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| Division: Otmoor |
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## **CABINET MEMBER FOR ENVIRONMENT – 25 JULY 2013**

### **PROPOSED PARKING RESTRICTIONS MALLARDS WAY, BICESTER**

**Report by Deputy Director Environment & Economy (Commercial)**

#### **Introduction**

1. This report considers objections to a formal consultation on proposals to introduce new parking restrictions on parts of Mallards Way, London Road and Talisman Road in Bicester. Location is show at Annex 1.

#### **Background**

2. The proposals in this report are a response to local concerns about the effects of parking by commuters and others along the western section of Mallards Way in the New Langford area of Bicester. Such parking has caused disruption to local bus services, difficulties for residents entering and leaving the estate and damage to grass verges. As an interim response, Thames Valley Police placed 'no waiting' cones at the main pinch-points and temporary barriers to prevent parking on verges.
3. Recognising the need for a long-term solution, former County Councillor Charles Shouler allocated some of his Councillor Community Budget to promoting a traffic regulation order to introduce double yellow lines (no waiting at any time) along that section of Mallards Way most susceptible to disruption caused by parked vehicles as shown at Annex 2. These restrictions extend to adjacent lengths of road to prevent displacement of the problem.

#### **Formal Consultation**

4. In February 2013 formal consultees were advised of the proposed changes, which included a copy of the draft amendment orders, statement of reasons and the public notice which appeared in the local press. These documents, together with supporting documentation and plans were deposited for public inspection at County Hall and at Bicester Library. They are also available for inspection in the Members' Resource Centre.
5. The Council also wrote to residents of Parkland Place, Wren Way and part of London Road, as well as the businesses in Talisman Road, explaining the proposals and asking for their comments. Public notices were also displayed on site.
6. A total of eight responses were received regarding the proposals which are summarised at Annex 3. Of these, six welcomed the restriction on commuter parking but objected to the complete ban on parking as it did not make any

allowance for overspill parking from the Parkland Place/Wren Way development, which has restricted numbers of on-site spaces. These respondents would like some evening and weekend parking to be available on Mallards Way to meet that need. A resident of nearby Coach Hose Mews is concerned about commuter parking on that road and a resident of London Road did not consider the proposal necessary.

## **Conclusion**

7. The majority of respondents support the principle of removing commuter parking from Mallards Way but are concerned that this will in turn impact on parking for visitors to adjacent residential units. Whilst the proposed extent of the double yellow lines would still enable some on-road parking east of the Mallards Way pinch-point (which is only a short distance from the properties on Wren Way), in view of the comments received it is suggested that a section of Mallards Way could be relaxed to assist with this matter, without compromising the overall benefits of the scheme.
8. It is therefore proposed that the restriction on a 30 metre length of the southern side of Mallards Way be relaxed from 'no waiting at any time' to 'no waiting 8am-6pm Monday-Saturday'; the timing of this restriction matches that in other parts of Bicester and also reflects the operating hours of the bus services in the estate.

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

9. The cost of the advertising, consultation and any subsequent works described in this report will be met from the Councillor Community Budget for this area.

## **RECOMMENDATION**

18. **The Cabinet Member for Environment is RECOMMENDED to approve parking restrictions for parts of Mallards Way, London Road and Talisman Road (Bicester) as advertised but amended as set out in paragraph 8 of this report.**

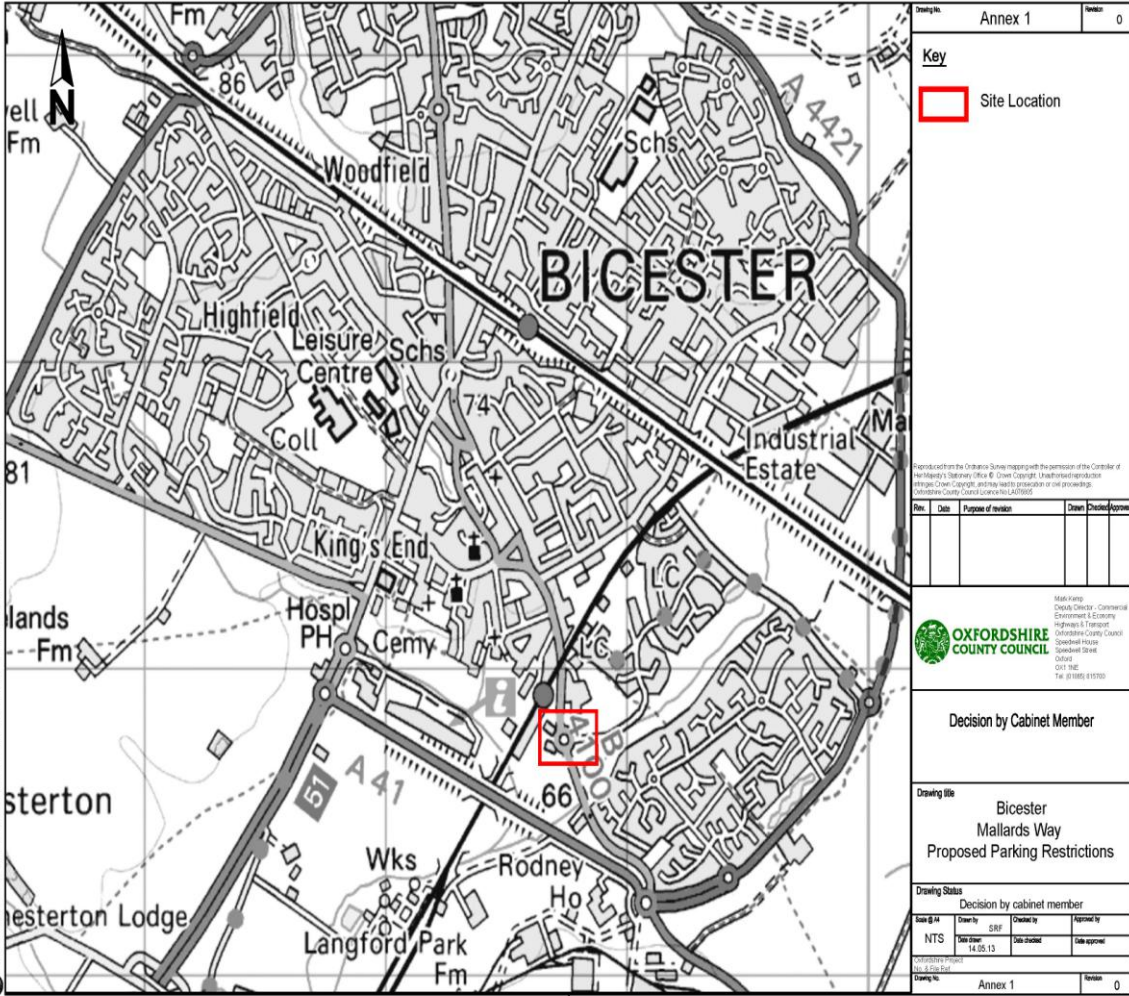
MARK KEMP

Deputy Director, Environment & Economy - Commercial

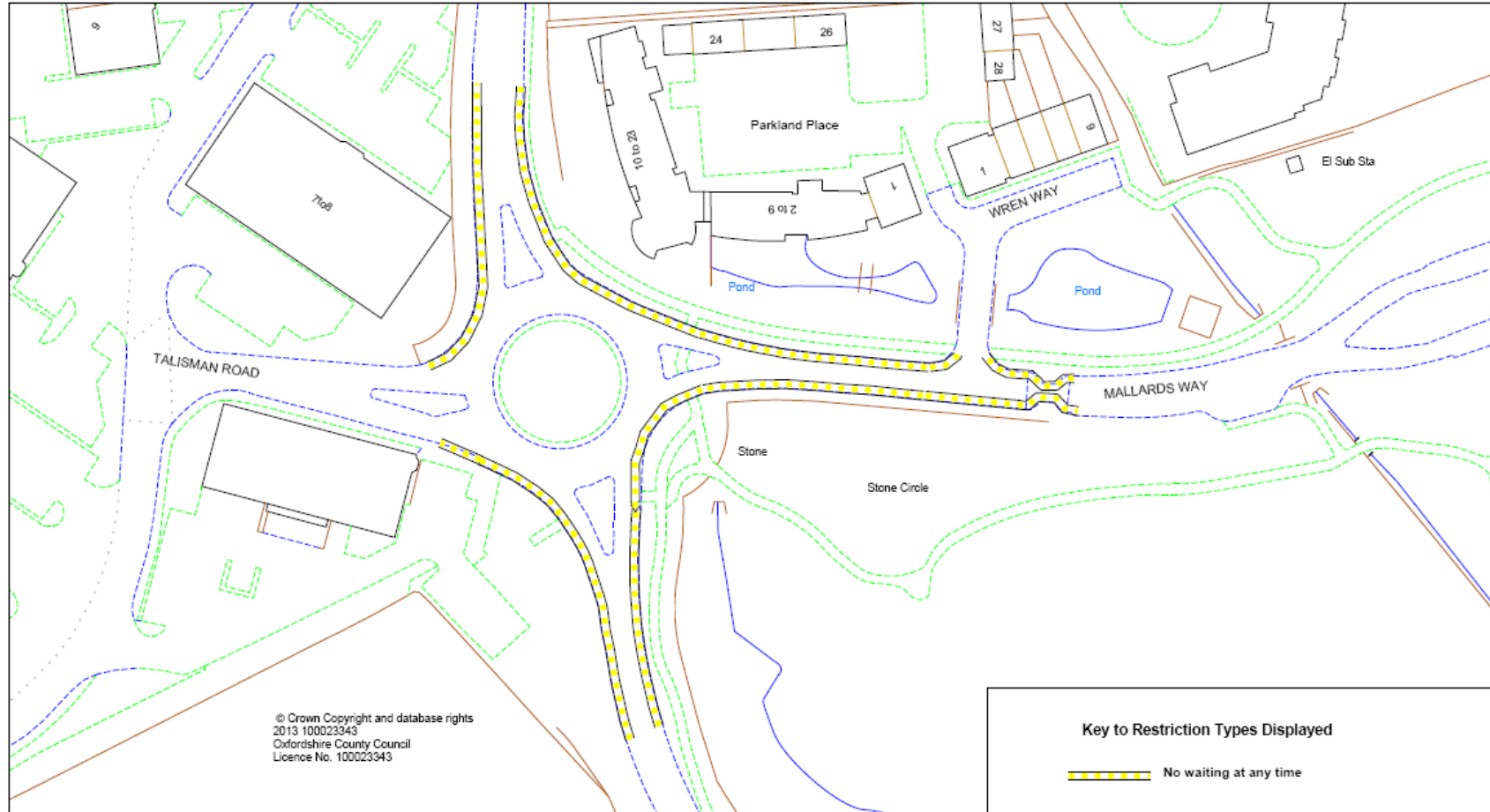
Background papers: Consultation documentation

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May 2013




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Key to Restriction Types Displayed

 No waiting at any time



**OXFORDSHIRE  
 COUNTY COUNCIL**  
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**PROPOSED PARKING RESTRICTIONS  
 MALLARDS WAY AREA - BICESTER**

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| SCALE       | 1 : 1000      |
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## RESPONSES TO CONSULTATION

| RESPONDENT   | COMMENT   | OFFICER RESPONSE  |
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| Lynn Pratt<br>District<br>Councillor<br>(Bicester South<br>Ward) | <p>As you are aware we have been having on-going parking problems in this area, at the moment the police are acting and the situation has eased.</p> <p>I understand that the County Council's view is to put double yellow lines down in the area affected. Myself and Cllr Dan Sames the other District Councillor for the Ward are in contact with residents of the nearby apartments. Whilst they are delighted that the situation has eased for the moment they do not feel that double yellow lines are the answer.</p> <p>The residents of the apartments only have one car parking space each with 5 spaces left for visitors. In the main most of the residents are out at work during the day, so parking during the day by the apartments is not a problem, the residents feel that due to limited visitor space it would be helpful if visitors could use Mallards Way in the evenings - I am sure this would not amount to many cars.</p> <p>Putting double yellow lines down would prevent this. Is there an alternative proposal? Would single yellow lines with a restricted time limit be an alternative answer with say no parking between the hours of 11.00am and 2pm - this would prevent people parking there all day as has been the case up until recently?</p> | <p>Noted</p> <p>It is considered that double yellow lines are needed on all roads in the vicinity of the London Road roundabout, at the pinch-point on Mallards Way and at the Wren Way junction.</p> <p>The proposed extent of the double yellow lines would still enable some on-road parking east of the Mallards Way pinch-point which is only a short distance from the properties on Wren Way.</p> <p>In view of the comments received it is suggested that a section of the southern side of Mallards Way proposed to be 'no waiting at any time' could become 'no waiting 8am-6pm Monday-Saturday' - the timing of this restriction matches other parts of Bicester and also reflects the operating hours of bus services in the estate</p> |
| Chairman<br>Bicester<br>Parkland View<br>Residents               | I am glad to see that Oxfordshire County Council proposes to implement measures to prevent the problems our residents are having in driving along Mallards Way. The large quantity of cars parked during the day has presented a serious danger   | Noted   |

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| <p>Association<br/>(covers<br/>Parkland Place<br/>and Wren Way)</p> | <p>and nuisance for people living here. However, I'm very concerned that we are rushing towards a poor solution; one that may benefit many residents on New Langford but represents a serious concern for residents of Parkland Place and Wren Way.</p> <p>Whilst the anarchic parking on Mallards Way is a serious problem, the residents of Parkland Place and Wren Way face another parking related problem. Each property at Parkland Place only has one allocated parking space. There have been times where there are a number of additional cars which need to be parked. In the past residents have parked within Parkland Place in such a way as to cause problems for service vehicles such as refuse lorries and ambulances. As the chairman of the residents association I advise residents with multiple cars to park on Mallards Way. This is almost always in the evenings and at weekends; probably no more than three or four cars at any time.</p> <p>If there is no option to park on Mallards Way, within a reasonable distance of Parkland Place, all-day and every day, then I won't be able to suggest that residents park there. What then will I suggest to residents about why the bins haven't been emptied or why they are having difficulty getting to their allocated space?</p> <p>I think that a single yellow line parking restriction would be preferable. Say, no parking between 10 am and 2 pm. This would prevent use by workers at the Talisman Business Park, but allow parking by a few residents at evenings and weekends.</p> | <p>The proposed extent of the double yellow lines would still enable some on-road parking east of the Mallards Way pinch-point which is only a short distance from the properties on Wren Way.</p> <p>In view of the comments received it is suggested that a section of the southern side of Mallards Way proposed to be 'no waiting at any time' could become 'no waiting 8am-6pm Monday-Saturday' - the timing of this restrictions matches other parts of Bicester and also reflects the operating hours of bus services in the estate</p> |
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| <p>Resident of Parkland Place</p> | <p>I would like to raise my concerns and state my opposition to your proposals as they stand.</p> <p>As a resident of Parkland Place I understand the need to reduce weekday parking on the stretch of Mallards Way near to London Road. However, I would be uneasy about a complete ban on parking at all times (by means of the proposed double-yellow lines) as I sometimes have visitors - usually at weekends and evenings - who would then be unable to park nearby (it is not always possible for visitors to park on-site at Parkland Place). Therefore I oppose your proposals as they have been outlined as being too restrictive.</p> <p>I would like to put forward the suggestion of weekday parking restrictions on Mallards Way, such as no parking between 9am-5pm Monday-Friday. If this or a similar type of restriction is possible, it would hopefully solve the problem of workers parking their cars on Mallards Way during the week, but not impact as severely on the residents and visitors of Wren Way and Parkland Place at quieter times.</p> | <p>In view of the comments received it is suggested that a section of the southern side of Mallards Way proposed to be 'no waiting at any time' could become 'no waiting 8am-6pm Monday-Saturday' - the timing of this restrictions matches other parts of Bicester and also reflects the operating hours of bus services in the estate</p>  |
| <p>Resident of Parkland Place</p> | <p>I have been made aware of the plans for new parking restrictions on Mallards Way, Bicester. Thank you for your efforts and the swift action to propose a solution to the access and safety issues around this untidy parking.</p> <p>If I could just make two comments;-</p> <ol style="list-style-type: none"> <li>1. Would the double yellow lines, stopping as they do on your scheme, just push parked vehicles further down Mallards Way where the road is just as narrow and unsuitable for parking both sides?</li> <li>2. Could the parking restrictions be for certain hours say 9.00 to 5.00pm rather than 24/7 which would penalise the residents over-flow parking?</li> </ol>   | <ol style="list-style-type: none"> <li>1. It is accepted that this may occur in the future, but the section of Mallards Way covered by this proposal has been identified as having the most pressing need for action</li> <li>2. In view of the comments received it is suggested that a section of the southern side of Mallards Way proposed to be 'no waiting at any time' could become 'no waiting 8am-6pm Monday-Saturday' - the timing of this restrictions matches other parts of Bicester and also reflects the operating hours of bus services in the estate</li> </ol> |

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| <p>Resident of Parkland Place</p> | <p>I wish to object about the proposed double yellow lines in Mallards way. I realise that parking restrictions are necessary, but I wish to point out that there has never been a problem at weekends or in the evenings.</p> <p>I therefore suggest that double yellow lines are a good idea on the Wren Way side of Mallards Way, but single yellow lines would be adequate on the other side of the road. There could be no parking from 09.00hrs to 17.00hrs Mon to Fri or parking limited to one or maybe two hours on these days.</p>   | <p>In view of the comments received it is suggested that a section of the southern side of Mallards Way proposed to be 'no waiting at any time' could become 'no waiting 8am-6pm Monday-Saturday' - the timing of this restrictions matches other parts of Bicester and also reflects the operating hours of bus services in the estate</p>        |
| <p>Resident of Parkland Place</p> | <p>I think a complete ban on parking in Mallards Way is likely to have a knock on effect in parking at Parklands Place. This is already happening with the 'Police Operation', as the limited number of visitors parking spaces (about 5 spaces between 33 properties) leaves people with nowhere to park.</p> <p>Parking in Mallards Way is only a problem during 'office hours' and not in the evenings or at weekends. I think double yellow lines on one side only (Parkland Place side) is OK, hardly anyone ever parks on this side anyway. The best solution is no parking on the park side during office hours, Monday to Friday. The parking problem is caused by employees of the industrial area, not residents and a complete ban will affect residents unfairly for a problem they have not caused.</p> <p>I would urge you to reconsider the plan and come to a more appropriate solution.</p> | <p>In view of the comments received it is suggested that a section of the southern (park) side of Mallards Way proposed to be 'no waiting at any time' could become 'no waiting 8am-6pm Monday-Saturday' - the timing of this restrictions matches other parts of Bicester and also reflects the operating hours of bus services in the estate</p> |



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| <p>Resident of<br/>Coach House<br/>Mews</p> | <p>I fully support the proposal. However, is there anything you can do to help us with the parking in Coach House Mews? We have signs up saying resident parking only but with the new restriction those cars are just going to move into our street. We currently already have issues with several employees from the business parking over the road.</p>  | <p>The issue of extraneous parking on Coach House Mews can be addressed once the road is fully adopted</p> |
| <p>Resident of<br/>London Road</p>          | <p>I received the letter about parking restrictions on Mallards Way. My view is that this is a complete utter waste of taxpayers' money. I live very close to the area concerned, and have done for over 2 years. I have never ever seen a problem here.</p> <p>Putting double yellow lines on London Road is also a ridiculous waste of money. I have never seen anyone park here ever in 15 years. This is a complete joke of an application and fail to see the sense of it in any way.</p> <p>How much is this application going to cost, when there are pot holes everywhere and police stations are being shut.....Total planning madness!!!!!!!!!!!!!!!!!!!!!!!!!!!!</p> | <p>This is not the view of local residents, the Police and the former County Councillor for the area</p>   |