

Dear Ben

I write in connection with the above and would like to have my support of the order registered. The parking in Malthouse Lane is both inconvenient to residents but more worrying obstructs the clear passage of emergency vehicles. On three occasions I have witnessed parking along MHL that is so bad it has stopped fire engines getting through. On two occasions the crew have had to bounce cars out of the way and on a third occasion the offending driver returned to their vehicle just in time. Added to this if there are vehicles double parked one of the vehicles will be parked right up on the pavement stopping free passage for pedestrians, often forcing them to walk in the road. The Dyls are needed as a matter of health and safety and should be installed at the soonest opportunity possible.

Kind regards

Dear Ben Davenport, I have received a letter notifying me of the proposed changes to parking regulations in Malt House Lane. Can I raise an objection on the grounds that the proposed parking variation does not resolve the issues at hand, and in fact would exasperate the problem.

Firstly, putting the "yellow lines" up to the keyhole [Malthouse Court], would move the parking further along Malt House Lane to beyond and close to the Key hole Junction. As you will no doubt realize that junction is the main turning point for the bus service, the school coach service, The refuse collection vehicles and other large delivery vehicles. [2.5 ton restriction on the lower causeway].

Car and van parking will increase because of the new restrictions, and will feed into heavier use on both sides of the narrow roadway so severely impacting the throughflow of those vehicles.

Not to mention the access for emergency vehicles to the lower end of the lane. While I am not an advocate of more restrictions on our community, but with many years of involvement in the movement of heavy and large vehicles, I can say with surety that the current variation will not work successfully, and only a further extension of the restrictions to allow for the turning and maneuvering of large vehicles will resolve the issues of access. Thank you for taking the time and trouble in registering my objection in this matter and the reasons for doing so.

Regards Local Home owner.

I think that there will be no benefit in extending the double yellow lines unless there are patrols and people who habitually park on the existing double yellow lines are fined. I asked how many tickets had been issued since the PSPO had been set up and the answer was NONE and yet there are repeat offenders parking on the double yellow lines on the passing points on the causeway inhaling N2O and inside the double yellow lines where the barriers on the causeway have been damaged, and on Malthouse Lane, including on the double yellow lines immediately underneath the CCTV camera. Also the respondent did not know what a PSPO was or that it applied to this area.

All this will do is increase the frustration of residents, unless enforcement is done.

Hi Ben

Thank you for your time this morning.

I confirm that I have no issue with people parking outside my house, but it is a problem when I am trying to reverse out and there are cars parked on both sides of the road. People avoid parking outside the drive of no 68, which makes them park opposite my driveway, if there are cars parked opposite my drive and on my side of the road it is almost impossible to get out the drive. I have recently had an incident in trying to get off my drive. The red circles in the diagram below indicate where cars parking leaving my turning out the drive very tight.

If you are moving the yellow lines up, I would propose you consider it on one side of the road only, so you don't have cars parked opposite each other on either side of the road, as this makes it very narrow for cars to get past. During lockdown, I did see a fire engine struggle to get past 2 cars parked directly opposite each other on either side of the road. I assume parking on Malthouse Lane is due to the car park area closing too early, so everyone will park on Malthouse Lane to get their cars out the car park. I have seen people move their cars onto the road as the car park closes at 4pm in Winter, however lately the time has changed to 5pm. I believe this is the root cause of the problem, I believe if the car park had lighting and it was opened later, parking on Malthouse Lane would not be an issue.

Please take this email as formal rejection of the attached proposal to extend the double yellow lines as far as the park on Malthouse lane.

This proposal will only push antisocial parking further up Malthouse lane where there is no double yellow lines therefore will not fix any issues. The double yellow lines need to be extended as far as the junction with the Maltings or better still as far as the train station to help relieve the issue of antisocial parking.

There is antisocial parking, all of the way up malthouse lane not just near the lakes, cars full of youths parked up and smoking drugs on and causing disturbance on regular occasions, so bad it is not safe to let children play outside on the drive.

Simply extending it but a few yards will simply make the issue worse. The double yellow lines need to be extended a lot further ideally as far as the station to deter this behaviour

Regards

Dear sir

Following our conversation regarding proposed double yellow lines in Malthouse lane Earlswood. Our concerns are that if lines are only going to be positioned partly from The Maltings towards the lakes traffic will simply be pushed up the road towards us and we already have access problems due to cars parking opposite driveways and along the road either side of driveways. It is dangerous and frustrating that sadly car owners don't use the carpark facility. Equal double yellow lines are great but who is going to police them and how will those restrictions be enforced?

Many thanks for taking our concerns into account.

Kind Regards

Dear Ben

I write in connection with the letter received today in regards to the above and to add my full support for the double yellow lines as suggested. This is a matter of health and safety for both residents and visitors who often have to walk in the road or watch emergency service vehicles notable to get through the cars double parked as well as residents that cannot get out of their drives safely.

Good Morning Ben

Following your letter regarding the proposals to extend the double yellow lines on Malthouse Lane, Earlswood we would like to show our full support for these plans to go ahead.

Malthouse Lane suffers extreme ASB and to be honest the parking really is quite shocking and a shame more fines are not given out to deter the ongoing behaviour.

Many Thanks

For the attention of Ben Davenport

Thank you for your recent letter re the above Order. We strongly support this variation as every day we have vehicles parked opposite our drive making exiting our property difficult. However we would like to point out that also every day large vehicles reverse from The Causeway to The Keyhole because there are weight restrictions on The Causeway. When vehicles are parked along this stretch of road it is very difficult and dangerous. Mondays are often difficult as we can have three waste disposal trucks attempting to reverse at various times of the day. As we are aware there may be objections from residents at the top of Malthouse Lane who are not affected by parking problems we would appreciate it if our support of the variation can be recorded.

Hi Ben,

We live on Malthouse Lane in an area where people park regularly to use the lakes.

I gather the reason for the proposed change is with regard to residents' parking access.

As a resident, the main safety issue on our road is speeding. Double yellows up our street, without mitigating infrastructure to slow cars down, keep the road clear and encourage the speeders. Parked cars and other obstructions slow them down.

What measures are you intending to put in place with regard to slowing down speeding cars on Malthouse Lane?

20 mph signs? Speed humps? Parking chicanes? Change of junction priority at Malthouse Ct?

I assume there has been consultation and consideration of this issue.

I look forward to hearing from you with regard to this important matter.

Attention of Ben Davenport

Hi Ben

Thanks for the communication on the proposed parking restrictions for Malthouse Lane, Earlswood. I live on the road and within the proposed area. I have the following questions and observations;

I'm interested to know how these parking restrictions will be enforced? The council don't enforce the existing double yellow lines, how is this going to be different?

What are residents going to do if they have a visitor who want to park outside our houses? I assume this is no longer possible as no resident passes will be provided?

Trouble occurs 99% in the evening and weekends at night. No traffic enforcement offers will/do visit in the evening so this feels again like a waste and the only people who will be penalised are the residents living on the road.

We are wasting money if you simply paint yellow lines on the road, they get ignored by the people who come and cause the issues as they know they won't be caught. Thanks,

Ben I am concerned about the proposal to apply double yellow lines to both sides of Malthouse Lane, extending from lake entry point up to nos. 65.

I understand the need to maintain a clear passage for emergency services and residents' wish for less anti-social parking.

However by clearing both sides as proposed, raises several other issues which may be more important. By clearing the road will this encourage dangerous speeding and where do 'visitors' 'tradesmen' and 'deliveries' park? Perhaps lines down one side only.

Dear Ben Davenport, I refer to the above proposal. My wife and I strongly object to the proposed alteration to parking restrictions in Malthouse lane. To restrict parking would only give a clear road for motorists to speedup and down. We fail to understand what you expect to achieve from this proposal. Take the situation where a resident have guests arrive whose cars won't fit on their drive where do they park? Any new legislation regarding parking of vehicles needs to be effectively Policed otherwise will serve no purpose. We have been trying for some years to stop the parking on the footpaths with no success. When the police drive down the road they never seem to stop & put fixed penalty notices on vehicles that are parked on the footpath. If cars were correctly parked on the road this would have the affect of slowing the traffic down. We have speeding traffic now so this proposal will only make it worse.

Kind regards

I have read your notification of 14th September regarding the above Variation Order No. 8. We live at XXXXX which is currently above where the double yellow lines currently finish so we do not have the benefit of restrictions. I am writing to **agree** to this variation order in the strongest possible terms. The indiscriminate parking here on Malthouse Lane is appalling, resulting, on at least two occasions, in a fire engine being unable to drive up Malthouse Lane itself. This could have ended up a very serious incident if the engine had been attending a fire on Malthouse Lane itself. I understand the engine was in fact for disturbances in and around the Lakes themselves. The parking round here is entirely

irresponsible at the current time: cars parked, facing the wrong way sometimes and on the pavement, meaning that pedestrians are unable to pass the vehicles on the pavement itself: the parking itself causes "chicanes" on the Lane which make driving up and down and getting into our own drive very very difficult. I am aware that the double yellow lines will not automatically mean that the problem will go away but it will surely make it better for all of us. My partner and I are therefore entirely in agreement with the proposed changes and would welcome them as soon as possible. I look forward to hearing further when this matter has been decided.

Yours faithfully

Dear Mr Davenport

Stratford District Variation No.8 (Consultation Plan PTR 022-005)

Further to your letter dated 14th September 2022, I am writing to lodge my objections to the proposed changes to the parking restrictions in the area near my address.

The consultation plan lists one reason why the double yellow line restrictions are being proposed:

- "To help prevent vehicles being parked in an obstructive manner causing access issues for residents and other road users along Malthouse Lane..."
- "This will help prevent vehicles from parking in an obstructive manner, thereby aiding in facilitating the passage on the road of any class of traffic (including pedestrians)."

My objections to the proposed changes are two-fold as follows:

1. Validate vehicles are parked in an obstructive manner

The information shared on your website

<https://www.warwickshire.gov.uk/news/20209/stratford-avon-district> contains no mention of any analysis or study haven taken place prior to the consultation to validate an issue exists. For there to be any meaningful consultation with residents affected, this information should be forthcoming prior to any conclusion of the consultation process.

In addition, as objections and the name of the objector, will normally be treated as public information and may be published according to your website, please can I request for copies of any correspondence received highlighting issues to prompt the proposed changes to also be shared publicly with those consulted.

I have lived at the above address for 4 years and in that time, I have never encountered a vehicle parked on Malthouse Lane in an obstructive manner. I walk my dog twice a day at different times along the pavement and use my car several times a day in the proposed changes area. So whilst I have objections to the changes proposed which I will expand upon below, I strongly challenge in the first instance that a parking issue exists.

I believe the proposed changes are over zealous parking enforcement practices in the absence of any known publicly shared review or issues. Please can your Minor Works Team provide evidence that a parking issue exists (with supporting evidence) and confirm whether the following has been reviewed and share the results with residents consulted as soon as possible;

- Existing and projected levels of parking demand;
- Availability of on and off street parking; and
- Accuracy and quality of existing traffic signs and road markings.

Since receipt of your letter starting the consultation process, I have taken a photo most days of the area impacted by your proposed restrictions. They do not show any vehicle parked in an obstructive manner to other drivers, residents or pedestrians. Please let me know if you

would like me to share these with you electronically for your consideration so you can make a considered response.

2. Objections to the double yellow lines Malthouse Lane, Earlswood – No Waiting at any Time Both sides, from a point 242 metres northeast of its junction with The Maltings, northeastwards for 124 metres

Whilst I acknowledge no resident has a legal right to park on the public highway or outside their property, nor should they have the expectation to do so, there are several objections to the proposed changes I would like to raise for the following reasons.

- a) Malthouse Lane has a suitable carriageway width to accommodate a vehicle parked on both sides of the road with current markings without other vehicle access and traffic flow being severely affected for cars or emergency vehicle access. The road is quiet and wide enough for parked vehicles and moving traffic (road and pedestrian). Malthouse Lane is a quiet residential road with low passing vehicle numbers and current parking requirements do not impinge on traffic flow. With very low thoroughfare, no observation of cars parked in an obstructive manner, it is important we preserve the limited on-street parking that exists.
- b) Malthouse Lane is a relatively flat straight road away from any busy junctions with excellent visibility for car users. Traffic flow is quiet in this quiet Stratford Council categorised 'green belt' neighbourhood with restrictive planning policies for household development including driveways for parking.
- c) The proposed restrictions are only for a part segment of the road. If any issues do exist, partial double yellow lines will only push any problem further up the straight road rather than resolve the issue entirely. Surely this is counter productive and an unnecessary cost.
- d) Double yellow line parking restrictions already exist along the lower end of Malthouse Lane by the Earlswood Lakes causeway. If the parking restrictions are extended, where are tradesmen, residents and visitors to residents meant to park given no alternative parking arrangements exist. The distance to on street parking would a considerable distance from my house, so far to be deemed a suitable alternative. The Earlswood Park car park is some distance away from my house and is only available during daylight hours, these times are short during Autumn & Winter months (e.g. 4pm close). My elderly mother and disabled sister visit occasionally, and it would be too much of a distance to expect them to park their cars further up Malthouse Lane with the considerable walk to my house. Tradesmen would also refuse to take on work for health and safety reasons given the considerable distance to carry materials and tools.
- e) Double yellow lines already exist outside my house. Whilst I have never encountered an obstructive vehicle parked outside or elsewhere on Malthouse Lane, I have never seen any traffic enforcement officers patrol the area. Will there be regular traffic enforcement patrols introduced as part of the proposed changes?
- f) An extension of the double yellow lines proposed with the restrictions that brings to residents will devalue properties impacted. What, if any, compensation would be paid if the proposed changes went ahead? Has input been sought from local Estate Agents on market value if your proposals go ahead?
- g) What alternatives, if any, have been considered before proposing the double yellow no parking at any time restrictions? For example, given all of the residents impacted I have spoken with have also expressed surprise at the measures you are wanting to take, has a single yellow line on one side of the road been explored instead? Whilst no change would be

best, at least a single yellow line on one side of the road would completely eradicate any chance of an obstruction during Mon-Sat 08.00-18.30hrs.

h) If visitors to Malthouse Lane residents have to park further up the road, are there any plans to increase the number of street lamps? Given there would be no alternative parking arrangements in close proximity to my house when it gets dark, it would become a safety hazard for elderly or disabled pedestrians that park where they can to traverse the pavement a distance to visit residents given the lack of current street lighting.

i) The cost of introducing such proposed parking restrictions on Malthouse Lane are unnecessary. From internet research it is estimated it would cost circa £12k to implement. Given the current cost climate, no obvious valid case for change and objections received this would be an unnecessary burden on the tax payer. There are more pressing issues for residents in this area that the money would be better placed allocated to. Has the Minor Works Team been in contact with the local association and police to better understand the parking issues that do exist on the Earlswood Lakes causeway instead?

I hope a fair, full consideration and responses to the above points will be given in due course. If you would like me to expand on any point, or discuss in person, please do not hesitate to contact me.

Given the gravity of the impact on me and others I have spoken with if the proposals go ahead, I will be sharing a copy of this letter with my local MP Tony Dixon. I also reserve the right to leverage contact with local media I have access to professionally to bring spotlight on this issue and achieve a fair outcome to this process.