



Report to Leader (Transport Portfolio)

Decision Date: 11 September 2020

Reference number: TR08.20

Title: Proposed Traffic Calming Scheme, Flat Top Road Hump – Rutland Street, High Wycombe, Buckinghamshire

Relevant councillor(s): Mrs L Clarke OBE; A Hill; Mahboob Hussain; M Davy; B Pearce

Author and/or contact officer: Darryl Bonsor Darryl.Bonsor@buckinghamshire.gov.uk

Ward(s) affected: Abbey

Recommendations: It is recommended that the Leader approves the proposed traffic calming scheme for Rutland Street, High Wycombe to be established.

Reason for decision: To enable the delivery of the measures to mitigate the impact of the development.

Executive summary

Buckinghamshire Council, in conjunction with Inland Homes PLC proposes to establish a traffic calming measure in the form of a flat top road hump on Rutland Street. This will be located approximately 75m south of Desborough Road junction and be 43.50m in length. The developer will enter into a Section 278 Agreement to construct said works.

Content of report

Planning Application 16/08306/FUL sought planning consent for the demolition of existing buildings at Buckingham House, Desborough Road, High Wycombe and redevelopment with 85 residential dwellings and 331 sqm of flexible commercial floorspace, together with associated car parking, access and servicing arrangements, landscaping, and public realm improvements. In line with a request from the Highway Authority, the Planning Permission is subject to a condition (Condition 23) which requires the following highway works to be carried out prior to occupation.

- A raised table at the north east of Rutland Street

- On street pay and display parking bays in line with the existing provision and at a minimum width of 2.0m
- Minimum carriageway width of 5.5m
- Footways
- Carriageway markings
- Vehicle visibility splays at site accesses
- Tie-in in with kerbing and surfacing, traffic management, lining and signing and all other ancillary works.

The works are to be carried out and monitored under Section 278 of the Highways Act 1980; A statutory public consultation was undertaken on the raise table proposals in July/August 2020. Thames Valley Police, TfB Road Safety Team were amongst internal and external stakeholders who were consulted and offered the opportunity to comment on the proposal. No formal objections were received during the consultation stage.

Other options considered

- 1.1 These works were conditioned as part of the planning consent therefore no alternatives were put forward for consideration.

Legal and financial implications

- 1.2 There will be no direct financial resource implications because the consultations and highway works are to be funded by the developer.
- 1.3 The Council's main powers in relation to the provision of road humps are set out in the [Highways Act 1980](#) ("the Act"). Section 90A of the Act allows a highway authority to establish road humps in a highway maintainable at the public expense for which they are the highway authority.

Before carrying out such works, the highway authority is required under Regulation 3 of the Road Hump Regulations 1999 to consult the chief officer of police, the fire and rescue authority for the area in which the highway concerned is situated and the chief officer of any body providing ambulance services under the National Health Service Act 1977 and operating in that area about the proposal and to consult such person or organisations representing persons who use the highway or who are otherwise likely to be affected by the works as the highway authority thinks fit.

It has been held by the courts that to be effective, consultation must meet the following tests:

- the consultation must be at a time when proposals are still at a formative stage;
- the proposer must give sufficient reasons for any proposal to permit of intelligent consideration and response;
- adequate time must be given for consideration and response; and

- that the product of the consultation must be conscientiously taken into account in finalising any statutory proposals.

Corporate implications

1.4 All works including the consultation are funded by the developer.

Consultation and communication

1.5 Buckinghamshire Council on behalf of Inland Homes PLC carried out a formal consultation which ran from the 20th July until 16th August 2020. This consisted of letters being delivered to businesses/residents which fronted onto the works area and site notices being erected. A notice was also printed in the local newspaper the Bucks Free Press. The consultation was also available to view on the 'Have Your Say' website.

Local members were consulted via email as part of the formal consultation, from which no comments or objections were received.

We received one positive response to the consultation which came from Thames Valley Police. (refer to background papers)

Next steps and review

All Consultees will receive the outcome in either the manner in which they contacted us or via email and an appropriate S278 Agreement will be entered into for the delivery of the works.

Background papers

[Consultation Notice](#)

[Consultation Letter](#)

[Site Plan](#)

Thames Valley Police Consultation Response (attached)

Your questions and views (for key decisions)

If you have any questions about the matters contained in this report please get in touch with the author of this report. If you have any views that you would like the Cabinet Member to consider please inform the Democratic Services team. This can be done by telephone 01296 382343 or email democracy@buckinghamshire.gov.uk