

Committee:	<b>Regulatory Planning Committee</b>
Date:	<b>17 January 2018</b>
Report by:	<b>Director of Communities, Economy and Transport</b>
Title of Report	<b>Heathfield Parking Review</b>
Purpose of Report	<b>To consider the objections received in response to the formal consultation on the draft Traffic Regulation order associated with 'The East Sussex (Various Roads, Heathfield) (Prohibition of Waiting) Order 201*'</b>
Contact Officer:	<b>Helen Pain 01424 724559</b>
Local Member:	<b>Councillor Simmons</b>

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## **RECOMMENDATION**

**The Planning Committee is recommended to:-**

- 1. Not uphold the objections to the draft order as set out in Appendix 1 of this report; and**
  - 2. Recommend to the Director of Communities, Economy and Transport that the Order be made as advertised.**
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## **CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT.**

### **1. Introduction**

1.1 Over the last few years a number of safety concerns relating to on-street parking have been raised by members of the public and Heathfield and Waldron Parish Council across a number of sites in Heathfield. These sites are deemed to benefit from some form of parking restriction being installed. The sites being taken forward as part of this Heathfield Parking Review were determined in consultation with Heathfield and Waldron Parish Council.

1.2 Following investigations, proposals were put together at 9 sites in Heathfield. These proposals involve the introduction of 'No Waiting At Any Time' restrictions, which will be indicated through the installation of double yellow lines. Copies of the formal proposals were sent to Heathfield and Waldron Parish Council, Wealden District Council, Councillor Simmons, Councillor Chris Dowling, Heathfield Chamber of Commerce, the emergency services, the Freight Transport Association, the Road Haulage Association, the East Sussex County Council Passenger Transport team and Stagecoach.

1.3 The proposals were publically advertised together with the draft Traffic Regulation Order in the Sussex Express between 15<sup>th</sup> September and 6<sup>th</sup> October 2017. Notices were placed on posts and lamp columns in the affected areas

between 14<sup>th</sup> September and 13<sup>th</sup> October 2017. The notices were left on street for an additional 7 days as we were made aware that the Library in Heathfield had not made the documents available for public inspection in the first few days of the public advertisement period.

1.4 During the public advertisement period, 4 objections were received. Two of these objections supported the proposals in principal but requested that further parking restrictions were considered. The other 2 objections were primarily concerned over the loss of on-street parking for residents. The 4 objections relate to the proposal to install double yellow lines as junction protection at the following locations:-

**Gibraltar Rise junction with Marshlands Lane**  
**Gibraltar Rise junction with Station Road & Highcroft Crescent**  
**Mill Road junction with Mill Close**

1.5 A summary of the objections and officer comments are included in Appendix 1. Plans and photographs showing the proposals and areas being objected to are included in the Additional Information Pack. Full copies of all correspondence are available in the Member's Room.

## **2. Comments and Appraisal**

2.1 The proposals aim to have a positive effect on road safety and improve the environment through which the road passes by keeping junctions clear of parked vehicles and enabling adequate visibility when exiting and entering the junctions.

2.2 Balancing the needs of all road users, particularly in residential areas and areas where schools are located, can be challenging. It is recognised that local residents and their visitors have parking needs, and, in the case of roads where schools are located, the increased demands on the available parking spaces can lead to frustration for local residents.

2.3 The proposed restrictions are limited to areas where parking currently causes obstruction or danger to other road users. The proposals are to ensure a safe passage of traffic and to ensure that sight lines are protected at junctions, where collisions are more likely due to conflicting vehicle manoeuvres, whilst maintaining as much parking for residents and other road users. We are also mindful that an element of on street parking has a positive benefit in regulating vehicle speeds.

## **3. Conclusion and reasons for approval**

3.1 The proposals aim to address the safety concerns at a number of junctions in Heathfield, which have been raised over a number of years. It is fully appreciated that the loss of any on street parking will be contentious when there are so many competing demands for parking within the limited road space. For this reason and to ensure any restriction is as self-enforcing as possible, the restrictions have been kept to a minimum.

3.2 It is therefore recommended, for the reasons set out in this report, that the Planning Committee does not uphold the objections to the draft Traffic Regulation Order and recommends to the Director of Communities, Economy and Transport that the Order be made as advertised.

RUPERT CLUBB  
Director of Communities, Economy and Transport

**BACKGROUND DOCUMENTS**  
None

## Appendix 1 – Proposals where objections are not upheld and are proposed to be implemented as advertised

### **1. Site 1 Gibraltar Rise junction with Marshlands Lane (Councillor Simmons)**

1.1 The proposals are to install 'No waiting At Any Time' restrictions indicated by double yellow lines at the junction of Gibraltar Rise with Marshlands Lane to keep the junction clear of parked vehicles, enabling adequate visibility when exiting and entering the junction. There is a general legal requirement (as detailed in the Highway Code) not to park within 10 metres of a junction. In respect of the junction of Gibraltar Rise with Marshlands Lane the proposal is to install 11 metres of double yellow lines on both sides of Gibraltar Rise from the junction with Marshlands Lane which would leave a gap of 10 metres for available parking before the driveway to No1 Gibraltar Rise. In Marshlands Lane 15 metres of double yellow lines are proposed to the northwest of the junction with Gibraltar Rise and 25 metres to the southeast (this length is longer to assist vehicles exiting Regent Place on the opposite side of Marshlands Lane). There is currently 35 metres of double yellow lines on both sides of Marshlands Lane from the junction with the A265 High Street.

1.2 Three objections were received. The first objector supports the proposals for the double yellow lines at the junction of Marshlands Lane with Gibraltar Rise but is concerned about where the displaced vehicles will go, ie outside of their property in Gibraltar Rise causing problems and annoyance for them and that Gibraltar Rise needs to be for resident parking only. The second objector is concerned about where vehicles will park once the lines are in place and that they will struggle to park outside their property in Gibraltar Rise. This objector feels the parking problems have been exacerbated by planning decisions on housing provision in the area which has meant more cars competing for available on street parking. The third objector feels that attempting to turn left up Marshlands Lane from Gibraltar Rise is very difficult and 15 metres of proposed double yellow lines seems insufficient. They would support no parking on this complete section.

1.3 The proposed lengths of double yellow lines are deemed appropriate for this residential junction to ensure that safety for those vehicles entering or exiting the junction is not compromised, whilst ensuring the restrictions are kept to a minimum so that they are as self-enforcing as possible and any impact on residents is limited. To extend the restrictions beyond the areas where drivers can identify and appreciate the reasons why they have been provided is likely to result in them being ignored. It is also recognised that an element of on street parking will assist in regulating vehicle speeds and removing all the parking could result in increased vehicle speeds. It would not be appropriate to restrict parking in Gibraltar Rise to residents only as the majority of properties in Gibraltar Rise have off street parking provision however an advisory access protection marking has been offered to the objectors to minimise any incidences of drivers obstructing driveways should this occur. The comments made about the planning decisions on housing provision in the area are noted; however the TRO process is not an appropriate mechanism to review previous planning decisions in the area (although parking associated with the developments would have been a material planning consideration, where relevant).

1.4 **Recommendation:** To not uphold the objections and to implement the proposals as advertised.

## 2. Site 2 Gibraltar Rise & Highcroft Crescent (Councillor Simmons)

2.1 The proposals are to install 'No waiting At Any Time' restrictions indicated by double yellow lines for 20 metres on the south-eastern side of Gibraltar Rise from the junction with Station Road and 15 metres to the southwest of the junction with Highcroft Crescent.

2.2 One objection was received which requested no parking on Gibraltar Rise from Highcroft Crescent to the junction with Station Road as parking so close to the exit is unsafe.

2.3 The proposed restrictions are limited to areas where parking currently causes obstruction or danger to other road users. The proposals are to ensure safe passage of traffic and to ensure that sight lines are protected at the junctions where collisions are more likely due to conflicting vehicle manoeuvres. To extend the restrictions beyond the areas where drivers can identify and appreciate the reasons why they have been provided is likely to result in them being ignored. It is also recognised that an element of on street parking will assist in regulating vehicle speeds and removing all the parking could result in increased vehicle speeds in Gibraltar Rise. This request has however been added to the list of outstanding sites in Heathfield where some form of parking restriction is being requested, to be fully investigated should the resources become available to undertake a further parking review in the future.

2.4 **Recommendation:** To not uphold the objections and to implement the proposals as advertised.

### **Site 3 Mill Close junction with Mill Road (Councillor Simmons)**

3.1 The proposals are to install 'No waiting At Any Time' restrictions indicated by double yellow lines for 10 metres on both sides of Mill Close from the junction with Mill Road and 20 metres in Mill Road to the southwest of the junction with Mill Close and 23 metres to the northeast of the junction with Mill Close.

3.2 One objection was received. The objector supports the proposals, however suggests that it would be better and more effective if the restriction in Mill Close were lengthened. Also the double yellow lines in Ghyll Road in the vicinity of Jubilee Park need to be extended to improve visibility for pedestrians crossing the road.

3.3 There is a general legal requirement (as detailed in the Highway Code) not to park within 10 metres of a junction and the proposed 10 metres of double yellow lines on both sides of Mill Close reflect this general legal requirement and is considered to be adequate on this residential road whilst ensuring the restrictions are kept to a minimum so that the restrictions are as self-enforcing as possible. The double yellow lines in Mill Road have been extended beyond the 10 metres due to the presence of the driveways and to ensure the double yellow lines do not terminate half way across them. The comments made about parking on Ghyll Road in the vicinity of Jubilee Park are noted however this is a new request which has not been made to us in the past. As such it falls outside of the scope of this parking review. It has however been added to the list of outstanding sites in Heathfield where some form of parking restriction is being requested, to be fully investigated should the resources become available to undertake a further parking review in the future.

3.4 **Recommendation:** To not uphold the objections and to implement the proposals as advertised.