

Delegated Decisions by Deputy Leader of the Council

***Thursday, 7 June 2012 at 10.00 am
County Hall, New Road, Oxford***

Items for Decision

The items for decision under individual Cabinet Members' delegated powers are listed overleaf, with indicative timings, and the related reports are attached. Decisions taken will become effective at the end of the working day on Friday 15 June 2012 unless called in by that date for review by the appropriate Scrutiny Committee.

Copies of the reports are circulated (by e-mail) to all members of the County Council.

These proceedings are open to the public



Peter G. Clark
County Solicitor

May 2012

Contact Officer: **Graham Warrington**
Tel: (01865) 815321; E-Mail:
graham.warrington@oxfordshire.gov.uk

Note: Date of next meeting: 19 July 2012

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named on the front page, but please give as much notice as possible before the meeting.

Items for Decision

1. **Declarations of Interest**

2. **Questions from County Councillors**

Any county councillor may, by giving notice to the Proper Officer by 9 am two working days before the meeting, ask a question on any matter in respect of the Cabinet Member's delegated powers.

The number of questions which may be asked by any councillor at any one meeting is limited to two (or one question with notice and a supplementary question at the meeting) and the time for questions will be limited to 30 minutes in total. As with questions at Council, any questions which remain unanswered at the end of this item will receive a written response.

Questions submitted prior to the agenda being despatched are shown below and will be the subject of a response from the appropriate Cabinet Member or such other councillor or officer as is determined by the Cabinet Member, and shall not be the subject of further debate at this meeting. Questions received after the despatch of the agenda, but before the deadline, will be shown on the Schedule of Addenda circulated at the meeting, together with any written response which is available at that time.

3. **Petitions and Public Address**

4. **Community Asset Transfer Policy** (Pages 1 - 10)

Forward Plan Ref: 2012/071

Contact: Jonathan Clapton, Principal Asset Strategy Officer Tel: (01865) 815850

Report by Deputy Director for Environment & Economy – Growth & Infrastructure (CMDDL4).

5. **North Hinksey Lane (West), Botley, Oxford - Proposed Prohibition of Right Turn onto West Way & Revocation of No-Entry Restriction** (Pages 11 - 16)

Forward Plan Ref: 2012/023

Contact: David Tole, Principal Engineer, Traffic & Safety Improvements Tel: (01865) 815942

Report by Deputy Director for Environment & Economy – Highways & Transport (CMDDL5).

6. Proposed Zebra Crossing - Denchworth Road, Grove (Pages 17 - 24)

Forward Plan Ref: 2012/050

Contact: Lee Turner, Principal Traffic Technician (Traffic Advice & Design) Tel:
(01865) 815876

Report by Deputy Director for Environment & Economy – Highways & Transport
(CMDL6).

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Division(s): All

DEPUTY LEADER OF THE COUNCIL - 7 JUNE 2012

COMMUNITY ASSET TRANSFER POLICY

Report by Director for Environment & Economy

Introduction

1. A Community Asset Transfer Policy was approved by Cabinet in June 2011 to support the 2011/12 Big Society process and particularly the transfer of youth centres to community groups and schools.
2. Over the past few months, 2 youth centres have been transferred by sale of the freehold, 3 let on short leases to community management committees and 4 transferred to schools/academies. In some instances during negotiations there was resistance to some aspects of the Policy, particularly around repairs and insurance. Therefore there is a need to revise the Policy to reflect the lessons learned during these transfers and ensure a robust policy is in place for any future transfers under the Big Society process.

Exempt Information

3. None

Community Asset Transfer Policy

4. The proposed Community Asset Transfer Policy is set out at Annex 1 to this report.
5. The changes proposed are as follows:
 - i. Clarification that Academy transfers are subject to a separate Academy Transfer Policy being considered by Capital Investment Board (1.2 and 4.6);
 - ii. Consideration of the treatment of a lease in accounting terms (operating or finance lease) is made explicit (3.2);
 - iii. The Policy now covers long leasehold as well as freehold transfers (3.3-3.8);
 - iv. Clarification that freehold sale price will be at market value for existing use and that valuation advice will be sought by the County Council for existing and alternative uses to inform the Cabinet's decision on a potential community asset transfer (3.5);
 - v. Where a property is transferred on a short lease, the County Council will remain responsible for the structure of the building. This is a change from the position in the last version of the Policy where the tenant was to have full repair and maintenance responsibility and which proved contentious during negotiations (3.13);

- vi. Reference is now made to the need for a Schedule of Conditions to accompany the lease (3.13);
- vii. Responsibility for building insurance will now sit with the County Council with the tenant responsible for content insurance only. This is in contrast to the last version of the Policy where the tenant was to have full responsibility for insurance but reflects the need for the County Council to ensure appropriate cover is in place for its assets (3.14);
- viii. Reference to the 'cooling off' period following any Cabinet agreement to a community asset transfer (3.23);
- ix. Reference to the need to consider the provisions of the Academies Act 2010 Schedule 1 Paragraph 1-2 where a proposed community asset transfer relates to land used or previously used for education purposes;
- x. Additional clarity on alienation, costs, exceptions and standard heads of agreement (5.1-5.4);
- xi. The Policy refers to a notional rent for short leases. The Standard Heads of Terms in Appendix 1 clarify this to be £3k pa as agreed with the short lease transfers to date.

Financial and Staff Implications

- 6. None other than those noted above.

RECOMMENDATION

- 7. **The Deputy Leader of the Council is RECOMMENDED to approve the revised Community Asset Transfer Policy and used to support all future Big Society community asset transfers.**

HUW JONES
Director for Environment & Economy

Contact Officer: Jonathan Clapton (01865 815850)

June 2012

Oxfordshire County Council

Community Asset Transfer Policy

1. Introduction

- 1.1. As part of the County Council's commitment to localism and the 'big society' a number of properties are likely to be made available for use by community/voluntary organisations, either on a permanent basis or through a short term lease. This document sets out the policy for transfer of assets made available under the "big society" agenda.
- 1.2. Academy transfers are subject to a separate Academy Transfer Policy being considered by Capital Investment Board (CIB).
- 1.3. These assets will be made available for transfer unless one of the following principles applies:
 - a) Property revenue savings or capital receipts from the property are needed to contribute to County Council savings;
 - b) There is another County Council or school need for the property which would be difficult to meet in any other way;
 - c) Grant conditions for capital expenditure on the property prevent the property being transferred or prevent a change of use within a specified timescale.
- 1.4. Once it has been decided that an asset can be made available, the County Council will transfer the asset to the community/voluntary organisation on terms to be agreed, if:
 - a) There is no other local building from which the community/voluntary organisation could reasonably provide the same service;
 - b) The proposal is financially viable and sustainable;
 - c) The proposal represents good value, taking into account the expected community benefits; and
 - d) The proposal as a whole, and in particular the loss of a potential capital receipt due to a discounted sale price, is affordable.

2. Assets Available for Transfer

- 2.1. A list of assets available for transfer will be kept up to date and published on the County Council's website as part of the wider register of community assets.
- 2.2. Where the County Council identifies through its Locality Reviews opportunities to reduce its assets these will be added to the list of assets potentially available to communities.
- 2.3. Communities are encouraged to seek advice from the County Council at the earliest possible opportunity before making a formal application.
- 2.4. The County Council will provide advice and guidance to communities as they develop their proposal, specifically:
 - It will provide guidance on the valuation of the asset and/or advise on the rental value;
 - It will provide guidance on the likely scale of future repairs and maintenance for the asset;
 - It will provide advice on the structure of the management body required to support community usage of the asset.
- 2.5. The County Council will test any proposal submitted by examining:
 - a) The statement of proposed outcomes that would be delivered by the community use of the asset, including consideration of the extent to which the proposal meets identified local needs as well as broader policy priorities;
 - b) The Business Case submitted in support of the proposal, including contributions from other funding sources towards the cost of the proposal;
 - c) The proposed arrangements for the management body, including evidence of wider support amongst the local community.
- 2.6. Encouragement is given to the submission of innovative proposals that enable the proposed service to be delivered in a more effective and efficient way.
- 2.7. The County Council's Cabinet will make a decision about whether an asset can be transferred on the basis of the proposal put forward by the community/voluntary organisation within the context provided by this policy.

3. Key Principles of Asset Transfer

- 3.1. The County Council will consider proposals from community/voluntary organisations for purchasing the freehold of an asset as well as proposals for leasing the asset.
- 3.2. The nature of the lease agreement, whether operating or finance, will need to be identified early in the negotiation of a lease. Land and buildings need to be

treated differently for accounting purposes and the nature of the lease will determine the accounting treatment required. Advice on the process to test which lease arrangement is applicable will need to be sought on a case by case basis through the County Council's Finance Business Partners.

Purchasing the Freehold/Long Leasehold interest

- 3.3. In general the County Council is required to achieve the 'best consideration reasonably obtainable' when it is disposing of land or buildings. If it seeks to dispose of land or buildings below the market value, it has to obtain the consent of the Secretary of State for Communities and Local Government.
- 3.4. However, the County Council (having regard to the Crichel Down rules whereby property must in certain circumstances first be offered back to the original owners) will use its powers under the General Disposal Consent 2003 to transfer land at less than its market value, without the need to seek specific permission from the Secretary of State, provided that:
 - a) The purpose for which the land is to be transferred is likely to contribute to the 'promotion or improvement' of the economic, social or environmental well-being of the area; and
 - b) The difference between the market value for the land and the actual price paid for the disposal (if any) is not more than £2m (also providing that the reduction in price does not breach State Aid Rules).
- 3.5. The County Council will determine the market value on the basis of the potential use of the asset. The County Council will take independent valuation and planning advice that will consider both the "existing use value", and "alternative use value" if there is clearly potential for future uplift in value having regard to planning and development potential of the asset.
- 3.6. Where the transfer is on the basis of providing specific community services, the County Council will seek to secure a commitment to the future delivery of those services through an agreement with the community. Where appropriate this commitment will be secured through a Restrictive Covenant.
- 3.7. Provision will be included within the transfer generally secured by a legal charge for the County Council to recoup an appropriate proportion of any uplift in value secured subsequently through each subsequent change of use and/or enhancement in value arising from the grant of planning permission.
- 3.8. A Long Leasehold interest for the purposes of this Policy is defined as a lease where an initial premium is paid (instead of an annual open market rent) on a lease exceeding 7 years in duration.

Leasing an Asset

- 3.9. A lease granted at an open market rent is not generally regarded as an "asset disposal". However, where a lease is granted that exceeds 7 years in duration

(or is capable of being extended by the tenant to a term exceeding 7 years) then the County Council shall have regard to the provisions above.

- 3.10. Ordinarily the County Council leases its property to third parties at full market rent.
- 3.11. However, as part of its contribution to encouraging successful community/voluntary organisation proposals, the County Council will normally seek a nominal rent for assets provided that:
 - a) The proposed tenant is providing a statutory service on behalf of the County Council; or
 - b) The proposed tenant is contributing to meeting the County Council's corporate objectives; or
 - c) The proposed tenant is providing services that will benefit the local community either socially, economically or environmentally; or
 - d) The service proposed by the tenant is accessible to a wide section of the local community.
- 3.12. The County Council will typically grant leases contracted out of the Landlord & Tenant Act 1954 Part II of up to 5 years in order to provide flexibility for both parties.
- 3.13. The community/voluntary organisation entering into a lease will normally be expected to assume responsibility for the full running costs of the building, including repairs and maintenance. Repairing obligations however would not normally extend to the structure of the building, and responsibility for this will remain with the County Council unless expressly agreed with the prospective tenant. Where elements of the building are in a state of disrepair [or potentially will be in disrepair within a few years], then consideration will be given to the preparation of a photographic Schedule of Condition, which can then be used as a reference point. It may be appropriate to limit repairing obligations to being "in no better condition" than as recorded in a Schedule of Condition. Preparation of any Schedule of Condition will be the responsibility of the tenant.
- 3.14. The County Council will generally wish to retain its building insurance cover over the building to ensure it is adequately covered. The lease will contain a provision for the tenant to reimburse the County Council for the cost of the building insurance cover. The tenant will be responsible for insuring the contents of the building.
- 3.15. Where there is a need for planning permission to be secured in order to enable a proposal to be taken forward this will be the responsibility of the community/voluntary organisation. A decision on the part of the County Council to transfer an asset does not guarantee that planning permission will be granted.

- 3.16. The Business Case in support of a proposal will be expected to demonstrate that the business model is sufficiently robust to give confidence that the obligations for internal repairs and maintenance will be met.
- 3.17. The permitted use within any lease will be limited to the existing use that is for the benefit of the local community. The agreement will provide for the lease to be terminated if that use ceases.
- 3.18. Any capital expenditure on an asset by a third party must be agreed and formalised at the commencement of, and as part of, the lease agreement.

General Conditions

- 3.19. Any transfer will **include** fixtures and fittings.
- 3.20. Any transfer will **exclude** IT infrastructure.

Decision Making Process

- 3.21. All proposals for community asset transfer will be considered by the County Council's Cabinet.
- 3.22. Where more than one proposal is submitted in respect of an asset the County Council's Cabinet will consider these on an equal basis. Encouragement will be given to competing proposals to work together where possible to put forward a joint proposal.
- 3.23. Following the Cabinet's decision to support a proposal there will be a 'cooling-off' period, typically of 8-weeks. During this period the County Council will seek assurance that there are no alternative proposals for the use of the asset that need to be taken into account. During this cooling-off period no interim arrangements can be entered into with the prospective tenant. Solicitors' instructions cannot be confirmed until this cooling-off period has lapsed.
- 3.24. Where an alternative proposal is submitted the County Council Cabinet will consider this within the context of the original proposal considered.
- 3.25. In the absence of any alternative proposal coming forward, the original decision of the Cabinet will be taken forward.

4. **School Sites**

- 4.1. If the asset is located on a community school site and there is a recognised educational/curriculum need for the asset, then transfer to the school will be considered subject to the need being supported by the Director of Children Education and Families. In such cases all revenue liabilities for the property will transfer to the school, excluding non-delegated repairs and maintenance responsibilities

- 4.2. If the asset is not required for educational/curriculum purposes and it can be separated to allow for disposal the County Council will include it on the list of assets available for community use.
- 4.3. If the community school is interested in taking over the running of the service then their bid will be assessed alongside any other community interest.
- 4.4. Where the transfer is on the basis of providing specific community services, the County Council will seek to secure a commitment to the future delivery of those services through an agreement with the community school.
- 4.5. Any transfer of former education land should consider the provisions of the Academies Act 2010 Schedule 1 Para. 1-2 which enables the Secretary of State to require the making of a scheme to transfer to an Academy any site held by a local authority which:
 - 1) was used for educational purposes in the last 8 years but which is no longer used (or the Secretary of State thinks will cease in future);
 - 2) is subject to proposals to establish a new school.
- 4.6. Where a community asset transfer has Academy (or Free School) implications the County Council's Academy Transfer Policy should be referred to.

5. **Further considerations**

- 5.1 **Alienation** – where leases are granted to Third Sector organisations it is accepted that they will often need to hire out the premises in order to raise income to cover their costs. Leases will, however, contain restrictions limiting the extent to which tenants can assign or sub-let part or all of the property. The aim is to ensure that the original use of the property, i.e. for community benefit, is maintained.
- 5.2 **Standard Heads of Agreement** – Attached at Appendix 1 are standard terms for leases of less than 5 years duration.
- 5.3 **Exceptions** – Any exception to this Policy must be approved by the Director for Environment & Economy in conjunction with the County Council Solicitor and in consultation with the relevant Cabinet Member.
- 5.4 **Costs** - Each party to bear their own legal and consultant fees . *Note:* if the transfer involves Academies this may differ (please see the Council's Academy Transfer Policy).

Standard Heads of Terms for Community Asset Transfer via Leases of 5 Years Duration or Less

Landlord	Oxfordshire County Council
Tenant	Likely to be a management committee/Board of Trustees/charity <i>(to be encouraged to be a Charitable Incorporated Organisation – see Charity commission website)</i>
Property	e.g. <i>Faringdon Youth Centre, Highworth Road, Faringdon, Oxfordshire, SN7 7EG</i>
Term	5 years; contracted out of Landlord and Tenant Act 1954 Part II – no automatic right to renew.
Break	Tenant only option to break at any time after first 2 years, subject to 6-9 months notice.
User	The premises shall be used for the provision of youth services and associated activities.
Forefeiture	Landlord can end the lease for material breach of lease covenant, including breach of the user clause.
Rent	£3,000 per annum (rent reviews every 5 years if negotiated term is longer than 5 years).
Premises costs	Tenant to pay all rates, utility costs and other running costs.
Building Insurance	Tenant to insure contents. Landlord to insure building.
Insurance	The Tenant must hold 3 rd party liability to a total of £5M in any one claim.
Repair	Tenant to be responsible to maintain and repair interior of Property in existing condition; a Schedule of Condition will be included in the lease (prepared by tenant and agreed by OCC). A list of the loose items to be handed over with the building will also be provided.
Alterations	Tenant permitted to make non-structural alterations with Landlord's consent in writing, not to be unreasonably withheld.
Alienation	Tenant not permitted to assign or sublet part of the premises; Tenant permitted to assign or sublet whole of the premises with Landlord's consent, not to be unreasonably withheld; sharing of possession or occupation without Landlord's consent permitted through reference to a hiring agreement.

CMDDL4

Yielding up At the end of the term the Tenant will yield up the premises in accordance with the requirements of the lease including the repair and condition prescribed in the lease.

Costs Each party to bear their own costs.

Division: North Hinksey and Wytham

DEPUTY LEADER OF THE COUNCIL – 7 JUNE 2012

NORTH HINKSEY LANE (WEST), BOTLEY, OXFORD – PROPOSED PROHIBITION OF RIGHT TURN ONTO WEST WAY & REVOCATION OF NO-ENTRY RESTRICTION

**Report by Interim Deputy Director for Environment and Economy (Highways
and Transport)**

Introduction

1. This report considers the proposed Traffic Regulation Order required to prohibit right turns from North Hinksey Lane (West) onto West Way and revoke the prohibition of entry restriction from West Way. A plan is attached at Annex 1.

Background

2. This is part of a Scheme which is intended to improve traffic flow through the West Way, A34 Slip Road and Botley Road junction. Currently traffic from the A34 Slip Road heading for the North Hinksey Lane area turns left towards Oxford and then has to wait in an uncontrolled right turn lane before crossing two lanes of outbound traffic into North Hinksey Lane (East). This is a potentially hazardous manoeuvre and interrupts the outward flow of traffic on the Botley Road from Oxford City Centre. Opening North Hinksey Lane (West) to two-way traffic will reduce the hazard, as the above traffic from the Slip Road will turn right into West Way and then immediately left. This will decrease the volume of traffic turning left from the Slip Road thereby improving the flow of traffic on the Botley Road and improving access into the industrial area of North Hinksey Lane. The prohibition of a right turn from North Hinksey Lane (West) is proposed as such a manoeuvre is potentially hazardous as it involves crossing three wide lanes of traffic at a busy junction.

Formal Consultation

3. All businesses and residents with properties fronting directly onto North Hinksey Lane (West) were written to with details of the proposals, together with formal consultees. Documents were placed on deposit at County Hall and Botley Library and copies of these are available for inspection in the Members' Resource Centre. Site Notices were also placed along that length of North Hinksey Lane and the formal notice was published in the Oxford Times on 19 April 2012. The period of formal consultation ended on 11 May 2012. A summary of comments and objections received, together with AN officer response, is set out at Annex 2. Copies of all the letters and emails received are available for inspection in the Members' Resource Centre.

4. The principle objections relate to revocation of the no-entry restriction to North Hinksey Lane (West). Residents, County Councillor Godden and the Parish Council are concerned that this will lead to significant additional traffic (including HGVs) close to houses which will cause local problems and that the redesign of the West Way junction will facilitate the introduction of a drive-through facility at the adjacent McDonalds. Cyclists are concerned about the effect of 2-way traffic on the cycle facility on the south side of West Way.
5. In response, it is acknowledged that in order to reduce the disruption caused to outbound traffic on Botley Road by vehicles turning right into Hinksey Lane (East) there will be additional traffic on Hinksey Lane (West). However, the number of extra vehicles passing the houses will not be significant and the local problems that this may cause will be monitored and (as appropriate) be ameliorated as per Annex 2.

How the project supports LTP3 objectives

6. The measures will help to reduce congestion, improve accessibility and road safety.

Financial Implications

7. This is part of a larger developer funded scheme, and this minor element would cost in the region of £5,000 to implement.

RECOMMENDATION

8. **The Deputy Leader of the Council is RECOMMENDED to approve the making of the Oxfordshire County Council (North Hinksey Lane, Botley, Oxford) (Prohibition of Right Turn) Order 20** as advertised, but to ask officers to monitor the impact of the changes and the subsequent need for any further restrictions or amendments.**

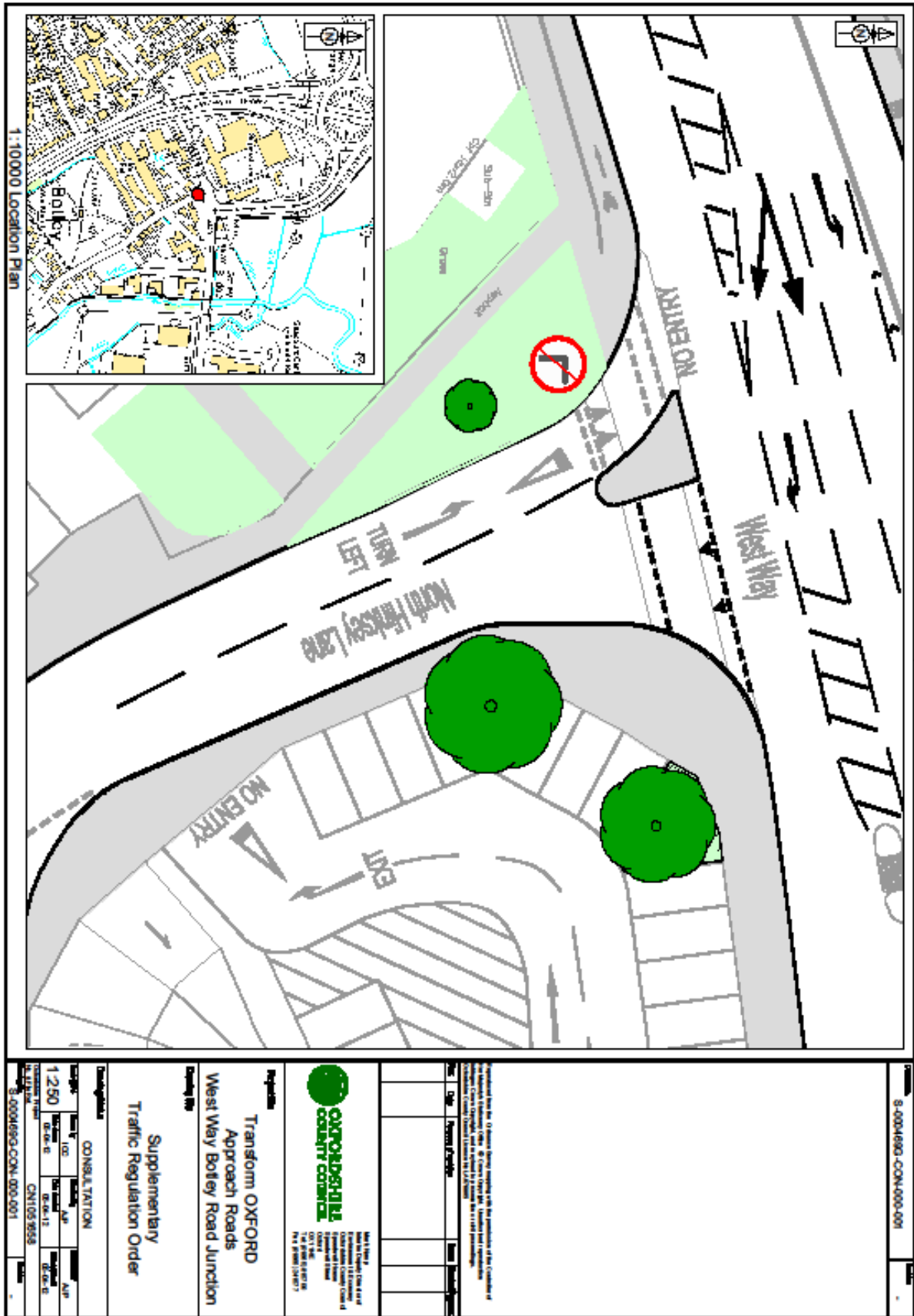
MARK KEMP

Interim Deputy Director for Environment and Economy – Highways and Transport

Background papers: Copies of the draft order, statement of reasons, plan and notice, and copies of responses to the consultation, are available in the Members Resource Room.

Contact Officer: Ashley Prior, Principal Engineer
01865 815265 ashley.prior@oxfordshire.gov.uk
Dean Gildea, Traffic Regulation Order Team
01865 815724 dean.gildea@oxfordshire.gov.uk

May 2012



Consultation Responses

	Consultee	Comment	Officer Response
1-7	A representative of all the residents of Old Botley – This letter was copied and submitted by 6 further residents of North Hinksey Lane and Old Botley	<p>Removing the no-entry restriction and allowing two-way traffic will result in increased traffic in that section of road as more traffic may choose to enter McDonalds from there.</p> <p>McDonalds may start a drive-thru operation. Current arrangements work as well as they can - The junction at McDonalds eastern end is controlled by the proximity of traffic lights and box junction.</p> <p>Concern that re-configuring the junction may encourage lorries to exit via North Hinksey Lane West.</p> <p>Obstruction is caused by parked cars.</p> <p>If the parking becomes controlled, speed humps will be required to slow traffic.</p> <p>A bollard will be required to protect Old Botley.</p> <p>One resident added that weight restrictions should be introduced.</p>	<p>We anticipate that McDonalds will permit entry on both sides of their site. Any such extra traffic will turn directly into McDonalds, and not pass residential properties.</p> <p>This would require planning approval. The main junction needs to be improved to expedite the traffic flow out of Oxford. The proposals would improve access to North Hinksey Lane.</p> <p>Unlikely as most will be heading for the A34, and will use North Hinksey Lane East (a prohibition of right turn from North Hinksey Lane West is part of the proposals)</p> <p>This should diminish with the introduction of two-way traffic.</p> <p>This will be kept under review.</p> <p>Again, this will be kept under review.</p> <p>Again, this will be kept under review. Advisory <i>Unsuitable for HGV</i> signs could be installed.</p>
8	Cyclox	<p>We object to the proposed opening of this junction to southbound traffic. The</p>	<p>Presume this is a safety concern, and the situation will be monitored.</p>

CMDDL5

		<p>road is unsuitable for any increase in traffic. Buildings are adjacent to the road, and the pavement provision is inadequate.</p> <p>A cycle lane should be provided instead of the proposed right turn lane in West Way.</p> <p>A raised crossing should be provided.</p>	<p>This is not a lane, but an area marked to indicate where traffic should safely position itself to turn correctly to the east side of the central island.</p> <p>This is part of the proposals to be provided.</p>
9	A member of Cyclox	<p>Object to the proposed change to two-way working. There is a cycle track crossing and cyclists will have to look behind them to ensure the road is clear.</p> <p>Traffic heading for the trading estate (along North Hinksey Lane West) would have to make a sharp right turn on a difficult junction.</p>	<p>This would be no different to other junctions along Botley Road.</p> <p>This is slightly different to the current movement, but has been assessed on site as being an achievable and safe manoeuvre.</p>
10	Cllr Janet Godden	<p>Will have serious consequences for the small group of houses in the immediate vicinity.</p> <p>Reawakens concerns that McDonalds may reapply for a drive-through.</p>	<p>This would be monitored to see if any further action is necessary.</p> <p>Again, this would require planning approval.</p>
11	North Hinksey Parish Council	<p>We do not believe that the proposed changes offer any advantages. Outbound traffic along West Way respects the yellow hatched area and traffic turning right into North Hinksey Lane West is small enough to not add significantly to tailbacks.</p> <p>Obstruction is caused by parked cars and two-way traffic cannot fail to</p>	<p>The main junction needs to be improved to expedite the traffic flow out of Oxford. The proposals would improve access to North Hinksey Lane.</p> <p>This should diminish with the proposed changes. The situation would be</p>

CMDDL5

		<p>create extra hazards.</p> <p>Disadvantages to those in North Hinksey Lane West will be greater than the benefits to those in North Hinksey Lane East.</p> <p>The junction will be more difficult for pedestrians and cyclists to cross.</p> <p>Increased traffic turning right from the Slip Road will require longer access times and increase the congestion on Botley Road.</p> <p>The creation of an extra lane for traffic turning right into North Hinksey Lane West is unnecessary.</p>	<p>monitored to see if further restrictions are required.</p> <p>The benefit of the Scheme is intended to be the improvement of traffic flows out of Oxford.</p> <p>This should not be the case. There will be a raised crossing and a central island.</p> <p>A need to change the phasing of the traffic lights is not anticipated. There will be a detection loop to improve the traffic flows.</p> <p>This is not a lane, but an area marked to indicate where traffic should safely position itself to turn correctly to the east side of the central island.</p>
12	Fire and Rescue service	No adverse comments to make	Noted.
13	Thames Valley Police	Thank you	Noted.
14	The Resources Group, North Hinksey Lane	Supports prohibition of right turn in North Hinksey Lane (the Proposal).	Noted.

Division(s): Grove

DEPUTY LEADER OF THE COUNCIL – 7 JUNE 2012

PROPOSED ZEBRA CROSSING – DENCHWORTH ROAD, GROVE

**Report by Interim Deputy Director of Environment & Economy
(Highways & Transport)**

Introduction

1. This report considers the objections/comments received following consultation and formal advertisement for a proposed zebra crossing on Denchworth Road, Grove. The exact location of the crossing is shown on the plan at Annex 1.

Background

2. County Councillor Zoe Patrick proposes to use the Area Stewardship Fund in order to provide a zebra crossing on Denchworth Road, close to the end of a footpath running between Denchworth Road and Millbrook School / Millbrook Square.
3. A document outlining the history of a pedestrian crossing request on Denchworth Road has been prepared by Councillor Zoe Patrick and is attached at Annex 2.
4. Site observations indicate that the majority of pedestrians emerging from the footpath onto Denchworth Road turn to the east and, similarly, the majority of pedestrians entering the footpath from Denchworth Road have come from the east. The proposed location of the zebra crossing to the east of the footpath, outside the Bay Tree Public House, best serves these pedestrian movements. Keeping the zebra crossing as close as possible to the end of the footpath also caters for any pedestrian movements along Denchworth Road to or from the west.
5. A pedestrian survey was carried out on Denchworth Road between the footpath and its eastern end at Main Street on 27 January 2012 between 2.30 & 3.30 pm when a total of forty eight pedestrians, who either entered or emerged from the footpath, were observed crossing this section of the road.

Consultation

6. Formal consultation was carried out between 8 February 2012 and 7 March 2012.

7. The proposals were advertised formally in the local press and notices posted on site. Copies of the notice and plan were emailed to all statutory consultees and posted to affected frontagers.
8. One letter from an affected frontager objecting/commenting has been received and is summarised with an officer response at Annex 3.
9. Thames Valley Police and Grove Parish Council have responded and neither have objected to the proposals. Copies of all correspondence are available for inspection in the Members' Resource Centre.

How the Project supports LTP3 Objectives

10. Implementation of the zebra crossing will improve walking facilities and promote road safety.

Financial and Staff Implications (including Revenue)

11. The cost of implementing the zebra crossing will be met from County Councillor Zoe Patrick's Area Stewardship Fund allocation.
12. Design and consultation has been undertaken by E&E officers as part of their normal duties.

RECOMMENDATION

13. **The Deputy Leader of the Council is RECOMMENDED to authorise the implementation of the zebra crossing on Denchworth Road, Grove as advertised.**

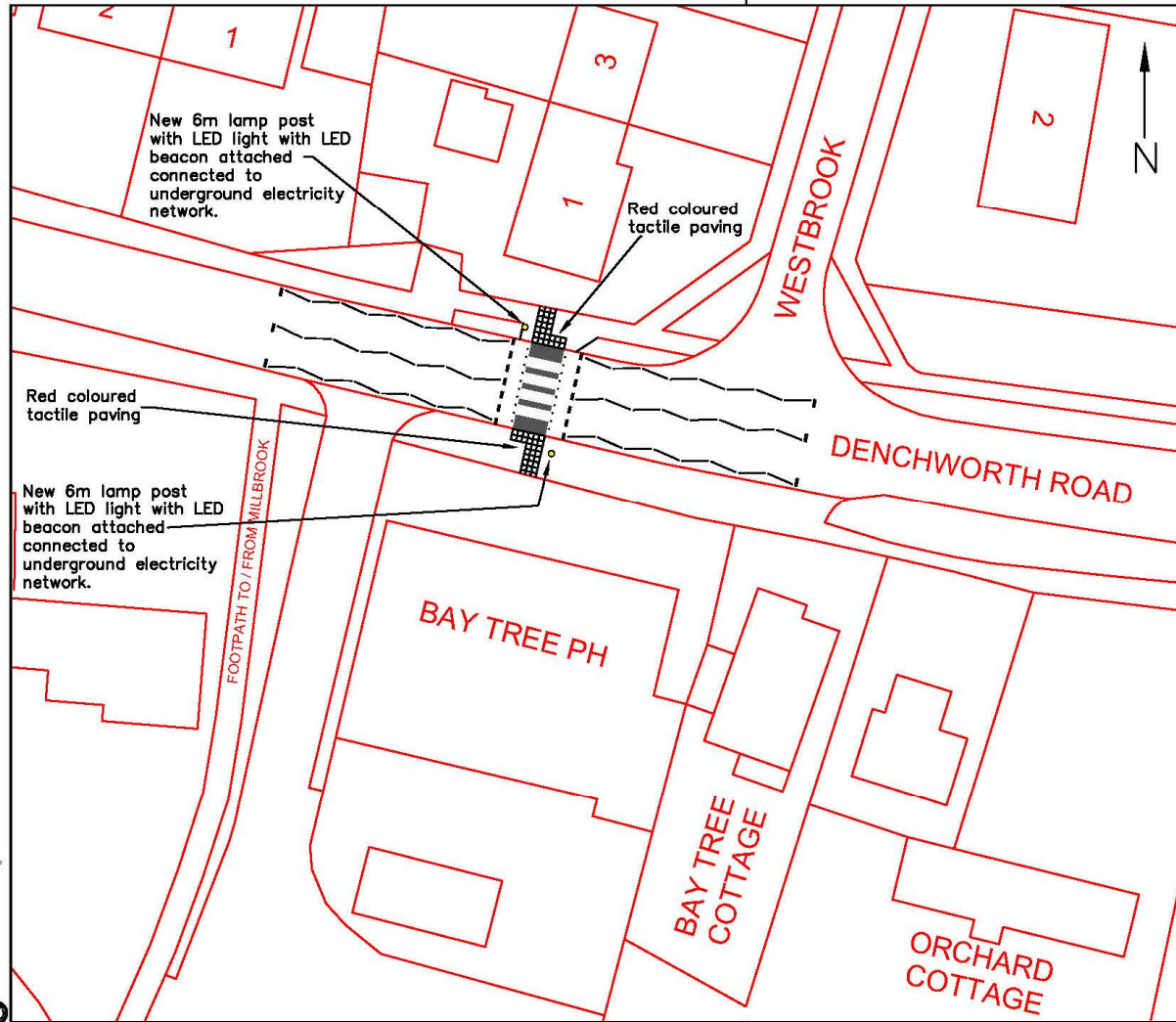
MARK KEMP




Interim Deputy Director of Environment & Economy (Highways & Transport)

Background papers: Annex 1: Plan
 Annex 2: History of Denchworth Road Crossing by
 Cllr. Zoé Patrick.
 Annex 3: Summary of objections and comments

Contact Officer: Lee Turner, Tel 01865 815876

May 2012



Drawing No.	Annex 1	Revision			
					
<p>600mm high warning sign to Diag.544 to be located approx. 45m east & west of the zebra crossing.</p>					
					
<p>75mm 'x' height warning sign to Diag.7014 to be located approx. 45M east & west of the zebra crossing for a period of 3 months post construction.</p>					
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Rev.	Date	Purpose of revision	Drawn	Checked	Approved
					
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<p>Project title PROPOSED ZEBRA CROSSING DENCHWORTH ROAD GROVE</p>					
<p>Drawing title GENERAL LAYOUT</p>					
<p>Drawing Status</p>					
Scale @ A3	Drawn by	LJT	Checked by	Approved by	
N.T.S.	Date drawn	NOV 2011	Date checked	Date approved	
<p>Oxfordshire Project No. & File Ref</p>					
Drawing No.	Annex 1	Revision			

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History of Denchworth Road Crossing by Councillor Zoé Patrick.

I have gone back into my notes and this goes back to 2002! There were concerns expressed about two crossing points for schoolchildren in the village around this time. The one area at Brereton Drive (a pelican was approved and now installed) and here at the Denchworth Road.

This crossing at Denchworth Road was agreed after a petition was raised by residents in the village and handed in to Brian Short at a Traffic Advisory Committee meeting by Ms. Ana Ramos of Wick Green in 2003. She had two twin daughters attending Millbrook School and every morning at peak time she and other parents were standing for a long time waiting for a substantial break in the traffic stream before they could cross. I was also aware of many elderly and disabled residents coming from roads on the other side of the Denchworth Road who needed access to the main shopping area and the Day Centre, Library, Old Mill Hall which are all situated by Millbrook car park. Young mums also regularly use this route taking their pre-school age children to Grovelands Park Playgroup which has only recently been given a £300,000 grant from the County Council towards building improvements.

The traffic survey was undertaken, Grove Parish Council was included in the consultation process and it was agreed to put the scheme forward for the following year's programme (2004). However, not long after this we were told that all these types of schemes were now dropped and there was no mechanism for getting works of this kind through the capital programme, unless the parish council themselves funded the work. Unfortunately, they did not have sufficient funds to do so.

I therefore welcomed the arrival of the new Area Stewardship funding because this meant that I would have enough money to ensure that this important crossing point in the village was undertaken at the earliest opportunity. Since then, I have advertised the potential crossing in the Grove Parish Newsletter where I write a monthly report, Millbrook School also put it in their school newsletter, and I have worked with the parish council to try to make sure that we have a solution to this problem, especially at peak times. I am also very conscious of the fact that the planning application for the Grove Airfield Development has now been submitted, and this could create even more traffic through the village, so it is even more important that this work is done as soon as possible.

When we have been in the vicinity of the proposed site for the crossing early in the mornings at peak times, many of the residents crossing the road have been seen darting across in between the cars. Several people have said when they saw us that they hoped that a crossing was going to be installed. The schools' 'walking bus' has also given their support. The head teacher at Millbrook School, Sarah Weston has given her support too and has assured me she will write a letter in for the meeting.

I do hope we can go ahead with this important safety measure for the village. I expect that this will greatly improve the whole area around the Denchworth Road because this is also a key access point for the Bay Tree Public House and the main walk through path to the main shopping area and Millbrook car park where numerous amenities are situated.

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ANNEX 3

Frontager Objections/Comments	Officer Response
<p>The belisha beacons are a concern as the light pollution they will emit will affect our street view and encroach on our property.</p>	<p>The nearest belisha beacon will be approximately 14 metres to the west of the frontager's western property boundary. The belisha beacons will be fitted with hoods which direct the light source along the road.</p>
<p>Our property is located in a conservation area. There are extremely constrictive guidelines which have to be followed by residents to ensure that the street view is not altered. By implementing this proposal the street view will most definitely be altered in an inappropriate fashion for the setting.</p>	<p>Restrictions imposed by being in a conservation area relate to District Council planning regulations. Such regulations do not preclude the County Council as Highway Authority from implementing a zebra crossing.</p>
<p>The accompanying zig zag lines to the zebra crossing extend across our driveway which is not an acceptable situation. We bought our property with the possibility of parking outside across our driveway if required. This would no longer be possible.</p>	<p>The frontager has off street parking. The frontager's driveway is opposite the Denchworth Road / Westbrook road junction. Rule 217 of the Highway Code states 'do not stop opposite or within 10 metres of a junction'. The zig zag lines extend approximately one third of the way across the frontager's property. Parking along Denchworth Road is unrestricted east of this point.</p>
<p>Average speeds reported were 33.4 MPH eastbound and 31.7 MPH westbound, both of which are above the speed limit. This suggests that much higher speeds were also recorded and this is an area that should be addressed rather than putting in a zebra crossing.</p>	<p>It was the 85th percentile speed (the speed which 85% of the traffic is not exceeding) which was 33.4 MPH eastbound & 31.7 MPH westbound. Average speeds were 28.1 MPH eastbound & 27.1 MPH westbound. These results indicate that speeding is not an issue on Denchworth Road.</p>
<p>The introduction of some form of traffic calming would be a much more acceptable and a more far reaching solution.</p>	<p>The road traffic injury accident history is not significant enough to justify the implementation of traffic calming & speeding is not an issue.</p>

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