

Old Oak Zone PP Review | Consultation Report

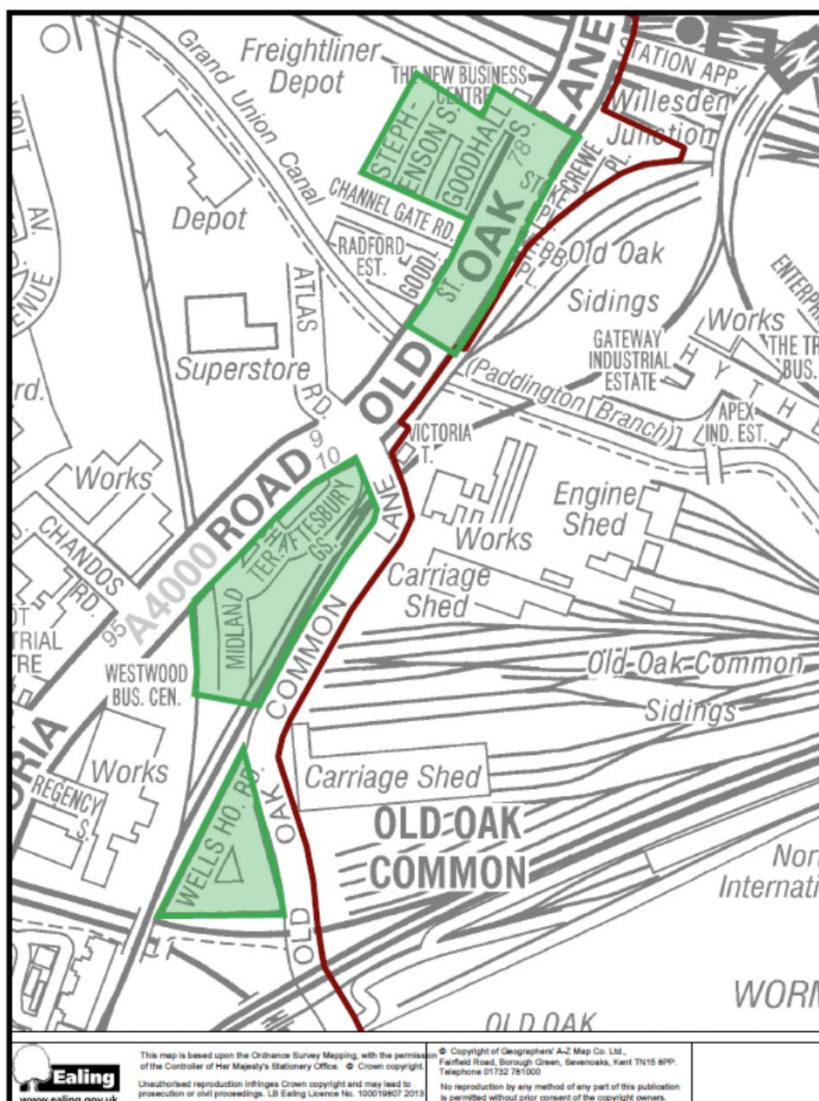
Results | Overview

Consultation Period	20 October 2023 to 17 November 2023
Response Rate	8%

Background

Zone PP currently operates Monday to Friday 10am - 11am and 3pm - 4pm. However, the council had received requests from residents to review the operating times. Due to various developments in the area, among them HS2, the demand for parking in the area has increased, and some residents no longer feel that the current operating times are adequate.

Existing CPZ map



Results | Detailed

Location	Number of addresses	Responses received	Response rate
Goodhall Street	123	5	4%
Midland Terrace	80	11	14%
Old Oak Lane	32	2	6%
Shaftesbury Gardens	135	3	2%
Stephenson Street	37	5	14%
Wells House Road	148	18	12%
TOTAL	555	44	8%

Do you find it difficult to park in the area?

Location	Yes	No
Goodhall Street	4	1
Midland Terrace	10	1
Old Oak Lane	2	0
Shaftesbury Gardens	1	2
Stephenson Street	4	1
Wells House Road	17	1
TOTAL	38	6

If yes, during which time of the day do you find it difficult to park?

Location	Morning	Afternoon	Evening	Overnight
Goodhall Street	2	1	4	4
Midland Terrace	6	6	10	10
Old Oak Lane	1	2	2	1
Shaftesbury Gardens	1	1	1	1
Stephenson Street	3	3	2	2
Wells House Road	6	7	17	12
TOTAL	19	20	36	30

And on what days do you find it difficult to park?

Location	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Goodhall Street	4	4	4	4	4	4	3
Midland Terrace	9	9	9	9	10	10	10
Old Oak Lane	2	2	2	2	2	2	2
Shaftesbury Gardens	1	1	1	1	1	1	1
Stephenson Street	4	4	4	4	4	3	2
Wells House Road	16	16	16	16	17	17	16
TOTAL	36	36	36	36	38	37	34

What days do you think the CPZ should operate?

Location	Monday to Friday	Monday to Saturday	Monday to Sunday
Goodhall Street	1	1	3
Midland Terrace	2	0	9
Old Oak Lane	0	0	2
Shaftesbury Gardens	1	0	2
Stephenson Street	2	1	2
Wells House Road	3	4	11
TOTAL	9	6	29

During what times do you think the CPZ should operate?

Location	10am-11am and 3pm-4pm	10am-11am, 3pm-4pm and 6pm-7pm	9am-6pm	8am-8pm	Other
Goodhall Street	1	0	2	2	0
Midland Terrace	1	0	0	4	6
Old Oak Lane	0	0	0	2	0
Shaftesbury Gardens	1	0	0	1	1
Stephenson Street	2	0	0	3	0
Wells House Road	1	2	0	3	12
TOTAL	6	2	2	15	19

Do you think Zone PP should be split into separate CPZs?

Location	Yes	No	No preference
Goodhall Street	0	4	1
Midland Terrace	3	7	1
Old Oak Lane	0	1	1
Shaftesbury Gardens	0	1	2
Stephenson Street	0	4	1
Wells House Road	4	4	10
TOTAL	7	21	16

Analysis

Operating days and times

The response to the consultation shows that the majority of respondents find it difficult to park in their area. They have also indicated that these issues continue into the evening and overnight, with many respondents stating that they find it difficult to find parking upon their return home from work.

Residents were asked what times they think the CPZ should operate. Of the defined options provided, most selected 8am – 8pm. However, residents also had the option to suggest alternative times and many respondents stated a preference for even longer operating hours, notably 24 hours. Whilst it is not feasible to enforce parking 24 hours a day, the comments provided by residents do suggest parking issues may continue beyond 8pm. This is particularly clear in Wells House Road which is closest to the HS2 site entrance and where most of these comments originate.

These issues also seem to persist at weekends too, and the majority of respondents think the CPZ should operate Monday to Sunday.

Splitting the CPZ

Zone PP is formed of 3 distinct and separate residential areas, and it is therefore natural that these three areas may experience their own specific parking issues and require different operating times. In view of this, we asked residents whether they thought we should split the zone to accommodate preference for different operating days and times.

However, despite some support for this, most respondents would like to see the current arrangements retained.

Response rate

The council has received a number of persistent parking complaints from local residents and we are aware of the scale of developments in the area. It was therefore surprising that there was not a greater response to this consultation. However, there are some factors that not only distort the figures slightly, but also highlight the growing issues in the area.

One stark example is Goodhall Street. When the council originally introduced Zone PP, there were 66 postal addresses in Goodhall Street, there are now 123. Similarly, Midland Terrace has increased from 70 to 80 and Wells House Road, from 128 to 148.

Furthermore, few responses were received from Shaftesbury Gardens, where there are 135 addresses. However, the majority of properties have access to private, off-street parking. In our experience, where private parking exists, residents are less impacted by parking pressures and therefore less likely to engage with parking consultations that have little impact on their current arrangement.

Despite the low response rate, those that did respond have shown a clear desire, across the entire Zone, to extend the operational hours to be all day long and to include weekends. This will also satisfy the few residents who were in favour of splitting the Zone, as they were all also in favour of extending the operational times.

Recommendations

Despite the response rate not being as high as we envisaged, those that did respond have shown a clear desire to extend the control times to cover all day and at weekends too.

Based on the options we gave residents to choose from, there is a preference for 8am – 8pm Monday to Sunday. However, based on the additional comments from a number of residents, consideration may be given to extending the operating times beyond 8pm. While this is an option, it should be noted that enforcement will be lighter the later it becomes, and residents will likely need to phone to request enforcement. Though it is possible that many non-residents will still be deterred from parking if signs state the zone is in operation, irrespective of whether enforcement officers are local. For this reason, longer operating times can still be effective without frequent enforcement.

In terms of the low response received from specific roads, we believe the impact of new developments in the area has still not fully materialised and we expect parking pressures to continue to grow. In Goodhall Street for example, 40 new flats have been built at No.80 and many of these are currently on sale. As the number of occupants increases, parking demands will rise and place further pressure on existing residents. While this block is classified as low car housing (meaning residents are not eligible for parking permits) as Zone PP only operates for 2 hours per day Monday to Friday, these residents can freely park in the area outside of these times.

Of further note, is the proposed introduction of controlled parking across the Park Royal Industrial Estate. This has now been approved for implementation and is intended to provide a zone dedicated to businesses on the estate. While we expect most businesses and their employees to stay within the convenient boundary of that zone, there will be those that seek less stringent parking controls elsewhere, and some roads within Zone PP may be subject to receive the parking displaced from that area.

Based on the response to this consultation and the reasons outlined above, we recommended that Zone PP be extended Monday to Sunday and to a minimum of 8am – 8pm. While the response was low from some roads and there were respondents that preferred current arrangements to be retained, given the extent of current and planned development in the area, we believe additional control is required to prioritise residents and protect them from the growing demand for parking in the area.