

## **CABINET MEMBER FOR ENVIRONMENT – 31 MAY 2019**

### **CUMNOR – B4044 EYNHAM ROAD / B4017 CUMNOR ROAD FARMOOR & DELAMARE WAY CUMNOR - PROPOSED WAITING RESTRICTIONS**

**Report by Director of Community Operations**

#### **Recommendation**

1. The Cabinet Member for the Environment is RECOMMENDED to approve proposed waiting restrictions on the B4044 Eynsham Road and B4017 Cumnor Road at Farmoor, and at Delamare Way, Cumnor as advertised.

#### **Executive summary**

2. Waiting restrictions are reviewed when there are changes to the road layout or usage due to development, and when requested by the local member or local councils due to concerns over parking obstructing traffic and / or being detrimental to road safety.

#### **Introduction**

3. This report presents responses received to a statutory consultation to introduce additional waiting restrictions on the B4044 Eynsham Road and B4017 Cumnor Road at Farmoor and at Delamare Way, Cumnor.

#### **Background**

4. The above proposals as shown at Annex 1 & 2 have been put forward due to concerns raised by the Parish Council over the safety, positioning and movement of traffic in the area and, if approved, would be funded from the Councillor Priority Fund.

#### **Consultation**

5. Formal consultation on the proposal was carried out between 21 March and 19 April 2019. A public notice was placed in the Oxford Times newspaper and sent to statutory consultees, including Thames Valley Police, the Fire & Rescue Service, Ambulance service, Vale of White Horse District Council, Cumnor Parish Council and the local County Councillor. Street notices were placed on site and letters sent to approximately 65 properties in the immediate vicinity adjacent to the proposals.

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6. Twenty-one responses were received and these are summarised in the table below:

<b>Proposal</b>	<b>Support</b>	<b>Object</b>	<b>Concerns</b>	<b>Neither/No opinion</b>
B4017 & B4044	10 (50%)	4 (20%)	2 (10%)	4 (20%)
Delamare Way	3 (15%)	1 (5%)	0	16 (80%)

7. The responses are recorded at Annex 3 with copies of the full responses available for inspection by County Councillors.

### **Response to objections and other comments**

8. Thames Valley Police did not object to the proposals but commented that the enforcement would be a low priority for police resources.
9. Layla Moran MP, Oxford West and Abingdon expressed support for the proposals and the Vale of the White Horse District Council expressed no objection.

### **B4014 Cumnor Road and B4044 Eynsham Road at Farmoor**

10. Four objections and two expressions of concern were received in respect of the proposals primarily on the grounds of the loss of parking for local business, noting that the parking here has not been contributory to any reported injury accidents and that parking would be displaced either further down the road or into side roads where it would present a nuisance to local residents. Some responses also noted that the current parking helps reduce traffic speeds thereby promoting road safety.
11. Nine expressions of support were received, though some of these were also qualified, citing concerns of parking being displaced into side roads or further down the B4017 or B4044. Some respondents requested that consideration be given to extending the proposed waiting restrictions, including on the B4017 Cumnor Road that a length of single yellow line restriction applying during the daytime on weekdays would be helpful.
12. The objections and other concerns expressed are noted and it is accepted that if the proposals as advertised are approved, there is some risk that parking may be displaced to locations which could give rise to complaint etc. However, on balance it is considered that the benefits of the proposals in helping ensure these roads are not obstructed by parking outweigh the anticipated problems of parking being displaced to other areas.

### **Delamare Way, Cumnor**

13. One objection was received although it is not wholly clear whether this applied to the proposals at Farmoor (where it has also been included as an objection) or Delamare Way; the objection cited general concerns that there were too many restrictions for cars and motorists and suggested alternative ways of improving safety at junctions. Three expressions of support were received.

### **How the Project supports LTP4 Objectives**

14. The proposals would help facilitate the safe movement of traffic.

### **Financial and Staff Implications (including Revenue)**

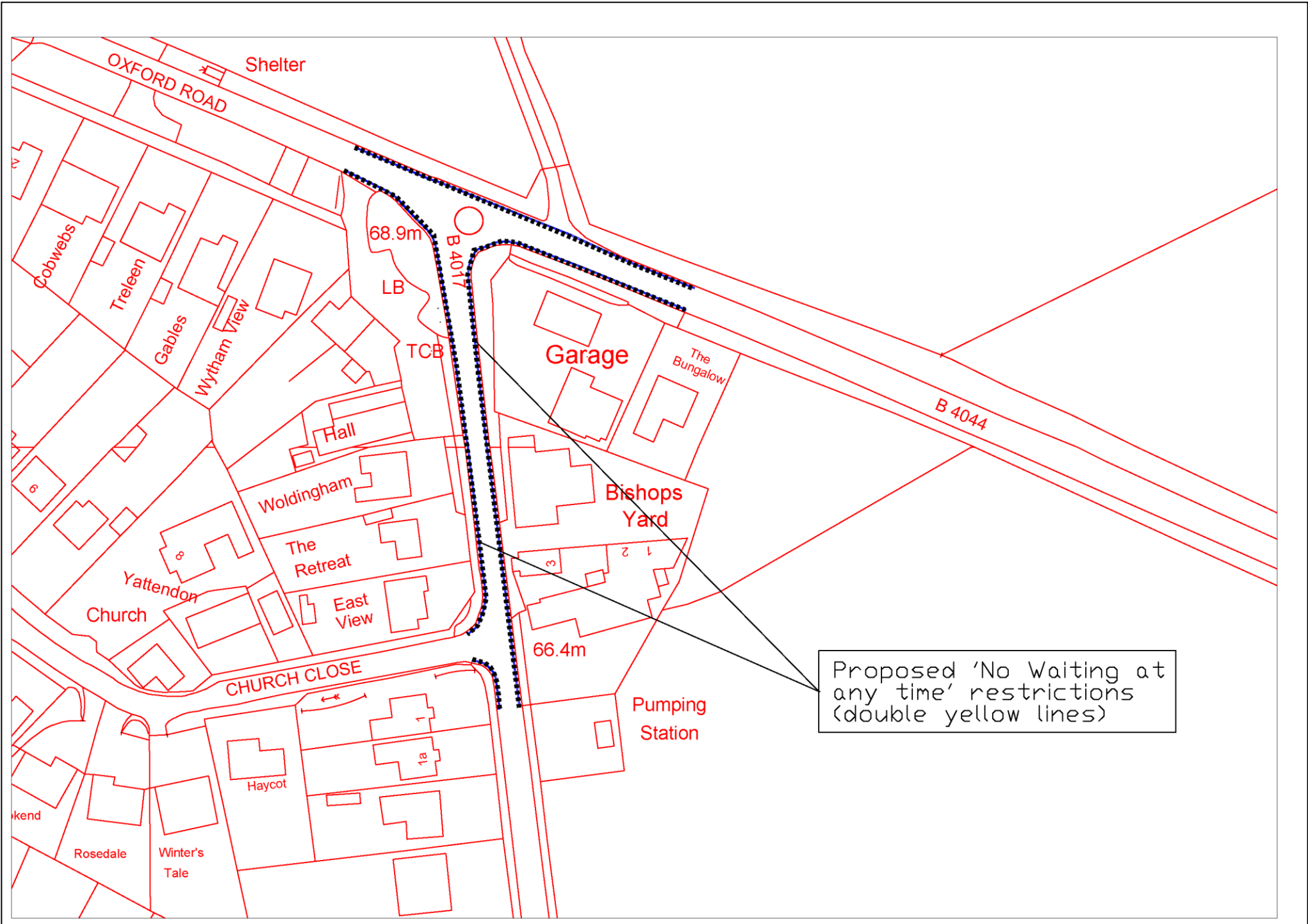
15. Funding for the proposed measures has been provided by the Councillor Priority Fund.

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Director of Community Operations

Background papers:           Plans of proposed waiting restrictions  
  Consultation responses

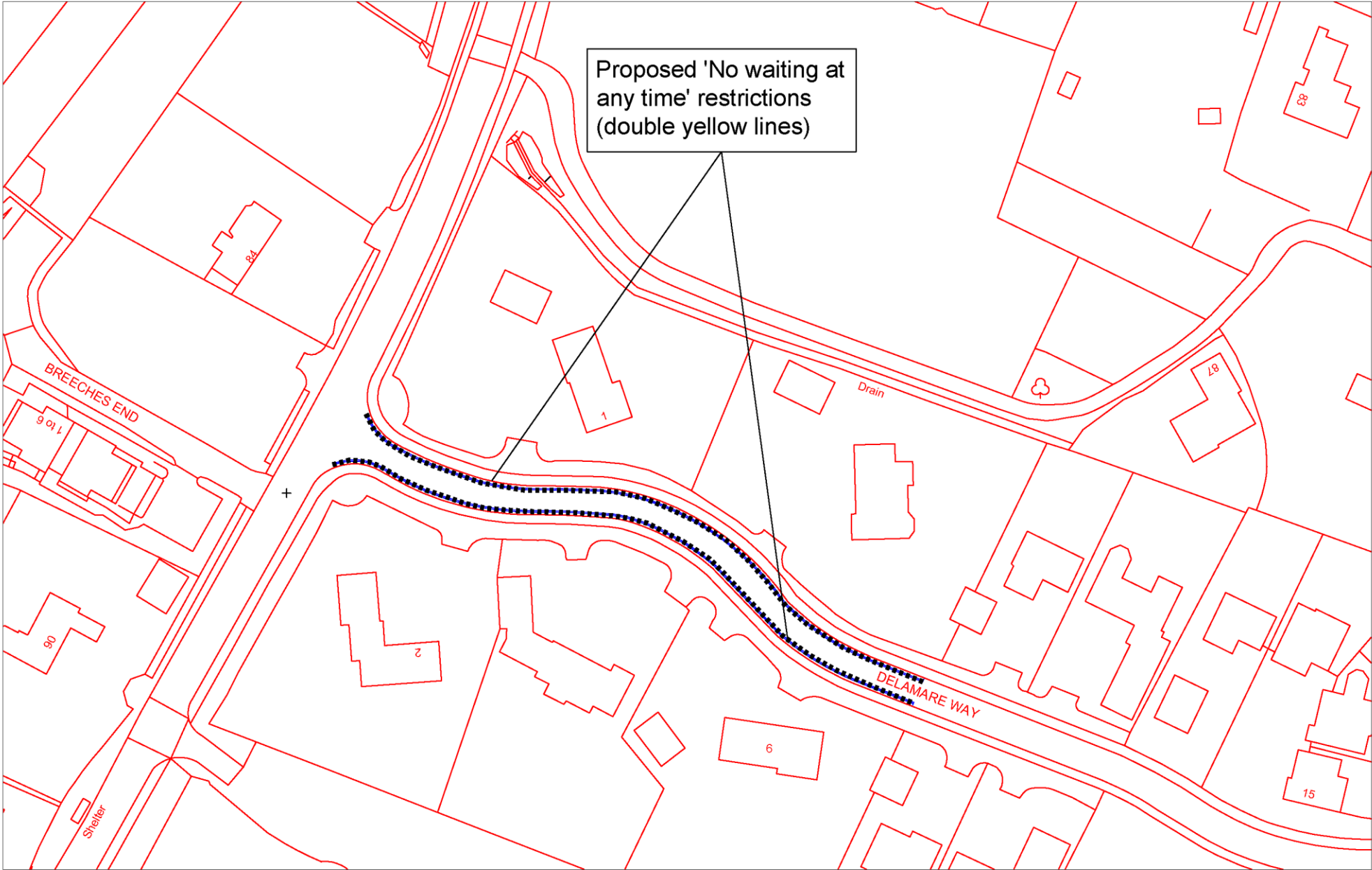
Contact Officers:               Hugh Potter 07766 998704

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Proposed 'No waiting at any time' restrictions  
(double yellow lines)



RESPONDENT	SUMMARISED COMMENTS
(1) Traffic Management Officer, (Thames Valley Police)	<p><b>No Objection</b> - restriction such as these features very low in terms of our current policing priorities and the introduction of Civil Parking should be actively encouraged and introduced.</p> <p>Any action by the Police in response to this kind of parking is governed by many factors. These include the seriousness of the offence, the road and traffic conditions at the time and the existence of other more pressing commitments for local police officers.</p> <p>In terms of operational priorities our officers are encouraged to give preference to offences which might directly affect public safety followed by those which have an impact on traffic flow on main traffic routes. However even those priorities must be viewed in the context of the many other more pressing and demanding commitments which our officers face.</p>
(2) Local MP	<p><b>Support</b> - Residents have emphasised that parking in the areas covered by the proposed double yellow lines has been causing dangerous road and pavement conditions.</p> <p>I understand that the local Cllr is supporting the proposals, including via the priority fund, and that the Parish Council has been supportive towards residents in getting the County Council to propose these measures.</p> <p>Please take this email as confirmation of my support for residents' concerns and these proposals to address them.</p>
(3) Vale of White Horse District Council	<b>No Objection</b>
(4) Local Business, (Farmoor)	<p><b>Object</b> - I am writing to oppose the restrictions being debated on this stretch of road. I am a tenant in Bishops yard and have been here for some 5 years. I have a medium sized van which I cannot work without. During the time I have been at the yard I have never witnessed or been told about any traffic incidents on this stretch of road. The</p>

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	<p>businesses which operate here co-operate with each other and anyone else affected by parking to ensure things run smoothly and as there are two businesses whose interest is purely in vehicles this has always worked very well.</p> <p>To stop the on-street parking will definitely have a detrimental effect on all those who work here as off-street parking is limited and there is no parking available locally and all this it seems is rather a sledgehammer blow to crack a nut which is at worst a minor irritation to some local residents.</p> <p>I sincerely hope this plan will be shelved or at the very least downsized to safeguard the works which are situated on this road.</p>
<p>(5) Local Resident, (Farmoor)</p>	<p><b>Object</b> - I oppose this. It is unnecessary. We have enough limitations in and around Oxford which as I am constantly told is not designed well for cars and vehicles.</p> <p>I would suggest it would be better and wise to only restrict at road openings only to allow cars to safely come out into the main road, or the most effective option would be to add blind spot mirrors which will also enhance the space and area.</p>
<p>(6) Local Business, (Farmoor)</p>	<p><b>Object</b> - By putting lines where you are suggesting is just going to move the problem down the road more. we never had a problem regarding parking until a new chairman of the village hall was elected and obviously had his own personal opinions and objections to us parking there, even though we were contributing to the village hall funds. As we are part of the community we should all be working together. We have had several meetings on this issue before, it was quite clear from highways and police that the parking on village hall when not in use was beneficial to all. With reference to your comment about safety, it was looked into before and it showed there was an extremely low record of accidents. The only accident I can remember was a vehicle coming towards Oxford from Eynsham and a car pulled out from oxford road. As I spend most of my day here, I think it would be more beneficial to lower the speed limit approaching the roundabout as vehicles go way too fast approaching it.</p> <p>I strongly object to the proposal of double yellow lines in Farmoor. As we have employees and our neighbours Warburtons are a big employer in Oxfordshire, this would cause more damage and unnecessary stress to the businesses. If you put yellow lines down, where are the village hall customers going to park as they always park down the road when spaces are full, I can send you photograph that this is the case and surely this would cause them issues in the future too.</p>



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<p>(7) Local Resident, (Farmoor)</p>	<p>Delamare Way - <b>No opinion</b> - No comment</p> <p>B4017 Cumnor Road &amp; B4044 Oxford Road - <b>Support</b> - however the yellow lines will just push parking further down Cumnor Road and Mayfield Road.</p>
<p>(8) Local Resident, (Farmoor)</p>	<p>Delamare Way - <b>No opinion</b> - No comment</p> <p>B4017 Cumnor Road &amp; B4044 Oxford Road - <b>Support</b> - My worry is that the car parking will transfer further down the street, where there are no parking restrictions, which will be in front of our property and make turning out of our drive hazardous. The need for vehicles at the premises is not going to go away and hence a car park for the business vehicles should be provided nearby.</p> <p>The speed limit is 40mph along the B4017 at Farmoor and should be reduced to 30mph regardless and a speed camera/LED warning sign installed.</p>
<p>(9) Local Resident, (Eynsham)</p>	<p>Delamare Way - <b>Neither</b> - I think it would be fine to have double yellows on Delamere Way if residents feel that would be convenient to them.</p> <p>B4017 Cumnor Road &amp; B4044 Oxford Road - <b>Object</b> - I object to a no waiting zone on Oxford Road, I cannot see how this is necessary, additionally I think it will only increase the number of cars exceeding the speed limit through this section of Farmoor - at least parked cars slow the traffic through this section. If no waiting zone is created, then I think you would need to impose a 20 mile per hour speed limit over a similar distance, otherwise it would become impossible to pull in or out of our premises safely, I believe speeding cars are a real issue on this road.</p>
<p>(10) Local Resident, (Farmoor)</p>	<p>Delamare Way - <b>Support</b> - No comment</p> <p>B4017 Cumnor Road &amp; B4044 Oxford Road - <b>Support</b> - Parking on the east side of Cumnor Road often backs up to the roundabout. This makes turning manoeuvres from the Botley direction into Cumnor Road very dangerous when you have to stop suddenly due to the parked cars which the traffic behind you cannot see and which has difficulty avoiding running into the back of you.</p>

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	<p>Parking on the Oxford Road outside the car sales makes turning right movements from Cumnor Road towards Botley extremely hazardous because of the loss of vision this movement becomes exceptionally dangerous when vehicles are parked on the Oxford Road footpath outside the car sales. You are forced to go to the middle of the roundabout to be able to see what is coming from the right creating many near misses as traffic approaching you at 40mph suddenly sees you.</p> <p>The Cumnor Road sometimes becomes almost impassable when vehicles park on both sides of the road, particularly when delivering,</p>
<p>(11) Local Resident, (Farmoor)</p>	<p><b>Support with Concerns</b> - Firstly, I would like to state that I am wholeheartedly in favour of parking restrictions on Cumnor Road. However, I don't believe that the proposed scope of the restrictions properly address these problems.</p> <p>The main problem is one of road safety at the roundabout (junction B4017 and B4044). Vehicles (sometimes lorries and large vans) parked on or close to that corner impede both visibility and reasonable traffic flow on that junction. But for safety issues alone, the restrictions do not need to be as extensive as planned. 50m down Cumnor Road would be sufficient, but there is another issue on this junction that needs to be addressed. There is a wide pavement on the verge of the B4044 next to the car sales operation, where the businesses on that site and their suppliers, park - often quite large vans. This makes visibility for cars emerging from Cumnor Road impossible. I understand that parking on the pavement is not an offence outside London, but I believe that it is within the Council's delegated authority to make a 'no parking on the pavement' order for specific locations where there is a specific hazard. I would request that the Council implement such an order.</p> <p>The other issue is the nuisance caused by the local businesses in the small estate at the end of Cumnor Road utilising the public highway as an extension of their business. Yellow lines for just 100m will not address this issue. It will simply move the problem further down the Road. The yellow lines need to extend far enough to make it impractical for the businesses to utilise the road in this way - I would suggest 200m at least.</p>
<p>(12) Local Resident, (Farmoor)</p>	<p><b>Support with Concerns</b> - Whilst we think this is an excellent scheme to attempt to eliminate the dangerous parking, as owners on Cumnor Road, we can foresee an immediate transfer of parking from the present position to outside the properties on the western side of Cumnor Road for say a further 50 metres.</p> <p>We say this because it's already happening. Vehicles are regularly parked partially on the pavement for this stretch of road making it dangerous for residents to exit their property owing to the reduction in visibility.</p>

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(13) Local Resident, (Farmoor)	<p><b>Support with concerns-</b> I support having double yellow lines on both sides of Cumnor Road, round the roundabout and along Oxford Road.</p> <p>However, I am very concerned that the dangerous congestion parking problem will spread into Church Close. Can you please let me know what is being proposed to stop this happening as it will pose a barrier for critical access down the close for emergency services and healthcare related issues etc.</p>
(14) Local Resident, (Farmoor)	<p><b>Support</b> - I would very much like to see double yellow lines on this road. The business parking really doesn't have much consideration for the local residents. It is so dangerous pulling out of side roads, residences and negotiating the little roundabout is really hazardous. In fact, I would like to see them going further along on the right-hand side of Cumnor Road at least past the third house.</p> <p>Also, pavement parking makes Cumnor Road an obstacle course for pedestrians.</p>
(15) Local Organisation, (Farmoor)	<p><b>Support</b> - The Farmoor Village Hall Committee are writing to confirm their support for the installation of parking restrictions. Parking adjacent to the village hall is often dangerous and obstructive and is a continued major cause for concern.</p>
(16) Local Resident, (Farmoor)	<p><b>Support</b> - As a resident of Cumnor Road we are writing in support of the proposed parking restrictions on the B4017. We have for some time campaigned to have these restrictions put in place on safety grounds. The residents have held a number of meetings with the Parish Council, Highways and Police representatives in the past but unfortunately the situation is getting much worse.</p> <p>Vehicles are often (daily) parked dangerously close to the junction (both at B4017 and Church Close) and are double parked as well as obstructing the pedestrian walkway. The line of cars parked from the junction with B4017 extends as far as the Thames Water Pumping Station and therefore doesn't afford vehicles the opportunity to 'pull in' should they meet on-coming traffic on the B4044. For vehicles turning onto B4017 this is a major risk as well as for residents who</p>

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	<p>are trying to turn into their driveways on Cumnor Road.</p>
<p>(17) Local Resident, (Farmoor)</p>	<p><b>Support</b> - I would absolutely be in favour of parking restrictions or yellow lines along this stretch of road. I don't live on the road itself, but I do drive it each day to take my baby daughter to and from Willow Cottage Nursery which is on this road. I feel the mini roundabout is very dangerous. As soon as you turn left off the main Eynsham Road you are faced with rows of parked cars and are often forced onto the wrong side of the road or into the middle of the road and there is often oncoming traffic. It does seem to be getting worse too. It was often the case that the traffic was just parked down one side of the road which was bad enough but now it is often on both sides forcing both lanes into one. I have often witnessed near miss accidents.</p> <p>As a road with a nursery on it there is bound to be more cars containing babies and small children and road safety should be an absolute priority. Parking restrictions would definitely make the area safer.</p>
<p>(18) Local Resident, (Farmoor)</p>	<p><b>Support</b> - I would definitely agree that the proposal (specifically the first point) makes sense as far as safety is concerned as someone who turns right northwards out of Cumnor road daily it can be quite nerve-wracking because of the reduced visibility due to visitors/staff members to the businesses' parking very close to the junction on both Cumnor Road and Oxford/Eynsham Road. I myself have stopped using the garage for my car after, when picking it up, it had been left parked on the road opposite the village hall not only causing a slight obstruction to other vehicles but putting my vehicle at risk of being damaged. I should stress however, that it is only a mild inconvenience and would assume any careful and confident drivers should be able to emerge onto Eynsham Road from Cumnor Road without much trouble. For the years I have lived in Farmoor there have never been any issues with either the corner shop or visitors to the village hall.</p> <p>However, I am unsure whether the proposal to paint double yellow lines southwards for 110 meters would solve this issue in practice as I would have thought that the people who park in the area concerned will continue to do so anyway (I think it would probably not be cost effective to send a traffic warden to check multiple times a day) or will simply park in other parts of the village which may cause issues with residents, particularly those living on Mayfield Road and leading onto Meadow Close.</p> <p>My main concern with this proposal is if cars and other vehicles that currently park in the area concerned actually do respect the double yellow lines and park elsewhere, that they will start to use the small piece of road on the southernmost entrance to Mayfield road coming off Cumnor Road. I am resident in one of the four flats on Cumnor</p>

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	<p>Road and, since we do not have a drive like other properties in Farmoor, our parking spaces (one per flat) are accessed via this road and if vehicles start to park here instead that it will block not only access to parking for the four flats but also to the parking for numbers 7 and 10 Cumnor Road as they also use this road for access to their rear driveways. I believe both residents in 7 and 10 have reasonably large vehicles that they use for work so no chance of them being able to squeeze past.</p> <p>Also one resident needs a large waste bin (which stands on his property) emptied now and again which needs a large lorry and in the past this lorry has not been able to gain access due to some people parking inconsiderately meaning he has incurred additional charges for this service. For clarification, we are unable to access our parking from the other end of Mayfield road as there has been a gate installed there which is either locked or is blocked by residents on the other side.</p> <p>Also, as I'm sure you are aware we now are in a time where there are multiple car households and two out of the four flats have two cars so we regularly need to park on this piece of road as to avoid inconvenience to road users and/or pedestrians by not parking on the main road. When we do so we are sure to not block access to Mayfield Road but my concern is that others would not be so considerate and will lead to tension between residents and the businesses. We also occasionally have problems on this section of road with fly tipping and abandoned vehicles and so I am worried that this will get worse if the measures mentioned in the proposal are put in place.</p>
<p>(19) Local Resident, (Farmoor)</p>	<p><b>Support</b> - We support the proposal to introduce parking restrictions on the B4044 and B4017 at Farmoor as follows:</p> <p><u>B4044 and B4017 from the Village Hall northwards</u>: We agree it is important to prevent parking at all times close to the roundabout to minimise danger. It is very dangerous to park there. Vehicles come around the roundabout from the east onto the B4017 and often have to stop suddenly because of the parked cars in the way. This is dangerous where there is another car coming around the roundabout from behind which has little warning to stop. This has happened to me.</p> <p>Also, when emerging onto the roundabout from the B4017, white vans parked on the visibility splay next to the garage obstruct the vision of cars coming from the right. This gives us little notice of oncoming cars from the right, which are going fast because they can see that the ongoing cars along the B4044 are going straight across the roundabout.</p> <p>We therefore support the proposal of "no waiting at any time" on both sides of the road on the B4044 and on the B4017 from the village hall northwards.</p>

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	<p><u>Along the B4017 from the Village Hall southwards:</u> (Office hours and rush hour) The time when the road is most obstructed is during office hours. During rush hour when there is a lot of traffic (including heavy lorries who use this route as a short cut), vans and cars from businesses on the eastern side of the B4017 are parked along the road. During the working day, vehicles from the garage are sometimes left on the road all day long and visitors to the businesses (including lorries) also park there. See photo attached.</p> <p>The road is narrow; when cars are parked two cars can't pass each other. There are often cars accessing and leaving the road at multiple points (the roundabout, garage, Warburtons, Church Close, The Retreat, Woldingham, the Village Hall and Farmoor Stores). When cars park on this road it restricts visibility and reduces the space in the road for manoeuvring.</p> <p>(Evenings and weekends) The stretch of road is quieter in the evenings. However, it is sometimes used as a "park-up" place for long distance HGVs in the evenings. On three occasions huge lorries have been parked there while the driver has his nap. The driver refuses to move because of driving hours regulations. It makes it hard to get into and out of our drive safely and two cars can't pass alongside.</p> <p>We therefore support the following proposal for the length of B4017 from the village hall southwards:  Monday to Friday 07:00 to 18:00: "no waiting at any time" along both sides.  Monday to Friday 18:00 to 07:00 and weekends: "no waiting at any time" along one side only.</p>
<p>(20) Local Resident, (Farmoor)</p>	<p><b>Neither</b> - This is not an easy issue; whilst there is building work being done on Cumnor Hill near Delaware Way, the parking of builders' vehicles at the bottom of Delamare Way has been and will be dangerous and would require double yellow lines at the lower end of Delamare way. This would have "pushed" the parking of the vans further up Delamare Way causing a smaller danger problem there.</p> <p>When building work stops the problem stops, so the decision to put yellow lines on Delaware way is dependent on the number of planning permissions granted for development on Cumnor Hill. One solution is to make planning permission subject to all vans being parked on site.</p>
<p>(21) Local Business, (Farmoor)</p>	<p><b>Neither</b> - Whilst in principle we agree that parked vehicles do cause a traffic obstruction we have lorries delivering to our business that stop outside our premises to unload materials to go in our stores.</p> <p>We have a small car park for circa 25 vehicles, so it is not possible for delivery vehicles to drive in as they cannot turn</p>

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around, and obviously it would be dangerous/illegal to reverse onto the main Road. Furthermore it is difficult for lorries to reverse into the car park as the entrance is narrow and it is a joint vehicle & pedestrian access so there are health & safety issues.

We employ 120 staff & operatives from this location with 70 plus company vehicles. We have grown a little in the past few years, but have been doing pretty much the same thing for the past 40 years and it has never been a problem, I think the problem has been caused by the Parish council withdrawing the facility for other local businesses to park on the Village Hall car park when it was not in use, so they are now forced to park on the road outside our offices.

There needs to be an exemption for vehicles loading & unloading, otherwise we cannot run our business from here.