

**Report to Matt Davey, Assistant Director (Highways, Transport and Planning)**

**July 2022**

**Haywards Heath: Wychwood Park Waiting Restrictions**

**Report by Head of Transport and Network Operations**

**Electoral division: Haywards Heath Town, and Cuckfield & Lucastes**

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**Summary**

A Traffic Regulation Order has been advertised proposing to install double yellow lines on lengths of Virginia Drive in Haywards Heath, which is within the new Wychwood Park residential property development. Two objections to the restrictions have been received.

**Recommendation**

That the Assistant Director (Highways, Transport and Planning), having considered the objections received, authorises the Director of Law and Assurance to make the Traffic Regulation Order as advertised and for the proposed restrictions to be installed.

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**Proposal**

**1 Background and context**

- 1.1 A new residential development named Wychwood Park has been built on land south of Rocky Lane in Haywards Heath. The developer has applied for a new Traffic Regulation Order (TROs) to introduce parking restrictions and 20mph speed limits on the new roads within the development.
- 1.2 Both TROs have been advertised. The 20-mph speed limits received no objections and two messages of support. This part of the proposal may now be installed without requiring further confirmation from West Sussex County Council.
- 1.3 Both messages supporting the 20-mph speed limit raised objection to the proposed waiting restrictions.

**2 Proposal details**

- 2.1 The need to apply waiting restrictions in Virginia Drive was identified during the process of obtaining planning consent for the development.

- 2.2 Virginia Drive forms the main access road into the development from Rocky Lane and it is considered important to maintain clear access along the road for vehicles entering and exiting the new development. This is needed to prevent parking close to the junction with Rocky Lane and to ensure unobstructed access into the development for larger vehicles such as delivery vehicles, refuse vehicles and most importantly fire appliances.
- 2.3 Plans showing the layout of the proposed restriction are included at [Appendix A](#) (PDF, 1MB).

### **3 Other options considered (and reasons for not proposing)**

- 3.1 The need for waiting restrictions in Virginia Drive was identified by officers during the process of obtaining planning consent for the Wychwood Park development and are included in submitted drawings for the Section 38 Highway Agreement.
- 3.2 Upon receiving objections to the proposal detailed in [Appendix B](#) (PDF, 51KB), officers reconsidered the extent of the proposed restrictions to see if they could be reduced to allow more parking. Given the layout of the road it was concluded that the restrictions as proposed are necessary to maintain access and safety.

### **4 Consultation, engagement and advice**

- 4.1 The Local Members, Cllr Wickremaratchi and Cllr Bradbury have been consulted and raise no objections to the proposed waiting restrictions.
- 4.2 The West Sussex County Council Parking Strategy Team and Mid Sussex District Council Parking Enforcement teams have also been consulted and have no objection to the proposal.
- 4.3 A public consultation on the proposal took place between 9 June 2022 and 7 July 2022 and this was sent to representatives of the emergency services, local bus companies and other statutory consultees. No objections to the proposal were received from these consultees.
- 4.4 Two objections were received from residents in Virginia Drive. These are detailed in [Appendix B](#) (PDF, 51KB), along with a County Council Officer's response to the points raised.

### **5 Finance**

- 5.1 If approved, the installation of the new waiting restrictions will be carried out by the developer constructing Wychwood Park, who will bear all costs of installing the necessary yellow lines. The developer has paid an application fee to cover the legal costs of promoting the TRO. As such there is no financial cost to the County Council in promoting or installing these restrictions.
- 5.2 The cost of any future maintenance of the restrictions will be met from the highways maintenance budget assigned to the area once the road is adopted as publicly maintainable highway.

### **6 Risk Implications and mitigations**

- 6.1 If the waiting restrictions are installed residents at the northern end of Virginia

Drive may be inconvenienced by the reduction in availability of on-street parking. While residents have allocated parking, the restrictions may result in visitors needing to park in other roads nearby.

- 6.2 If the restrictions are not installed, there is a risk that vehicles will park close to the junction of Virginia Drive with Rocky Lane. Officers are concerned that failing to control such parking in accordance with agreements formalised during the planning process, could lead to obstruction and safety issues arising.

## **7 Policy alignment and compliance**

- 7.1 No conflict with the Human Rights Act or Equality Act have been identified in relation to this proposal. Sussex Police have not raised concerns about the scheme and officers are satisfied that no issues arise under the Crime and Disorder Act.
- 7.2 It is considered that approving installation of the restrictions is compliant with County Council policies on providing a safe sustainable place.

Andy Ekinsmyth

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## **Appendices**

Appendix A: [Plans showing proposed restrictions](#) (PDF, 1MB)

Appendix B: [Summary of comments and objections, with officer response](#) (PDF, 51KB)

## **Background papers**

None