

SEVENOAKS JOINT TRANSPORTATION BOARD – 15 JUNE 2010

REQUEST FOR PARKING ON A25 BRADBOURNE VALE ROAD, BAT & BALL

Report of the: Local Transport and Development Manager

Status: For Consideration

Chairman Cllr. Brazier

Head of Service Head of KHS Transportation & Development –
Behdad Haratbar

Recommendation: It be RESOLVED that

- (a) Members note the progress made on the investigation; and
- (b) the proposed strategy for taking the project forward.

Background

- 1 As a result of imposing a recent prohibition to park in the forecourt of the Town Council Offices' car park to other motorists apart from the staff and visitors, the residents have requested KHS to find additional parking on Bradbourne Vale Road. In the past some residents had garage facilities available to park in agreement with the West Kent Housing Association. But since the land on which the garages were built got sold for housing development the residents decided to park in the Town Council (TC) car park. The TC have also approached KHS (see copy of letter attached) on behalf of the residents to find on street parking facility in A25 Bradbourne Vale Road. The TC also want KHS to improve pedestrian safety on road and consideration be given for a cycle lane as part of the parking scheme.

Introduction

- 2 Requests have been received by KHS to introduce additional and improved on street parking, reduce traffic speeds, provision of cycle lanes and improve pedestrian crossing facilities on A25 Bradbourne Vale Road.
- 3 The section of Bradbourne Vale Road in question is between Bradbourne Road (Botany Bridge) and the Bat and Ball junction. Primarily the issue of residential parking results from those residential properties to the north, predominantly semi detached and terraced properties, with flats at the Bat and Ball junction.
- 4 Historically these properties were not conditioned to require off street parking though there were some 10 garages to the west and some 32 garages to the east of these properties. In recent years the western parking court has been

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removed in favour of flats. On the Bradbourne Vale Road there are three lay-bys that can accommodate some 6 vehicles each with additional parking that takes place on the highway verge. Parking on the south side of Bradbourne Vale Road does take place at the eastern end but has been deterred in the past in its entirety with the introduction of a hatched area resulting from a reduction of the width of the carriageway. An informal residents parking arrangement has been rescinded by Sevenoaks Town Council on the use of the parking within the office land south of Bradbourne Vale Road which has promoted additional on street demand.

- 5 In recent months meetings have taken place between residents, Town Council, SDC and KHS officers to discuss the implications of the current retraction of the informal parking agreement. Residents primarily to the north of Bradbourne Vale Road have been parking on the carriageway on the hatched areas. Whilst this is not in itself an offence it may still be viewed as obstruction and indeed a recent incident involving an emerging vehicle from a property on the south side where the driver had their view obstructed by a parked vehicle and emerged into the path of an oncoming traffic resulted in a collision.
- 6 A provisional scheme has been proposed by SDC following the meeting with residents. Primarily the proposal sought to provide kerbside parking on the north side. There are a number of issues to be addressed;-
 - a. The loss of highway capacity.
 - b. There would be need for additional footway required which will also need appropriate guard railing on what would become a high level footway.
- 7 The highway is provided for the public to pass and re-pass. Historically parking on the carriageway and verge has gone un-challenged on unrestricted public highway, though of course should the enforcing authority (in this case the Police) deem that a parked vehicle represents an obstruction that would result in a highway hazard they can take enforcing action. The resulting damage to the grass verge could not be attributable to one event and therefore prosecution of those causing damage is unlikely to be successful.
- 8 Work has recently been carried out at the Bat and Ball junction to increase capacity which by virtue of its implementation should contribute to an improved air quality. Any reduction of the highway capacity due to the introduction of on street parking is likely to be detrimental to those gains.
- 9 There would also be an issue with vehicles slowing and manoeuvring to access any parking provision or indeed parked vehicles emerging into the traffic flow. There could also be issues with vehicles approaching and departing from parking bays from an opposing direction. A further issue is the safety concerns for drivers and passengers alighting from a parked vehicle onto a constrained carriageway width especially mothers with children carrying shopping bags.

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- 10 Further consideration has been given to increasing the parking bays on the north side of Bradbourne Vale Road on the existing verge area. This option would not be economically viable given that there would be a need to ensure stability of the retaining wall and there would remain the concerns previously mentioned.

Conclusion

- 11 It is not the responsibility of the Highway Authority to provide on street parking but rather the management of parking to prevent additional highway hazards. The local Council may choose to provide controlled residential parking. Should SDC consider that they would be prepared to manage such on street parking it will be necessary to demonstrate that there would be no impact on the traffic flow through the junction or air quality issues.

Recommendation:

- 12 No action is taken to provide additional on street parking.
- 13 Review pedestrian crossing facilities as part of any further improvements to the Bat & Ball junction.

Sources of Information:

- a) Sevenoaks District Council (Planning Dept)
- b) Sevenoaks Town Council
- c) Mr Satrettin, Bradbourne Vale Road

Contact Officer(s): Alan Ash – 08458 247 800

DIRECTOR OF KENT HIGHWAY SERVICES John Burr

