

Subject:	Double Yellow lines in Tongdean Lane outside the Withdean Sports complex.		
Date of Meeting:	7th October 2014		
Report of:	Executive Director Environment, Development & Housing		
Contact Officer:	Name:	Charles Field	Tel: 29-3329
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Ward(s) affected:	Withdean		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report addresses comments and objections to a draft traffic regulation order. The traffic order outlines a proposal to extend the double yellow lines in Tongdean Lane as part of the Withdean Sports Complex development (planning application BH2013/03998).

2. RECOMMENDATIONS:

- 2.1 The Committee is recommended to (having taken into account of all the duly made representations and objections):

Approve the Brighton & Hove Outer Areas (Waiting, Loading and Parking) and Cycles Lanes Consolidation Order 2013 amendment Order No.* 201*.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 As part of the planning application BH2013/03998 for the Withdean Sports Complex an extension of double yellow lines in Tongdean Lane was required. Therefore, a Traffic Regulation Order was advertised by the Parking Infrastructure Team on behalf of the Sports Facilities Team.
- 3.2 The proposed extension of the existing yellow lines as shown in Appendix B will greatly improve the visibility splay of the entrance to the north-west car park at Withdean Sports Complex. Currently, visibility when exiting the car park is severely restricted by vehicles parked on both sides of the entrance but particularly the side to the east. This restricted view is compounded by the crest of the hill on Tongdean Lane, also to the east of the entrance.

4. ANALYSIS / EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 4.1 For the majority of the proposals the only alternative option is doing nothing which would mean the proposals would not be taken forward. However, it is the recommendation of officers that these proposals proceed for the reasons outlined within the report.

5. CONSULTATION

- 5.1 The Traffic Regulation Order was advertised between the 15th May 2014 and 5th June 2014.
- 5.2 The Ward Councillors were consulted, as were the statutory consultees such as the Emergency Services.
- 5.3 Notices were also erected in Tongdean Lane for the 15th May 2014; these comprised of the official notice as well as a plan showing information about the proposal. The notice was also published in The Argus newspaper on the 15th May 2014. Detailed plans and the Traffic Order were available to view at the Customer Service Centres at Bartholomew House and Hove Town Hall.
- 5.4 The documents were also available to view and to respond to directly on the Council website.
- 5.5 The comments, support and objections are summarised and explained in detail in Appendix A and plans showing the proposals are in Appendix B.
- 5.6 There were 3 items of correspondence received to the proposal which included 2 items of support and 1 objection. The comments / objections are listed in Appendix A.
- 5.7 The first representation that supported the scheme was from the Brighton & Hove Bus and Coach company who outlined the proposal would help the reliability of the No.27 bus route using that road.
- 5.8 The second item of support was from two Ward Councillors who outlined there should be enough spaces within the two car parks plus the overflow car park for most events taking place at the stadium. It was also outlined that there had been a lot of complaints regarding the van hire vehicles parking in the area.
- 5.9 The one objection was due to the general removal of free parking throughout the City. Although the Council appreciates concerns regarding the loss of free parking in this case there are visibility and resultant safety issues for other road users and pedestrians which need to be considered as a result of the development proposals. There is also plenty of parking available in adjacent roads and within the car parks close by.

6. CONCLUSION

- 6.1 It is proposed to take forward the extension of the double yellow lines in Tongdean lane due to the reasons outlined in the report.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial implications:

- 7.1 The full cost of advertising the order and having the lining and signing amended will be covered from a fee of £2,000 paid for by the Sport Facilities team.

Finance officer consulted: Jeff Coates

Date: 12/08/2014

Legal Implications:

- 7.2 The Council regulates traffic by means of orders made under the Road Traffic Regulation Act 1984. Procedural regulations require public notice of orders to be given and any person may object to the making of an order. Any unresolved objections to an order must be considered by the Transport Committee before it can be made.
- 7.3 This Traffic Regulation Order has been advertised in accordance with the Road Traffic Regulation Act 1984 and the relevant procedure regulations.
- 7.4 As there are unresolved objections and representations they are now referred to this meeting for resolution.
- 7.5 There are no human rights implications to draw to Members' attention

Lawyer consulted: Katie Matthews

Date: 13.08.2014

Equalities Implications:

- 7.3 The proposed measures will be of benefit to many road users.

Sustainability Implications:

- 7.4 No Sustainability implications identified.

Crime & Disorder Implications:

- 7.5 The proposed amendments to restrictions will not have any implication on the prevention of crime and disorder.

Risk and Opportunity Management Implications:

- 7.6 No risks identified.

Corporate / Citywide Implications:

- 7.7 No implications identified

SUPPORTING DOCUMENTATION

Appendices

- 1. Appendix A – summary of representations received
- 2. Appendix B - Plans showing the proposals

Documents in Members' Rooms

- 1. None

Background Documents

- 1. None