

**JOINT TRANSPORT BOARD:
PARKING PROBLEM IN GORDON AND ARGYLE ROADS.**

Issue:

The outdated Parking Restrictions in Gordon and Argyle Roads are making it impossible for residents to park anywhere in the broad vicinity of their homes.....even when there are spaces in Blighs.

Key Points:

- The 'centre of the town' has shifted with the building of the new Marks and Spencer anchor store.
- The terraced houses in Gordon and Argyle Roads are the only ones in the town centre with free 2 hour parking therefore are effectively a "Free Car Park" for the town centre.
- These residential roads are under pressure from local office staff.
- 80% of respondents to SDC's Zone A Survey in Gordon and Argyle Roads say the parking scheme is 'Poor' or 'Very Poor'.
- Residents are moving away because of the parking.
- The proposal for one hour no return to zone will increase turnover and aid vibrancy of the town.
- There is very strong resident support for Option A – One hour no return to Zone with a section of resident only parking outside the terraces (80% in favour for Gordon, slightly less but still a strong majority for Argyle.)
- Local businesses strongly support the proposal for South Park to have 2 hour free parking.

Our proposed Options:

Option A - Resident Only Parking outside the terraces, and restricted one hour parking, for everyone else....please see **Annex A** for map.

Option B - Again to have resident only parking outside the terraces, as with Option A, but to have parking meters or pay by phone for everyone else at the standard SDC tariff.....Please see **Annex B** for map.

Option C - This is a proposal that could run in tandem with either Option A or Option B above, and it shifts the free car parking 'load' from the residential roads (Gordon and Argyle) to the top end of South Park by the Post Office. **Annex C**.

Recommended Solution: Adopt Option A...resident parking outside the terraces and one hour no return to zone, adopt alongside Option C.

IN MORE DETAIL

Background:

The residents of Gordon and Argyle Road have been finding it impossible to park in the broad vicinity of their homes, or even in a neighbouring road, and have on occasion resorted to paying to park in Blighs car park.

Residents have been making sustained representations to the Council for the past four years, and following a very well attended residents meeting with Sir Michael Fallon MP in January 2016 the Council undertook a survey of the whole of Zone A comprising nine roads that included Gordon and Argyle Road. This survey showed that 80% of the Gordon and Argyle Road residents who responded (54% response rate) said the scheme was either 'Poor' or 'Very Poor'. This was despite a period of increased and sustained enforcement leading up to the survey.

The situation has been getting worse over the last four years and has been exacerbated by:

- The building of the new Marks and Spencer store, which has generated increased parking requirements, and has shifted the 'centre of the town';
- Closing of the Pembroke Road car park, and increased residential development with insufficient parking;
- Evening charging for parking in Blighs...which was the reason for introducing the Residents Only Scheme for Victoria Road, Beech Road and Lime Tree Walk.
- Staff and visitors from the Sevenoaks District Council building and West Kent Housing parking in these residential roads.

Residents are now finding it impossible to park in their own roads at certain times of day, while the Blighs and M&S car parks both have a plentiful supply of spaces to meet demand.

All the other town centre roads have restrictions but Gordon and Argyle Road have 'free' two hour parking.

Key Point: The outdated Parking Restrictions in Gordon and Argyle Roads are making it impossible for residents to park anywhere in the broad vicinity of their homes.....even when there are spaces in Blighs.

Discussion:

As always there is a need to strike a balance between competing demands for parking to meet resident needs, office workers and visitors to the town. The focus of the town centre has shifted over time with the building of the new Marks and Spencer Store, and this has increased demand for parking in the local residential roads. We now have a situation where residents, especially with young children, are moving out of Gordon and Argyle Roads, because they cannot park with young children etc near their homes, and this is fragmenting our community. There is an imbalance in the towns 'parking load'; frequently when the residential roads are fully parked there are plenty of spaces in both Blighs and the M&S car park. ***Residents understand there is a balance to be struck between meeting the needs of other car users, and enhancing the economic vibrancy of the town, but at the moment the 'balance' is out of kilter.***

Residents Petition to aid JTB:

The residents of Gordon and Argyle Roads were asked to undertake an informal petition to supplement the Council's own survey where 80% of respondents who live in Gordon and Argyle Roads said that the current scheme was either 'Poor' or 'Very Poor'. The purpose of the petition was to develop workable solutions for the Joint Transport Board to consider.

The Options were:

Option A: Resident Only Parking outside the terraces, and restricted one hour parking, for everyone else....please see **Annex A** for map: This proposal allows visitors free parking to all Yellow Zone areas for one hour, with no return to the same road within 2 hours' and Residents Only parking to all Red Zone areas, and further residents parking to all Yellow Zone areas. This option is seeking to strike a balance between reasonable resident needs and other people who want to park in the road to call into the Council Offices, or one of the town centre shops. The thinking behind the one hour restricted parking is to increase the cycle of visitors who have short term parking needs, and thus promote vibrancy.

Option B: Again to have resident only parking outside the terraces, as with Option A, but to have parking meters or pay by phone for everyone else at the standard SDC tariff.....Please see **Annex B** for map: This proposal allows visitors paid parking to all Green Zone areas, and residents only parking to all the Red Zone, with the addition of residents parking to all Green Zone areas.

This approach would put parking in these residential roads on a par with other roads in the town centre, and would better balance the 'load' on parking between Blighs, M&S, and these roads.

Option C: This is a proposal that could run in tandem with either Option A or Option B above, and it shifts the free car parking 'load' from the residential roads (Gordon and Argyle) to the top end of South Park by the Post Office. Please see **Annex C**.

There are currently 32 metered spaces by the Post Office, and with this Option Gordon and Argyle Roads would have around the same number (32) of metered spaces outside the terraces, and the spaces near the Post Office would become 'free' 2 hour parking. This approach preserves the status

quo of having the same number of 'free' two hour parking, and shifts it from these residential roads to an area that people need to visit to maintain the vibrancy of the town...namely the Post Office, Chemist, Doctors Surgery and Banks.

The Outcome of the Petition...Solutions:

We have had a very high response to the petition, and there is very strong support for Option A..... Resident Only Parking outside the terraces, and restricted one hour parking for everyone else. We had a 80% response rate for Gordon Road , and of those 80% favoured Option A. We had a slightly lower response rate for Argyle Road, but still the greatest support for Option A.

As with any parking solution there is not a one size fits all, ***but this petition shows there is a strong consensus that the current arrangements are not working and Option A is a solution that would receive strong support from residents in both roads.***

Equality Impact Assessment:

At the present time there is imbalance in the parking between the residential roads and the town centre. Adopting Option A or B will help redress this imbalance and put parking across the town centre on a level playing field.

Economic Vibrancy:

The proposal for one hour no return to zone will increase 'turnover' and enable more people to pop into the town and local offices. The proposal for Option C will help support the small businesses and banks around the Post Office area of town.

SDC Governance: Gordon and Argyle Roads border the Council Offices and along with Eardley Road are the only free car parking areas in the town centre. Taking the 'Innocent Bystander Test' this does not sit easily for the Council when their staff and visitors are parking in these residential roads, and thus preventing local residents and visitors to the town from doing so. By introducing a resident only parking area and putting other parking on an equal footing with the town, the Council is being seen to treat everyone the same, and cannot be laid open to accusations of having the only free town centre parking just around its offices.

Air Quality:

Currently residents and others spend quite a lot of time driving around the block looking for parking places. Putting these residential roads on an equal footing with the town centre car parks should if anything reduce vehicle movement in these residential roads...in which some people have been experiencing severe asthma.

Financial Considerations:

Option A is low cost as it is simply a matter of changing the signs, and any increased enforcement should repay itself in ticket revenue. It may shift a few people to the town centre car parks, and thus give rise to extra revenue.

Option B has higher start up costs if parking meters are installed, but if 'Pay by phone' is used then it's just the cost of signage. There will be additional parking revenues and this should very quickly cover any start up costs, and provide the Council with an additional income stream.

Option C has set up costs, but is otherwise cost neutral.

Overall Option B is the most cost effective financially and would provide an income stream.

Recommended Solution: Adopt Option A...resident parking outside the terraces and one hour no return to zone, adopt alongside Option C.

Supporting Information:

Annex A : Detail on Option A....to show area for 'Resident Parking outside the terraces in Gordon and Argyle Roads.

Annex B: Detail on Option B...to show area for parking meters and Resident only parking.

Annex C: Detail on the South Park proposal.

Annex D: A summary table to show the results of the Councils Parking Survey for Gordon and Argyle Roads – key point.....80% of residents say the current arrangements are either 'Poor' or 'Very Poor'

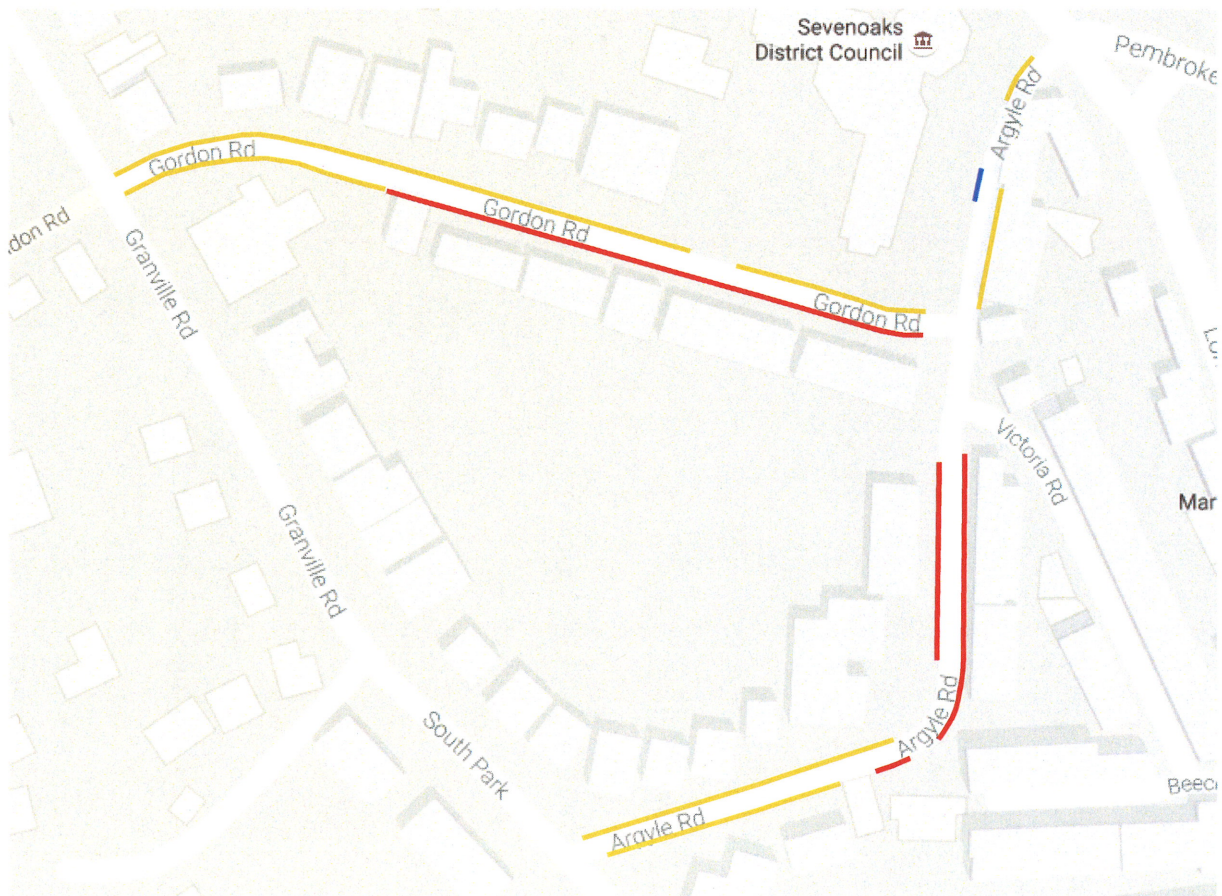
Option A

PROPOSED RESTRICTED PARKING ZONE FOR GORDON ROAD & ARGYLE ROAD

Proposal for residents only parking and restricted parking to Gordon & Argyle Roads.

The below road layout indicates the residents proposal for residents only parking, with restricted parking for visitors. This proposal allows visitors free parking to all Yellow Zone areas for 1 hour, with no return to the same road within 2 hours. And residents only parking to all Red Zone areas & further residents parking to All Yellow Zone areas.

This proposal could run alongside the suggested new parking conditions proposed for South Park. And is designed to alleviate the present problems encountered in the above mentioned roads.



Key

- Resident only Parking
- Restricted Visitor Parking & Residents Parking
- Police only parking

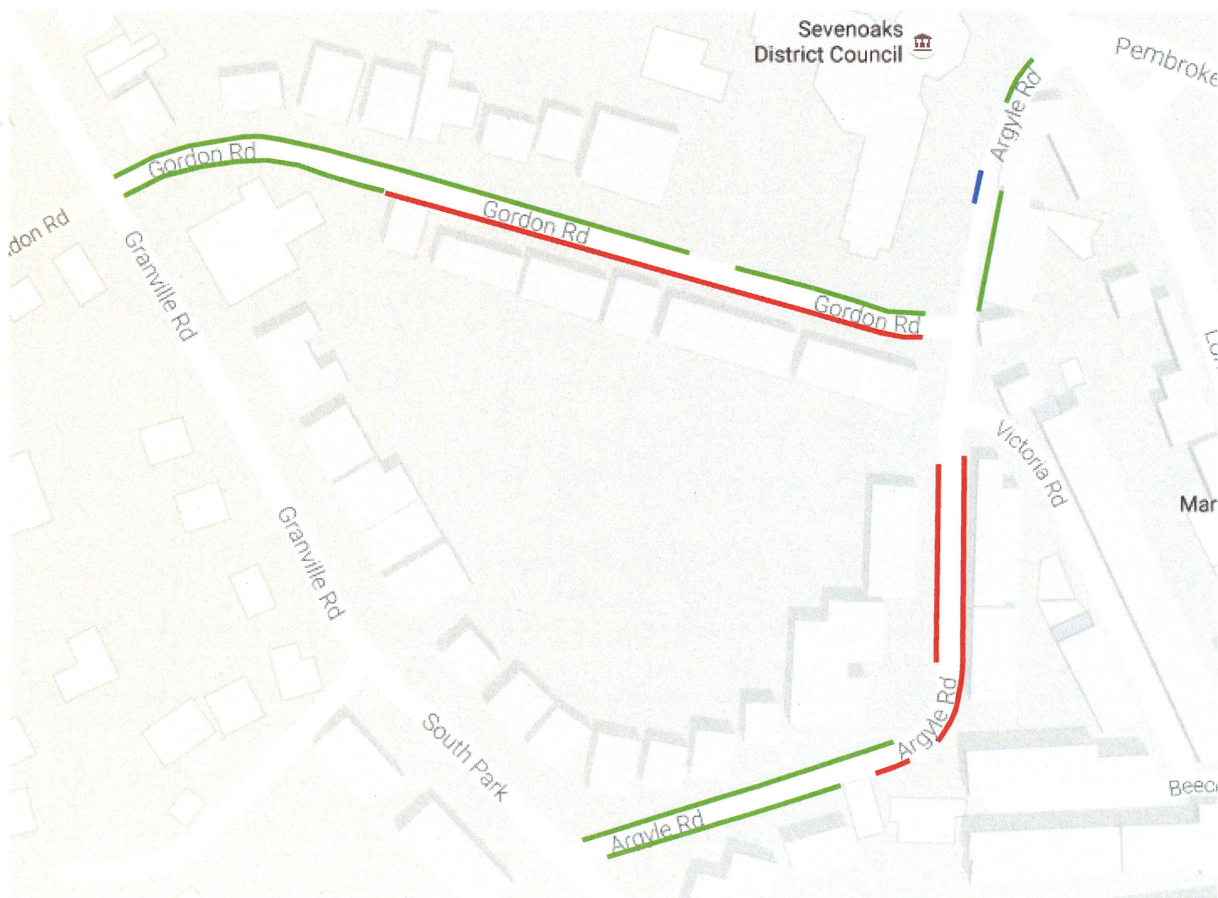
Option B

PROPOSED RESTRICTED PARKING ZONE FOR GORDON ROAD & ARGYLE ROAD

Proposal for residents only parking and Metered parking to Gordon & Argyle Roads.

The below road layout indicates the residents proposal for residents only parking, with metered parking for visitors. This proposal allows visitors paid parking to all Green Zone areas with the SDC standard parking tariffs applied. And residents only parking to all Red Zone areas with the addition of residents parking to all green zone areas.

This proposal could run alongside the suggested new parking conditions proposed For South Park. And is designed to alleviate the present problems encountered in the above mentioned roads.



Key

- Resident only Parking
- Metered Parking & Residents Parking
- Police only parking

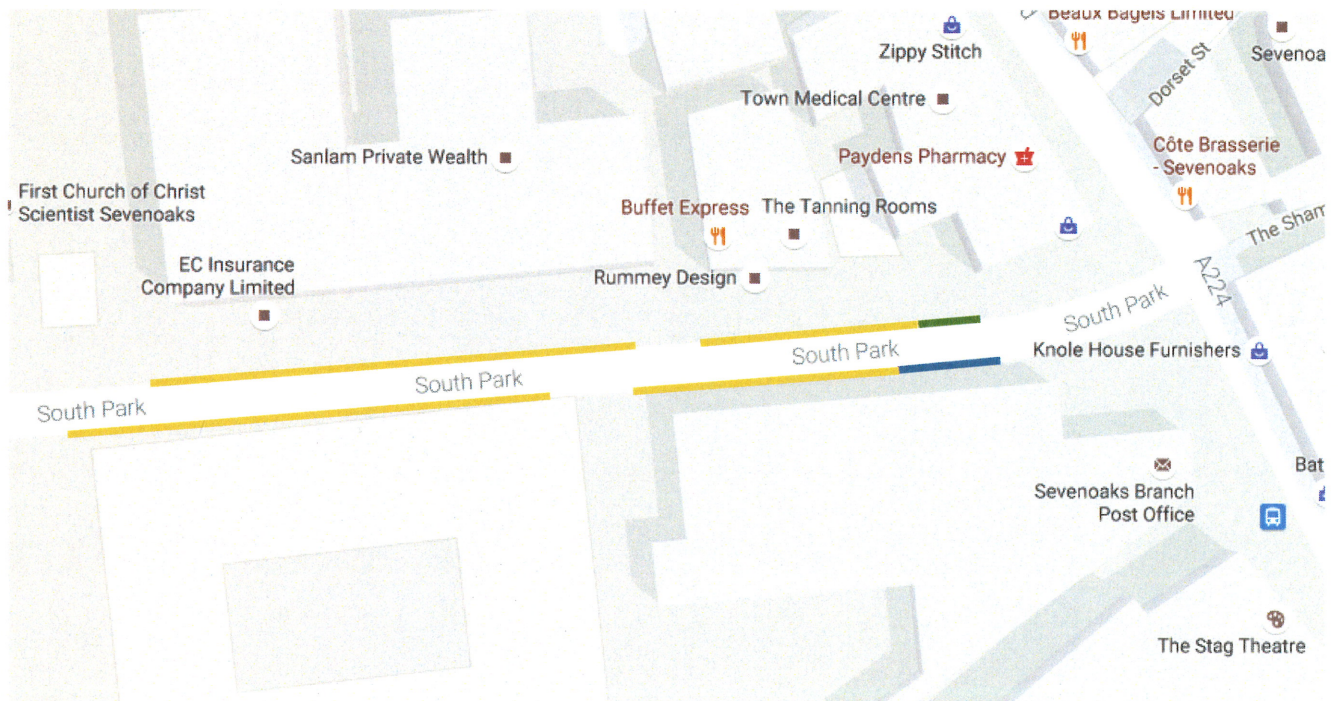
PROPOSED FREE PARKING ZONE FOR SEVENOAKS TOWN CENTRE

Proposal for free 1 hour parking for Sevenoaks town centre.

The below road layout indicates the residents proposal for free parking to the town centre. This proposal allows visitors free parking for 1 hour, with no return to the same road within 2 hours, any SDC standard parking tariffs should be applied thereafter.

The rationale to this new scheme would allow visitors easy access to vital parts of the town centre such as: Sevenoaks Post Office, The Town Medical Centre, The Chemist & Banks that occupy this area of the town; helping with easy access for the elderly and infirm and parents with children. It will also allow access to various retail outlets to the town and maintain its vibrancy.

This part of South Park has no on street parking for residents of the town and therefore warrants no further impact on resident parking problems. This will alleviate the huge problems encountered in Gordon Road and Argyle Road on visitor parking for the town.



KEY

-  DISABLED PARKING
-  FREE 1 HOUR PARKING, with any SDC standard parking tariffs applied thereafter
-  TAXI RANK

How many off-street parking spaces (e.g. garages/driveways) do you have?	How many resident parking permits do you have?	How well does the scheme protect resident and visitor parking?	How well does the scheme support the overall vibrancy and vitality of Sevenoaks?	Do you consider resident permits offer value for money?	If you park on-street using a resident permit, how often are you able to find a parking space?	In another road in Zone A?	Are there any particular days and/or times when it is difficult to find a parking space (e.g. mornings/afternoons/night)?	Quite happy with the scheme as it is.	How could the scheme be improved to better meet the needs of residents?	Any other comments?
2	None	Very Good	Good	No	No comment	Every Day	Weekdays esp. Wednesday school pick up time	1. Residents Only Parking or 2. Parking meters of A&E1 per hour maximum of 2 hours parking	believe permits should be the same price regardless of how many parking spaces you have.	
2	1	Good	Good	Yes	Most Days	Every Day	Weekdays 8AM - 10AM, 1pm - 3.45pm, Saturdays 8AM - 6PM, Sundays 10AM - 12PM	Perhaps a dedicated hour free parking in a town car park would ease up the parking in our road	The driving school courses a lot of congestion during weekdays can't be sited somewhere else.	
None	2	Very Poor	Very Poor	No	Rarely	Most Days	During the day	Not sure. Perhaps have resident parking between certain hours.		
None	1	No comment	No comment	Yes	Most Days	Most Days	Monday - Friday 8am - 6pm, Saturday 8am - 12pm	Make it a 20 minute zone	/	
None	2	Very Poor	Poor	No	Rarely	Most Days	Monday - Friday 8am - 6pm, Saturday 8am - 12pm	change to 20 minute time zone	/	
None	1	Poor	Good	Yes	Most Days	Most Days	weekends and evenings	Impossible to find space on Saturdays and weekdays, Thursday and Friday evenings	An alternative approach could introduce resident parking on the stretch of Aggle Road where there is no off street parking and mirror scheme in Victoria Road. This would retain an area of free parking for visitors to the town around the	
None	1	Very Poor	Poor	Yes	Rarely	Most Days	Monday - Saturday 10.00am - 4.00pm and 6pm - 7pm (Sunday is fine)	for Aggle Road. This would encourage people to use the spaces available in car parks & generate revenue for the Council & help free up needed space for residents who do not have off street parking	driving test centre and provide a better chance for residents with no off street parking to find a space nearer home	
None	1	Very Poor	Very Poor	Yes	Rarely	Most Days	Monday - Saturday 10.00am - 4.00pm and 6pm - 7pm (Sunday is fine)	The fastest solution in my opinion is a free one hour parking allowance, with no return for three hours. If you choose a ticket machine it would mean school/un parents having to pay to drop children off which is not fair. Church goers would also pay. An hour allowance would accommodate school, church and brief shopping trip.		
None	1	Poor	Good	Yes	Rarely	Most Days	All the time	Take away free parking, put in F&D machines also no return with 4 hours.	car parks as they do in West Malling	
None	1	Very Poor	Very Poor	No	Most Days	Most Days	Weekdays mornings / afternoons, Weekends, Saturday/All Day, given up going	Adequate monitoring of parking restrictions - noticeable improvement during increased monitoring - Charge for parking for people valuing town so our roads are no longer the only free carpark in town - we have to pay to park so why not the same for all parking in our roads? Reduce free parking to 1 hour if charge not implemented, no return within 4 hours.	I have stopped driving to work as I can't park when returning home	
None	1	Very Poor	Poor	No	Most Days	Most Days	anywhere in my car everyday apart from Sunday	Charge for parking for people valuing town so our roads are no longer the only free carpark in town - we have to pay to park so why not the same for all parking in our roads? Reduce free parking to 1 hour if charge not implemented, no return within 4 hours.	3.36€ free parking for 2 hours encourages visitors to leave within time ap	
None	None	Good	Good	Yes	No comment	No comment	Hard to park	allow residents of Zone A to use the SDC car park between 5pm and 8.30am as an overflow. Restrict SDC employees from parking in Zone A. Shorten the 2 hour limit	I am not a car owner but visitors find it fairly easy to find a parking space. No complaints	
3	None	Poor	Good	Yes	No comment	No comment	Monday 09:00 - 17:00 Sat - All Day	reduce the time allowed to park to 1 hr and no return.	thank for listening to residents	
None	1	Poor	Poor	Yes	Rarely	Most Days	Monday 09:00 - 17:00 Sat - All Day	Make it resident only. Dangerous with 4x4 vehicles dropping off at St Thomas School	Victoria Road is too narrow for large vehicles	
None	1	Poor	Poor	Yes	Rarely	Most Days	all week Mon-Weeks nights from 5pm - Saturday all day	Residents get their own space in front of their house becomes a private road can't park there if you don't live within the zone		
None	1	Poor	No comment	No comment	Rarely	Most Days	Weekdays	Permit holders only where house owners have no garage or off road parking.	introduce parking meters in Gordon Road, Aggle Road	
None	1	Very Poor	Very Poor	No	Rarely	Most Days	Monday - Saturday 9am - 9pm	need to be put on an equal footing with Blights car park. Remove Free Parking. Designated areas for residents. Introduce parking meters with same rate as Blights	Too many non residents park in Gordon road. Should be resident only bays and some bays with meters	
1	2	Good	Good	Yes	Every Day	Every Day	sometimes Wednesday mornings	Traffic wardens go after leniency to residents	Council and other workers exploit the loose restrictions that are in place and increase the problem. Department store built on car park 50 yards from Zone, therefore restrictions are no longer sufficient	
None	1	Very Poor	Very Poor	No	Rarely	Most Days	Monday - Saturday 9am - 9pm	Resident Only Bays	There is a lot of recycling parking spaces particularly by council staff after the 2 hour restriction. The council should encourage car sharing or the use of public transport	
None	1	Very Poor	Very Poor	No	Rarely	Rarely	Monday - Saturday 9am - 9pm	Resident Only	I note that your questions have been carefully selected to get the answer you want. Q1480- is not relevant, this is residential road. Public parking for shoppers should be in public car parks. Q148A, Clouds the issue. Yes I can usually park in my road but usually no where near my house especially at weekends. I pay for the privilege to park in my road	
1	None	Poor	Good	No	No comment	No comment	weekdays mornings	Continued monitoring of the two hour limit. Residents only parking at the weekends	enough car sharing or the use of public transport	
None	1	Poor	No comment	Yes	Every Day	Most Days	Most days other than Sundays from 9.30AM to 5PM	Resident only on south side of the road from No.13 to No.35 Gordon Road inclusive	when shoppers park outside my house for free!	
2	2	Very Poor	Very Poor	Yes	Rarely	Most Days	weekdays	make all zone a resident parking only	what Blights and M&S car parks are 25% empty	
None	1	No comment	No comment	Yes	Most Days	Every Day	Thursday mid morning and Sundays after 6pm	Keep the council car park open all weekend as an overflow	really don't want payment meters installed	
None	1	Poor	Good	Yes	Most Days	Most Days	Monday - Friday 8am - 6pm	Reduce free parking to an hour	in recent weeks there has been an improvement	
None	2	Very Poor	Very Poor	No	Rarely	Most Days	Monday - Friday 8am - 6pm	make car parks free to get the cars away from the residential areas	make Gordon road and Aggle road resident only	
None	4	Very Poor	Very Poor	No	No comment	No comment	Monday - Friday 8am - 6pm	make car parks free to get the cars away from the residential areas	make car parks free to get the cars away from the residential areas	
None	1	Poor	Poor	Yes	No comment	No comment	Monday - Friday 8am - 6pm	Resident Only - Parking Meters	Recently situation has improved slightly improved due to more patrols	
1	None	Poor	Poor	Yes	No comment	No comment	Monday - Friday 8am - 6pm, Sunday 9.12 & 5-7pm	Designated Visitor Parking, Parking Meters, CCTV Parking Control	Currently the scheme does not benefit residents. No Equality regarding the schemes. Residents pay annual fee, visitors should pay too, meters/pay and display. Contractors should pay. Balance is tipped in favour of the visitors as not enough patrols. Maybe CCTV number plate recognition	
None	2	Very Poor	No comment	No	Most Days	Most Days	Monday - Friday 8am - 6pm, Sunday 9.12 & 5-7pm	Reduce free parking to 20 minutes or remove it completely	The situation has been very detrimental to our life in Gordon Road. We have been here 13 years and the ability to park has steadily got worse. Shoppers park for 2 hours rather than parking in car park	
None	2	Very Poor	Very Poor	No	Rarely	Most Days	Monday - Friday 8am - 6pm, Sunday 9.12 & 5-7pm	Make half the Gordon Road resident parking only	thank you for looking and hopefully solving the issue	
None	1	Very Poor	Good	Yes	Rarely	Every Day	Monday - Friday 8am - 6pm, Sunday 9.12 & 5-7pm	Max number resident permits per household	Problems caused by residents having building works done which means extra vans, other vehicle and skips. In part the shortage of parking is part and parcel of living in a town centre	
None	1	Poor	Good	Yes	Every Day	Every Day	Monday - Friday 8am - 6pm, Sunday 9.12 & 5-7pm	1. Make Aggle Rd residents ONLY. 2. The ability to purchase guest parking booklets online. 3. Find council car park		