

Report to Deputy Leader & Cabinet Member for Transportation

Decision to be taken on or after 19 March 2019

**Decision can normally be implemented at least
3 working days after decision has been signed.**

Cabinet Member Report No. T09.19

Title: Pound Lane, Marlow existing speed cushion extension

Date: 11 March 2019

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Summary

Buckinghamshire County Council in conjunction with Bellwood Homes proposes to extend one Speed Table by 22m in the publicly maintained section of Pound Lane, Marlow. The Speed Table in the publicly maintained highway is to be extended at a point approx. 75 metres west of the junction with the High Street.

Recommendation:

It is recommended that the extension of the speed cushion is granted as proposed.

A. Reasons for proposed decision

Planning permission 17/06620/FUL allowed the construction of 4x3 bed townhouses with new vehicular accesses onto Pound lane.

- The reason for the proposed extension is to allow residents level access to their driveways. It has been found historically to be both distracting and uncomfortable for motorists to be executing turning movements whilst navigating a steep ramp.

- All speed reduction features are constructed in response to a real or perceived speeding concern and thus highways safety issue. For this reason removal of the table could be perceived as a retrograde step from a safety perspective.
- The design and consultation process is in compliance with “The Highways (Road Humps) Regulations 1999”. (The Act)
- The key point in relation to the design is that The Act specifies a minimum length for a table of 900mm but no maximum length, and it has been found that a 75mm high hump with 1:15 ramps are the main factor in reducing speeds and thus a 30% - 60% reduction in accidents
- Environmental concerns raised over emissions generated by vehicles slowing and accelerating are well documented and thus not up for debate, however in this instance there will no increase in emissions based upon this design.
- The exit from Higginson park sits in the centre of the ramp and so it’s retention is an important safety feature in controlling speeds in this potential pedestrian conflict area.
- The design has been accepted by Thames Valley Police and there have been no objections received from either TFB Highways Maintenance or BCC Passenger Transport.
- Upon further communication with Neil Biggs from Thames Valley Police he added the following additional comments in via email:-
Thanks for your e-mail regarding Pound Lane in Marlow, I find it very frustrating to see that what is a very straightforward solution to this problem being objected to when clearly as traffic clinicians we have provided what I consider to be a most acceptable and safe solution which I have commented upon and can see no problem with.
Whilst I appreciate everyone will have a point of view our experience in these matters is countywide and not just in one location and we are very aware of what works and what doesn't and by bringing designs such as these for consultation we have considered the merits of the proposal against others.
I would therefore suggest that you go ahead with the proposal which I commented upon in the first instance which is the extension of the table.

B. Alternatives. (Attached as Appendix B)

It is important to point out that alternatives were not part of this consultation and any alternatives will be subject to a separate consultation process.

Removal of table and bring property vehicle accesses in at normal carriageway height.

Remove existing table and install two or more humps in the section between the two roundabouts.

Leave the table as is.

C. Resource implications

There will be no direct finance resource implications because the consultations and highway works are to be funded by Bellwood Homes.

D. Value for Money

All works including this consultation are funded by Bellwood Homes.

E. Legal implications

At this stage there should be no legal implications as the table currently exists and the fall-back position would be to leave in situ, thus maintaining the status quo.

F. Property implications

No applicable.

G. Unitary Council

There are unlikely to be any barriers or opportunities arising from this consultation.

H. Other implications/issues

If this proposal is agreed there will be some local dissatisfaction, but because speeds should not increase this should be short term.

If this proposal is rejected there are at least three other options.

1. Leave the table in situ and allow residents to straddle the ramps as they access their driveways.
2. Remove the table completely. This will require a further consultation as well as a period of speed monitoring. This option is likely to receive objections due to its proximity to the Higginson Park play area. In addition to this it is almost certain that the table was installed for perceived speed and safety concerns. This whole process is likely to be expensive and very time consuming and may affect the developer's ability to sell properties.
3. Remove the existing table and the install of 2+ tables in alternative locations. This proposal will require a further consultation and is also likely to receive objections because some of the consultees have already asked to have the existing table removed due to vehicle emissions. The suggestion for additional tables will create additional braking and accelerating movements for the second table thus increasing vehicle emissions and environmental concerns which other consultees are keen to avoid. This update is likely to be expensive, time consuming and may affect the developer's ability to sell properties.

I. Feedback from consultation, Local Area Forums and Local Member views

Cllr Alex Collingwood – Local Member

Email 1

We have seen your proposal to extend the speed table on Pound Lane, Marlow, adjacent to Higginson Park to gain level access to the new development alongside. As the existing table causes vehicles to decelerate and accelerate this results in increased emissions adjacent to the Higginson Park play area which is also close to the AQMA, we would prefer the removal of that speed table.

Email 2 – from the Marlow Society but agreed with by Cllr Alex Collingwood

The preferred solution of local residents and the Marlow Society is for the existing speed table to be removed. Two new speed tables of conventional length should be constructed on either side of the new houses in suitable locations. Dropped kerbs should be provided for each of the new houses. In view of the speeding problems and the increasing traffic density in the stretch of Pound Lane up to the Court Garden roundabout, we recommend that the new tables should be at the maximum height permitted by law. If two speed tables are not physically possible due to other constraints in the road layout on that stretch, we recommend that you consider replacing the speed

table with two speed bumps or humps at the maximum permitted height. This will have the additional benefit of slowing vehicle speeds still further.

Marlow Town Council

As the existing table causes vehicles to decelerate and accelerate this results in increased emissions adjacent to the Higginson Park play area which is also close to the AQMA, we would prefer the removal of that speed table entirely. We would also like to point out that there is only a short distance between the mini roundabouts on that stretch, which negates the need for a speed table.

Cllr Richard Scott

Whilst I understand that the proposed extension of the speed table was a condition of the planning approval, I would prefer the speed table to be removed completely rather than being extended.

J. Communication issues

All consultees will receive the outcome in either the manner in which they contacted us or via email.

K. Progress Monitoring

Not applicable

L. Review

Not applicable

Background Papers

Consultation notice attached
S278 Agreement Plan
Consultation assessment spreadsheet.

Your questions and views

If you have any questions about the matters contained in this paper please get in touch with the Contact Officer whose telephone number is given at the head of the paper.

If you have any views on this paper that you would like the Cabinet Member to consider, or if you wish to object to the proposed decision, please inform the Democratic Services Team by 5.00pm on 18 March 2019. This can be done by telephone (to 01296 382343), or e-mail to democracy@buckscc.gov.uk