated that the enforcement activities required for these proposals can be met from within the current staff resources.

Equalities Implications and risks:

The Council has a general duty under the Equality Act 2010 to ensure that its highway network is accessible to all users. 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, the young and older people), this will assist the Council in meeting its duty under the Act.

There will be some physical and visual impact from the required traffic signs and road lining works. Where infrastructure is provided or sustainably upgraded, reasonable adjustments should be made to improve access for disabled, which will assist the Council in meeting its duties under the Equality Act of 2010.

BACKGROUND PAPERS

Project file: QL040/73 – Suttons Lane, Hornchurch.

Appendix 1

Plan showing details of
freight loading bay