




Report to:	Sutton Local Committee	Date:	6 September 2016
Report title:	Update on Old Gas Works Site Parking Conditions		
Report from:	Mary Morrissey Strategic Director – Environment, Housing & Regeneration		
Ward/Areas affected:	Sutton North, Sutton Central, Sutton West		
Chair of Committee/Lead Member:	Councillor Marlene Heron		
Author(s)/Contact Number(s):	Hitesh Wadher, Highways & Transport, 020 8770 5950		
Corporate Plan Priorities:	<ul style="list-style-type: none"> ● An Open Council ● A Green Council 		
Open/Exempt:	Open		
Signed:		Date:	24 August 2016

1. Summary

- 1.1 This report provides an update in relation to the Old Gas Works site parking controls.

2. Recommendations

It is recommended that Sutton Local Committee:

- 2.1 Notes the proposed changes around the Old Gas Works site regarding the 'Residents Only' parking layout and other matters raised by residents.

3. Background

- 3.1 Old Gas Works site: Residents of Vale Road adjacent to the New Sainsbury's development site have raised concerns relating to parking spaces as advertised in the Traffic Management Order for the parking arrangement agreed as part of the planning application process. The advertised Traffic Management Order showed a loss of 4 Resident's Permit Bays from the new access onto the residential site and the crossovers for the Town Houses on Vale Road. Residents of Vale Road requested a review of the parking spaces to avoid a reduction in the number of current parking spaces available to residents parking permit holders. There has also been a request by the Cafe on the corner of Vale Road and other businesses to provide a loading bay.



Informal consultation has been carried out through meetings between Members, officers and residents and following a meeting on 15 July 2016 and again on 11 August 2016 following decisions were made :-

- a. Residents Parking Bays in Vale Road: To incorporate additional 'Resident's Only' bays, 2 no. Shared use bays (residents and pay & display) with one Loading Bay close to the High Street end of Vale Road where there is currently pay & display parking. The overall length of the Residents only parking area will be 19.3m, sufficient to accommodate up to 4 residents parked vehicles at an average car/bay length of 4.8m each; the two shared use parking bays will be 6m long each with a 9m long Loading Bay by the High Street-end of Vale Road for use by the Cafe and other businesses in High Street, Sutton.
(Refer to Appendix –B: Vale Road Parking layout)

Below is a summary of other matters raised at the meeting on 15 July 2016 and 11 August 2016:-

- b. Residents Parking Restriction for the New Linden Homes Residents in Vale Rd :
A copy of the Section 106 Agreement with the Developer (LXB Properties) was tabled at the meeting on 11 August 2016 which states that the new residents of the Linden Homes Estate in Vale Road will be prevented from being entitled to Residents parking bays to park on-street.
- c. Proposed Changes to On-Street Controlled Parking Times
This relates to the current parking controls which it is felt do not extend to cover a long enough period. The on-street parking demands may escalate on completion of the development. There is a need to review the existing controls and amend the on-street restrictions to match the longer hours of operation of the controls for Sutton Town Centre. It is considered that this will provide the affected residents with more control over their ability to park close to their properties in the bays without encroaching on to the road. This matter is not directly linked to the development works and will therefore be considered as part of the wider parking strategy and review of controlled parking zones.
- d. To consider a Width Restriction on Vale Road to the north of the 'Morrisons' car park to prevent movement of lorries along Vale Road.
This matter is not directly linked to the development and needs to be considered as a separate scheme.

4. Issues

- 4.1 The above proposal will involve removal of the existing Pay and Display machine in Vale Road.
- 4.2 The proposed Car Club and Disabled parking bays are to be provided in St Nicholas Way which will require re-advertising of the Traffic Management Order.

5. Options Considered

- 5.1 Parking schemes proposed as part of a new development are considered by relevant officers and consulted upon through the planning application process. Highways officers consider and



agree the viability and acceptability of the proposals. Formal consultation process for any Traffic Management Order is undertaken. Any feedback from the formal consultation is reviewed by members prior to the decision to make the Traffic Management Order.

6. Impacts and Implications

Financial

- 6.1 The estimated cost of advertising the Traffic Management Order for the proposed Car Club & Disabled Bays on St Nicholas Way is £5000 and will be funded by the developer.
- 6.2 It is estimated that the removal of the Pay and Display machine in Vale Road would lead to a direct loss of on-street Pay to Park income of approximately £6,000/annum from that machine.

Legal

- 6.3 The Council is the Traffic Authority for its administrative area and is empowered under the provisions of the Road Traffic Regulation Act 1984 to make Traffic Management Orders (TMO) controlling, or regulating vehicular and other traffic. The proposed TMO was made in accordance with the detailed provisions of the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996 (SI No.1996/2489). The procedures prescribed by the Regulations require, amongst other things, consultation, publication of notice of any proposed TMO, consideration of any objections received before any TMO is confirmed and giving notice of any TMO made.

7. Appendices and Background Documents

Appendix letter	Title
A	Drawing No T26034_P_002 : Vale Road Parking Layout

Background documents
None

Audit Trail		
Version	Final	Date: 5 August 2016
Consultation with other officers		
Finance	Yes	Tony Cooke (Principal Accountant)
Legal	Yes	David Fellows (SLLP)
Integrated Impact Assessment required?	No	N/A

This page is intentionally left blank