

LONDON BOROUGH OF BRENT

HIGHWAYS COMMITTEE 17th DECEMBER 2003

REPORT FROM THE DIRECTOR OF ENVIRONMENT

FOR ACTION

NAME OF WARDS:
TOKYNGTON, STONEBRIDGE

REPORT TITLE :	WEMBLEY ESTATE ACCESS CORRIDOR PROPOSED WAITING & LOADING RESTRICTIONS PROPOSED CLOSURE OF NORTH END ROAD
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1.0 SUMMARY

- 1.1 This report updates members on progress with the proposed closure of North End Road, and the proposed waiting and loading restrictions along Atlas Road and parts of North End Road and Fourth Way which form part of the newly constructed Wembley Estate Access Corridor, gives details of the results of the recent public consultation with local residents and businesses and seeks approval to proceed to implementation.

2.0 RECOMMENDATIONS

- 2.1 That the Committee notes the scheme development work undertaken by Officers and approves the detail of the schemes.
- 2.2 That the Committee notes the results of the public consultation undertaken on the proposed road closure for North End Road and agrees that officers proceed with a permanent road closure as detailed in Appendix A and proceed to statutory consultation.
- 2.3 That the Committee notes the results of the public consultation undertaken on the proposed waiting and loading restrictions along the new Estate Access Corridor and agrees that officers implement the scheme as detailed in Appendix B and proceed to statutory consultation.
- 2.4 That the Committee authorises the Director of Transportation to proceed with implementing the schemes in recommendations 2.2 and 2.3 in this report and to undertake any necessary statutory consultation, to consider any objections or representations and either to refer objections or comments back to this committee where he thinks appropriate or to implement the order if there are no objections or representations, or he considers the objections or representations are groundless or insignificant.

3.0 FINANCIAL IMPLICATIONS

- 3.1 Funding for the proposals is to be met by SRB funds for the Estate Access corridor Scheme.

4.0 STAFFING IMPLICATIONS

- 4.1 The Council's Transportation Service Unit will deal with all issues related to scheme.

5.0 ENVIRONMENTAL IMPLICATIONS

- 5.1 The introduction of a road closure and waiting and loading restrictions would improve road safety in the area for all road users and reduce the environmental impact of through traffic.

6.0 LEGAL IMPLICATIONS

- 6.1 The road closure and waiting and loading restrictions detailed will require the making of a traffic regulation order under the Road Traffic Regulation Act 1984. The procedures to be adopted for making the actual orders and any amendments thereto are set out in the Local Authorities ' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

- 6.2 The procedures require a period of statutory consultation, which means the authority, must properly consider any comments and objections to the schemes. If it fails to do this the implementation of the scheme would be unlawful and it would be impossible to enforce. If the process is not carried out properly the decision could be challenged by way of judicial review with the same result.

- 6.3 Members have authorised the Director of Transportation to commence the statutory consultation process in respect of these schemes and to consider and reject objections or representations if he thinks appropriate prior to him implementing the various schemes following that statutory consultation process. This means a further report will not be brought before this committee prior to implementation if there are no objections.

7.0 DETAIL

North End Road – Proposed Road Closure

- 7.1 Members have authorised the Director of Transportation to commence the statutory consultation process in respect of these schemes and to consider and reject objections or representations if he thinks appropriate prior to him implementing the various schemes following that statutory consultation process. This means a further report will not be brought before this committee prior to implementation if there are no objections.

- 7.2 The Estate Access Corridor is currently under construction and is due for completion shortly. The new road has been constructed to provide better links for commercial vehicles to the business parks in the area and to give more direct access to the North Circular Road. The Access Road (Fourth Way extension) will terminate at the south eastern end of the Wembley Stadium Trading Estate which is at the end of North End Road. This will present a potential problem for local residents because it will become possible for traffic to use North End Road, the private road within the Trading Estate and the Estate Access Corridor as a through route. This could result in an increase in traffic and parking in North End Road which would have a detrimental environmental impact.
- 7.3 Following concerns raised by local residents regarding this potential problem in North End Road, the Council proposes to introduce a gated road closure at the end of the road at the point of access into the Wembley Business Centre. This will prevent through traffic and require access to the Trading Estate to be made via the Estate Access Corridor.
- 7.4 Residents and businesses in the North End Road area have recently been consulted on a proposal to close the road and details of the consultation material can be seen in Appendix A. In the consultation area, 390 questionnaires have been sent out to directly affected local residents and businesses. The results of the public consultation indicated that 56 (14%) of the questionnaires were returned and of those 84% of the returns were in favour of the scheme being introduced. On this basis officers would recommend implementing a gated road closure restricting all vehicular traffic except cyclists (via cycle slips) and emergency services (via lockable gate).

NORTH END ROAD CLOSURE - consultation	Yes	No
All returns	47	9

- 7.5 The emergency and passenger transport services have already been consulted via regular Traffic Liaison meetings and they have confirmed that they would raise no objections to a road closure at this location.

Estate Access Corridor, Wembley – Waiting and Loading Restrictions

- 7.6 Many of the business along the Estate access Corridor have forecourts and accesses used for the operation and storage of their vehicles or hard standing areas behind their premises. Although it is expected that most loading and unloading will be carried out off the public highway it is considered necessary to introduce a no waiting restriction “at any time” and a no loading restriction between the hours of 8am to 10am and 4pm to 7pm to ensure that no loading and unloading takes place on the public highway during these peak times in order to avoid obstruction to traffic and to maintain access for commercial vehicles.

7.7 Residents in North End Road and parts of Fourth Way and Atlas Road have been consulted on a proposal to implement the proposed waiting and loading restrictions during November 2003, and details of the consultation material can be seen in Appendix B. In the affected area 27 letters were distributed to premises inviting comments on the proposals. The results of the public consultation indicated a very low rate of response and only two written responses expressing reservations about the proposals have been received. Committee will need to take into consideration that in this type of consultation when comments are invited the responses are generally negative because respondents only reply if they have a particular concern about the proposal. Comments in support are not usually received. The representations received are as follows:

- Atlas Road (near Hannah Close extension) – concerned at loading restrictions 8-10am restricting loading/unloading for premises which don't have off street parking provision and also that overnight waiting restrictions will hinder late night deliveries from the continent.
- North End Road, Stadium Business Park – concerned at loss of parking for customers due to waiting restrictions

7.8 In response to the comments made the following observations by officers need to be taken into consideration:

- The loading restrictions will only operate at peak times when traffic flows will be at there greatest and are needed to prevent road safety from being compromised. Companies will need to organise deliveries to avoid these times if they require to load and unload on the highway,
- All waiting restrictions permit loading and unloading for a period up to 20 minutes. This is a standard provision across the borough,
- The proliferation of on-street parking by customers will cause congestion and obstruction and compromise road safety which is exactly what the restrictions are intended to prevent.

7.9 On this basis officers would recommend proceeding with implementation and progressing the necessary statutory consultation (traffic order making phase) as the very low level of responses would indicate there are a large proportion of affected premises that do not have any significant issues to raise about the proposed waiting and loading restrictions.

7.10 The Committee should note that a right to object or make representations about the proposals will still be open to residents and businesses during the statutory consultation. If members approve the recommendations the Director of Transportation will consider and reject objections or representations as he thinks appropriate prior to him implementing the restrictions following that statutory consultation process.

8.0 Details of Documents:

Traffic Management Project File TP276

Any person wishing to inspect the above papers should contact Paul Fraser, Head of Civil Engineering, or Barry Philips, Traffic Team Leader, Transportation Service Unit, Brent House, 349 High Road, Wembley, Middlesex HA9 6BZ, Telephone: 0208 937 5135 or 5147 respectively.

Richard Saunders
Director of Environment

WEMBLEY ESTATE ACCESS CORRIDOR (North End Road closure) APPENDIX A



North End Road – Proposed Road Closure (near to its junction with Wembley Business Centre)

PUBLIC
CONSULTATION
Nov2003

INTRODUCTION

As you may be aware the Estate Access Corridor is currently under construction and is due for completion shortly. The new road has been constructed to provide better links for commercial vehicles to the business parks in the area and to give more direct access to the North Circular Road. The Access Road (Fourth Way extension) will terminate at the south eastern end of the Wembley Stadium Trading Estate which is at the end of North End Road. This will present a potential problem for local residents because it will become possible for traffic to use North End Road, the private road within the Trading Estate and the Estate Access Corridor as a through route. This could result in an increase in traffic and parking in North End Road which would have a detrimental environmental impact.

Following concerns raised by local residents regarding this potential problem in North End Road, the Council proposes to introduce a gated road closure at the end of the road at the point of access into the Wembley Business Centre. This will prevent through traffic and require access to the Trading Estate to be made via the Estate Access Corridor.



North End Rd – view of the entrance into trading estate

PROPOSALS

The proposals consist of:

- A new gated closure of North End Road at the entrance to the Wembley Business Centre.
- Provision for cyclists at the entrance to the closure.
- Waiting restrictions near to the closure to maintain access for emergency vehicles.

(A plan of the scheme can be seen on the reverse side of this leaflet).

The Police and the Emergency Services have been contacted regarding the proposals and they have raised no objections to the proposals.



North End Rd - view exiting trading estate into North End Rd

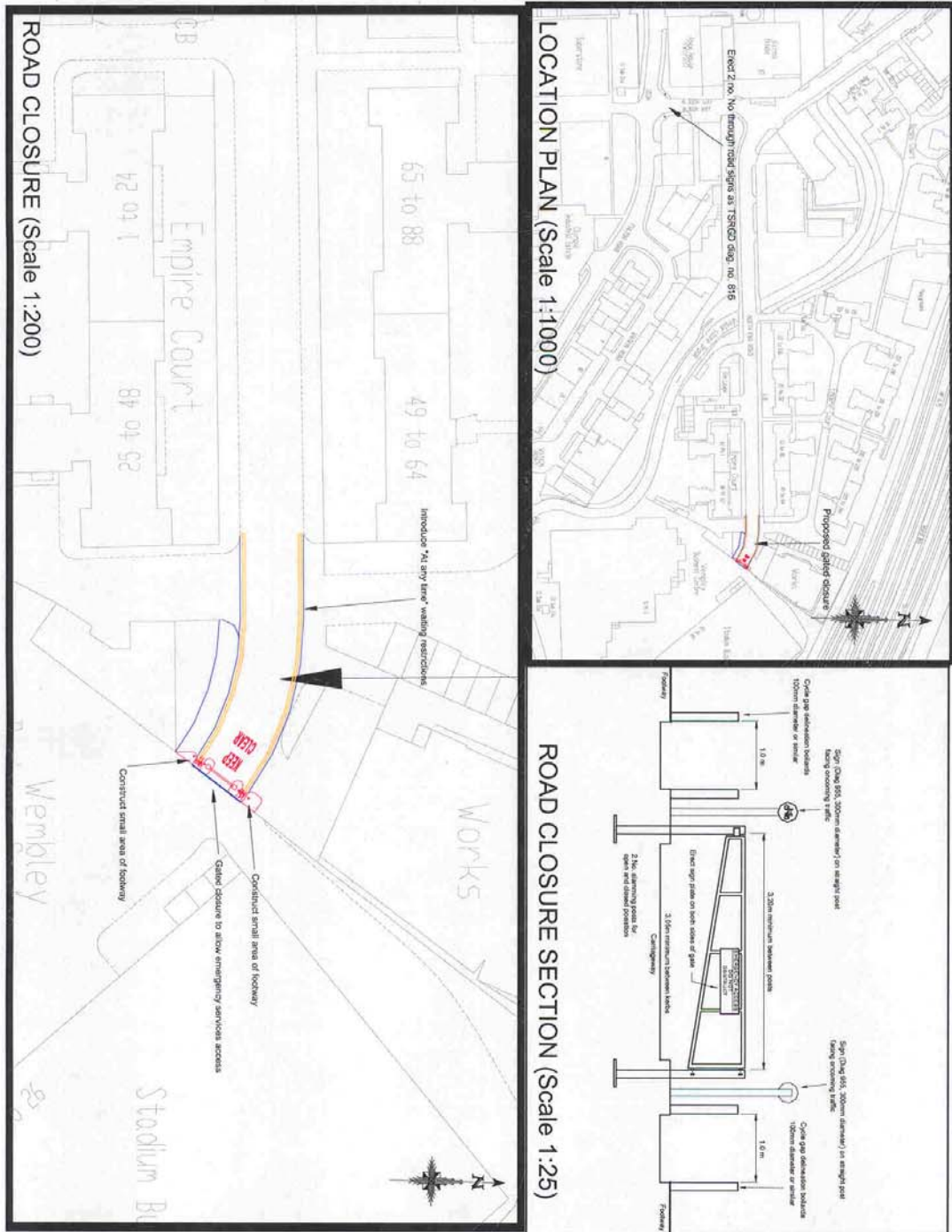


North End Rd – view towards the trading estate

Your views regarding the proposed road closure of North End Road are important to us therefore could you please complete and return the attached questionnaire using the pre paid envelope by Friday 28th November 2003.

David Eaglesham
Head of Traffic Management

WEMBLEY ESTATE ACCESS CORRIDOR (North End Road closure)
APPENDIX A continued



**WEMBLEY ESTATE ACCESS CORRIDOR (waiting & loading restrictions)
APPENDIX B**

**TRANSPORTATION
SERVICE UNIT**



2ND FLOOR WEST
BRENT HOUSE
349 - 357 HIGH ROAD
WEMBLEY
MIDDLESEX HA9 6BZ

Our ref : TSU/00/237

Owner/Occupier

Dear Owner/Occupier

FAX : 020 8937 5282
PHONE : 020 8937 5135
Email : Paul.Fraser@brent.gov.uk
CONTACT : Paul Fraser
DATE : 5th November 2003

**WEMBLEY PARK INDUSTRIAL ESTATE
ESTATE ACCESS CORRIDOR
PROPOSED WAITING / LOADING RESTRICTIONS CONSULTATION**

In order to assist business occupiers as part of the staged access improvements from the North Circular Road to Wembley Park Industrial Estate, the Council is in the process of upgrading Atlas Road and parts of Fourth Way including a link via a new bridge across the Wealdstone Brook to North End Road into the Stadium Business Park.

To regularise parking and loading/unloading the Council is proposing to introduce 'No waiting at any time' & 'No Loading' restrictions along the length of Atlas Road and the upgraded part of Fourth Way, including the link to the Stadium Business Park into a short section of North End Road. In most cases either local residents, businesses, the Police or the Emergency Services, have requested these measures.

Details of the proposed 'No waiting at any time' and 'No loading' restrictions are shown in plan overleaf, and are measures which have been designed to:

- Prevent obstructive and dangerous parking
- Assist in the general flow of traffic
- Improve road safety for motorists, pedestrians and cyclists
- Improve visibility at junctions and access/egress to premises.
- Improve access for emergency service/refuse vehicles

At this stage of the process we are giving you the opportunity to comment on the proposals in writing or by telephone. Your comments should be received by this office no later than **Friday 21st November 2003**.

A report on this consultation will be presented to the Highway Committee on 17th December 2003.

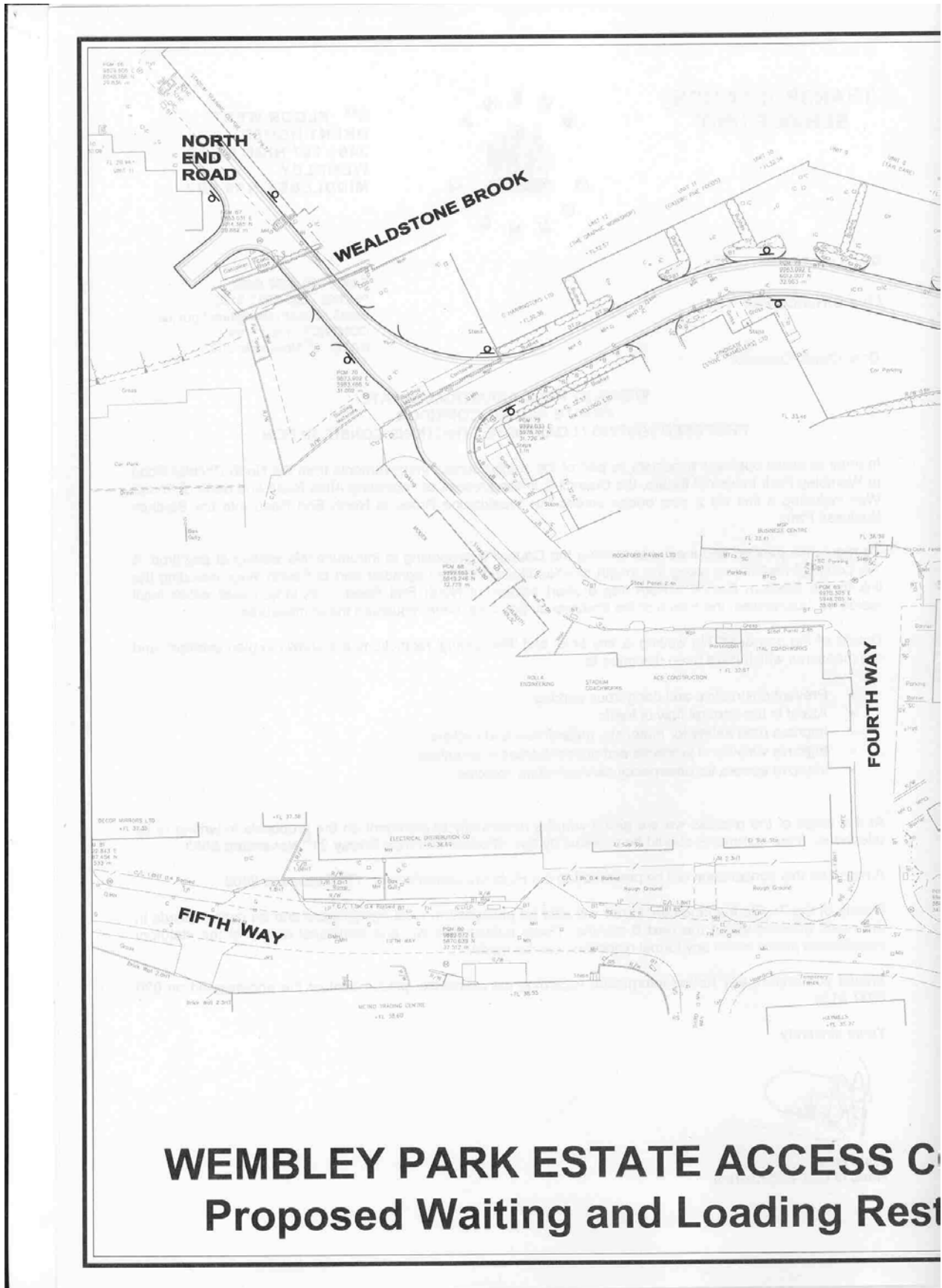
Details of the Traffic Management Order will also be published in local newspapers and on notice boards in the roads affected within the next 3 months. These publications will give additional details of the statutory consultation period when any formal objections can be made.

Should you require any further information regarding the proposals, please contact the undersigned on 020 8937 5135

Yours sincerely

Paul Fraser
Head of Civil Engineering

WEMBLEY ESTATE ACCESS CORRIDOR (waiting & loading restrictions)
APPENDIX B continued



WEMBLEY ESTATE ACCESS CORRIDOR (waiting & loading restrictions)
APPENDIX B continued

