



## Democratic Services

**Location:** Phase II  
**Ext:** 0420  
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**CMD No:** 836

**To: COUNCILLOR JONATHAN BIANCO  
CABINET MEMBER FOR PROPERTY, HIGHWAYS  
AND TRANSPORT**

c.c. All Members of the Property, Highway and  
Transport Select Committee  
c.c. Caroline Haywood – Place Directorate  
c.c. Perry Scott – Corporate Director of Place  
c.c. Ward Councillors for Hayes Town and Wood End

**Date:** 26 June 2023

## Non-Key Decision request

## Form D

### BOTWELL COMMON ROAD, HAYES - OBJECTION TO PROPOSED WAITING RESTRICTIONS

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Tuesday 4 July 2023** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Rebecca  
Democratic Services Apprentice

**Title of Report:** BOTWELL COMMON ROAD, HAYES - OBJECTION TO PROPOSED  
WAITING RESTRICTIONS

**Decision made:**

**Reasons for your decision:** (e.g. as stated in report)

**Alternatives considered and rejected:** (e.g. as stated in report)

Signed ..... Date.....

*Cabinet Member for Property, Highways and Transport*

## BOTWELL COMMON ROAD, HAYES - OBJECTION TO PROPOSED WAITING RESTRICTIONS

<b>Cabinet Member(s)</b>	Councillor Jonathan Bianco
<b>Cabinet Portfolio(s)</b>	Property, Highway and Transport
<b>Officer Contact(s)</b>	Caroline Haywood – Place Directorate
<b>Papers with report</b>	Appendix A – Location plan Appendix B – Plan of proposal Appendix C – Plan of revised proposal

### HEADLINES

<b>Summary</b>	To inform the Cabinet Member that objections have been received to the proposed limited waiting restrictions on Botwell Common Road, Hayes.
<b>Putting our Residents First</b>	The request can be considered as part of the Council's annual programme of road safety initiatives.
<b>Financial Cost</b>	The cost associated with the recommendations to this report is estimated at £578 and will be managed within existing revenue budgets for the Transportation Service.
<b>Relevant Select Committee</b>	Property, Highways and Transport Select Committee
<b>Relevant Ward(s)</b>	Hayes Town and Wood End

## RECOMMENDATIONS

**That the Cabinet Member:**

- 1) **Considers the objections received from the statutory consultation for the proposed limited waiting restrictions on Botwell Common Road, Hayes;**
- 2) **Does not approve the introduction of the proposed limited waiting restrictions on Botwell Common Road, as shown on Appendix B; and**
- 3) **Approves an amended proposal for limited waiting restrictions on Botwell Common Road, as shown on Appendix C to this report, and to keep the matter under review.**

### **Reasons for recommendation**

To improve access on Botwell Common Road, yet still maintaining parking for residents.

### **Alternative options considered / risk management**

The Council could decide to proceed with the installation of the limited waiting restrictions as advertised.

### **Democratic Compliance / previous authority**

None at this stage.

### **Select Committee comments**

None at this stage.

## SUPPORTING INFORMATION

1. Botwell Common Road is a mainly residential road within Hayes Town and Wood End Ward. Botwell Common Road has properties on the north side and Lake Farm Country Park on the south side. Botwell Common Road is used as a route to Hayes Town Centre. The road forms part of the 350 bus route. A plan of the area is shown on Appendix A to this report.
2. The Council received a petition of 26 signatures and a series of independent Road Safety concerns from residents of Botwell Common Road, asking for measures to remove obstructive parking from Dawley Road down to Beechwood Avenue following the recently refurbished bus garage on Dawley Road. Residents have suggested anecdotally that some bus drivers are parking in the road and not on site. As a consequence, a detailed site investigation was undertaken by Council officers.

3. Officers contacted the depot management, who explained that initially it had not been possible to accommodate staff parking within the confines of the depot site, pending completion of ongoing works; however, the depot representatives noted the concerns of residents that were relayed to them, and agreed to discourage parking in nearby residential roads if at all possible.
4. Officers observed that vehicles were parking in Botwell Common Road from its junction with Dawley Road down to Barra Hall Road, in between the bus stops on the south side of the road. These vehicles were restricting two-way traffic. Some properties on Botwell Common Road do not have access to off street parking. However, there is a layby in front of the houses which is used for parking.
5. As a result of the site observations, a proposal was developed to install single yellow lines operational 8-10am and 2.30-4.30pm on the whole of the south side of the road. It was noted that if a short section was installed, the vehicles may transfer further up the road causing a similar issue there. It was also noted that as parking was already at a premium and by removing the parking at all times, this could restrict residents and visitors in the evenings and weekends. Therefore, a proposal for limited waiting restrictions is shown on the plan attached as Appendix B to this report.
6. The Cabinet Member agreed to take the proposal through the statutory 21-day consultation process, which involved the placing of advertisements in the local press and the display of public notices on site. During this period, the Council received eight objections and four representations of support for the proposal.
7. The first objector stated *"Everything was ok until the bus station at the end of the road was added, the restriction to the road is because the bus company staff park along the road and do not park on the grounds where the buses are. The times you have set looks like it's for the school but the parents park at the Lake Farm car park. As for the Stockley Park end where the bus company staff park, this is the part buses, emergency vehicle Lorry's get stuck. As I can see the times are for the school which they are not the issue. The lay-by is where the residents park if the yellow line gets put in the issue will be pushed onto us as the bus driver cars will be parked in the lay-by and then when everyone comes home, they will not have anywhere to park. I did a test drive to find a parking space after 6-7pm and I had to park 15-20 mins away from my home to just find a space. The issue is the bus company, and they should be made to make room for the staff to park on the grounds so they can work. But to be honest vehicles have been driving slower because of the parked cars so it is a catch 22. Yes, the road needs to be cleared for the emergency vehicles to get to Hayes Town as fast as possible from Hillingdon hospital but then you get all vehicles driving fast. It's very dangerous to cross the road when everyone is driving fast. I'm not sure how this will work as it looks like the issue will be passed to the residents to deal and suffer with parking."*
8. The second objector stated *"We have to frequently park on the opposite side as there is not sufficient space in our parking bay. All homes have 2/3 cars, and some have vans."*

*There is no space to park in the allocated parking bay, so we have park opposite. It's more acute between Barra Hall Road and Beechwood Avenue as the parking bays are too small – as all have cars now.....We need a long-term resolution as cars are increasing - you need to help find an answer please. So, until you resolve this issue, I OBJECT to your current proposal. What we need is a solution to this - first the yellow lines. While I do agree to the yellow line between Beechwood Avenue and Dawley Road, as it's the bus depot drivers parking and causing obstruction. They park right at the edge of the road. We need double yellow lines there. Either make more parking spaces by our homes so that we can park safely and not obstruct the traffic. Make more parking bays on the opposite side – where you say we cause obstruction – where you are proposing to put yellow lines. Take a bit of green out. Allow us access to park in our front gardens – like other householders can further down Botwell Common - my neighbour and I applied and you rejected on the grounds that it's a green space – silly really as there is a massive park opposite so a few driveways won't take much green away. You have to find a solution to the parking problem please. Please can we find a solution to the parking – so that we can take our shopping out safely and our children. We need to find more spaces."*

9. The third objector stated *"Botwell Common Road runs along a residential zone, it is generally quiet with ample light and space. We feel this road is, therefore, safe at all times already and does not require any further intervention by the Council. The highways code already contains measures that deal with obstructive parking without the need to install any yellow lines. More worrying, parking restrictions such as these in residential areas devalues property prices significantly and as it is unnecessary..."*
10. The fourth objector stated *"I am writing this with the mindset that you have already made your minds up regarding yellow lines in Botwell Common Road and just going through what you think is protocol. As I work for a company that works on behalf of immigration and Home Office, I know how this so-called consultation period works. As many in this street I have a 4-bedroom house with 5 adults, all who drive and own vehicles including a work vehicle. As per usual the council would rather move the problem than deal with it. Meaning where exactly do you expect residents to park??? I work 12 hour shifts working 2 days 2 nights and sometimes have to work extra shifts so if I get home at 6.45am and have to sleep somewhere in my car until I can park in Botwell at 10am to go to bed then up again to move it somewhere at 2.30pm and be back at work for 6pm, my physical and mental health will suffer, I will not be able to work and would have to cite this as my reason. There is green verge that could be made into a lay-by and the existing lay-by could be extended inwards and made into slanting bays even along some of the existing drains. With regards to green being taken away, councils don't seem to care about it when they use large greenbelt areas to build more flats to accommodate the influx into the area. I am seriously worried about this and the detrimental effect on my mental health and sleep. I don't for one minute believe you care enough about your residents and voters to take this into consideration. This is going to cause a parking war with neighbours and surrounding areas."*

11. The fifth objector stated *"I have received your letter regarding installing the yellow lines on Botwell Common Road. Me and others that live on this road have discussed this and have decided that it will become a major inconvenience for us as the majority of us own a car. There will not be enough parking and the parking is already limited. Other individuals, that do not live on our road, also park in our space which makes it further complicated. Speaking for myself, I have major health problems and it is already a struggle for me to find parking including outside of my house as others park in that spot and irresponsibly. Parking too far away is difficult as the walk would be too long or I would have to run to my home which affects my health problems. I have tried to apply for disabled parking, but it was rejected. Other members of my family have tried to inquire about having a driveway, but this was also rejected due to the grass on the pavement. Most days I need to park on the other side as it is always difficult to park in the designated area. A few houses down from me have multiple cars and disabled parking but they do not make use of it. They have a disabled member of the family who I've not seen once get into any of their cars. I understand the purpose of this as there are high number of cars parked on the other side, but it was not like this until they placed the bus depot. Moving further from this, there should be permit holders for residents on the road or place driveways. Should we need to, a petition could also be placed to go against this."*

12. The sixth objector stated *"Your proposal is to put yellow lines in the whole way down Botwell Common Road but there is no problem with obstruction all the way down this road. The problem started, which I am sure you are aware of, when the new Bus Garage on Dawley Road opened. Employees who work there have started to park their vehicles at the very end (Dawley Road end) of Botwell Common Road so that they can go to work, even though there seems to be plenty of parking space inside this bus garage which they could be using. This causes obstruction and queues of traffic as they try and manoeuvre around these cars to get out on to Dawley Road. I completely understand the need for it at the end of this road and even going round the corner into Beechwood Avenue. However, there is another easier alternative, don't put any in and let the employees park inside the bus garage as there was never a problem before this!*  
*As I am sure you are aware, there is not enough parking for the people who live here as it is.*

*Myself and my husband work full time and pay full rent and we should be able to park our cars. We have 1 each. I work from home some days, and my husband is a shift worker and almost every day we cannot get parking outside of our house or even near it! We either have to park across the road (south side which is where you propose the yellow lines should be), or around the corner in Barra Hall. However, with more people getting dropped kerbs and driveways, this is getting harder to do this.*  
*My question is, where shall we park then? If you put yellow lines all the way down this road, where do we go? There aren't enough spaces? Some families have 4 cars per household and some people park their cars here, then get on the bus to go to work in*

*Heathrow! I think there is a reason for putting yellow lines in at the end of the road where I said, but it is totally unnecessary to put them in all the way- it is just making our lives even harder than they already are. We are already worried about going out because when we come back, there are no spaces! I would reiterate again, let the employees of the bus garage have parking inside the bus garage where there is plenty of space then the problem will go away.*

*If this goes ahead, what is going to be put in place so that residents get to park near to where they live? Many of us who live here have said for some time that if you change our parking bays to diagonal parking, you will be able to get double the amount of cars in, so maybe this is an option for us, or parking permits, free to those who live here? However, we really don't want or need yellow lines all the way down this road, we really will have nowhere to park. It is not causing any problems further down this road at all."*

13. The seventh objector stated, *"We don't want any restrictions on Botwell Common Road it's not good at all."*
14. The eighth objector stated *"My concern with this proposed scheme is that it will only add to the already restrictive parking problems some residents have. The area between Beechwood Avenue and Barra Hall Road experience the main parking problems. The residents that live between Dawley Road / Beechwood Avenue and between Barra Hall Road / Botwell Lane have the luxury of off-road parking. The residents living between Beechwood Avenue and Barra Hall Road only have two parking bays to use.... The parking between these two roads is very restrictive for the number of residents who live there. The residents who live in this area have one and in most cases two cars per household. Thus, the need to use the south side of Botwell Common Road to park.....If the proposed scheme goes ahead, it will cause severe parking problems for the residents who live between Beechwood Avenue and Barra Hall Road. They will be open to the constant threat of receiving parking tickets for parking on the south side of the road or on the grass area outside their homes. As you must be aware, the ability for us to park in the vicinity of Barra Hall Road or Beechwood Avenue is impossible. I strongly believe the real culprit and the reason for this proposed scheme lays squarely at the feet of one development. This being the building of the bus station on Dawley Road. I cannot believe it was allowed to go ahead without providing sufficient off-road parking facilities for its bus drivers. Since the bus station was opened, the south side of Botwell Common Road has become the area the bus drivers park their cars. This has made the stretch of road between Dawley Road and Beechwood Avenue a major hazard for road users."*
15. The first supporter stated *"I am excited to see you are considering putting parking restrictions on the parking on Botwell Common Road, as I have noticed a huge increase in parked cars which does impact safety, especially at the Dawley Road end. I am not sure if this is due to the opening of cross rail or changes to the surrounding businesses. I*

*wholeheartedly support the inclusion of the yellow line on the park side of Botwell Common Road. The most dangerous part, where I would actually request double yellow and no parking, is the section from Dawley Road to the first bus stops. I find it very dangerous when driving through this section of the road, due to the parked cars making the space too narrow for cars and buses to share. It also causes severe backing up/delays when cars are attempting to turn the corner.”*

- 16. The second resident in support of the scheme stated “We welcome the proposed scheme by Hillingdon council.... Since the opening of the bus depot on Dawley Road we have on an average 15 extra cars are parked on Botwell common road towards the T junction, and drivers parking their cars has caused the traffic chaos especially in this section of the road. There are 2 bus stops on in this section of Botwell common road, which makes the flow of traffic very difficult at times especially in rush hour, It '. And takes me at least 5-6 mins to get out of my driveway (address redacted for legal reasons). So, I propose a double yellow line to be put on Botwell Common Road from bus stop E to the T junction on Dawley Road. That will ease the incoming and outgoing traffic in the area.”*
- 17. A third resident stated “Cars parked on the south side of our road is impacting us negatively on a daily basis for a number of reasons as stated below and the main one is that it’s a health and safety issue. Vehicles parked on the side are causing road users driving towards Dawley Road to drive in the middle of the road. When turning into Botwell Common Road from Dawley Road, drivers have to be extra cautious as vehicles are coming out and sometimes at a high speed which can easily cause an accident. These parked vehicles are also causing issues when driving out of Beechwood Avenue which is a daily route used by us. Another major concern is that there is a children’s park opposite Botwell Common Road, which children, residents, dog walkers etc use on a daily basis. The parked cars are causing our road to be very congested especially during peak times, making it difficult for residents to use the pedestrian crossing. We have noted that cars are also parked on either side of the pedestrian crossing making it difficult to see oncoming cars when crossing the road. The 350 bus goes through our road and bus drivers struggle on a daily basis due to the tight space on the road. We have witnessed on so many occasions that bus drivers have had to stop and squeeze on the side of the road to allow oncoming traffic to pass. Residents’ safety is very important, and the cars parked on the south side of the road are not only a huge health and safety hazard but also an inconvenience therefore we agree with the proposed scheme of proposing limited waiting restrictions.”*
- 18. The fourth supporter stated “It is such a busy HGV route, trucks and cars cannot get past one another. We often get trucks trying to access Botwell Common Road having to stop half out on Dawley Road waiting for a clear run through. It’s a serious accident waiting to happen. We also get cars parking high up to the junction for that reason I would suggest double yellow lines.”*



19. Officers have been informed by Abellio that they have the car park open from 6am to 7pm but cannot extend the hours due to the operation of the yard. The routes that use the yard are Heathrow routes which operate 23-hours a day.
20. The local Ward Councillors have been consulted, and two have responded supporting the principle of yellow lines between Dawley Road and Beechwood Avenue. However, one councillor supported double yellow lines and the other councillor was minded to support single yellow lines. In this instance, the Council could install single yellow lines and review their effectiveness in practice after they are installed, to see if there is a case for increasing them to double yellow lines in the future.
21. After careful consideration of comments received from the statutory consultation and the views of the local Ward Councillors, it is recommended that the Cabinet Member agrees to proceed with the amended proposal for limited waiting restrictions on Botwell Common Road, between Dawley Road and Beechwood Avenue, as shown in Appendix C to this report.

### **Financial Implications**

The cost associated with the recommendations to this report is estimated at £578 and will be managed within existing revenue budgets for the Transportation Service.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon Hillingdon residents, service users and communities?**

The effect of introducing the proposed waiting restrictions on Clement Gardens and Station Road will be that access and safety is maintained whilst maintaining parking for residents.

### **Consultation carried out or required**

Consultation has been carried out on this proposal through a notice on site and in the local press. Local Ward Councillors have also been consulted.

## CORPORATE CONSIDERATIONS

### Corporate Finance

Corporate Finance has reviewed the recommendations to this report and concurs with the financial implications as set out above.

### Legal

The Borough Solicitor confirms that there are no legal impediments to the Cabinet Member agreeing the recommendations set out in the report which are in accordance with the outcome of the statutory consultation.

### Infrastructure / Asset Management

There are no property implications resulting from the recommendations set out in this report.

### Comments from other relevant service areas

None at this stage.

## BACKGROUND PAPERS

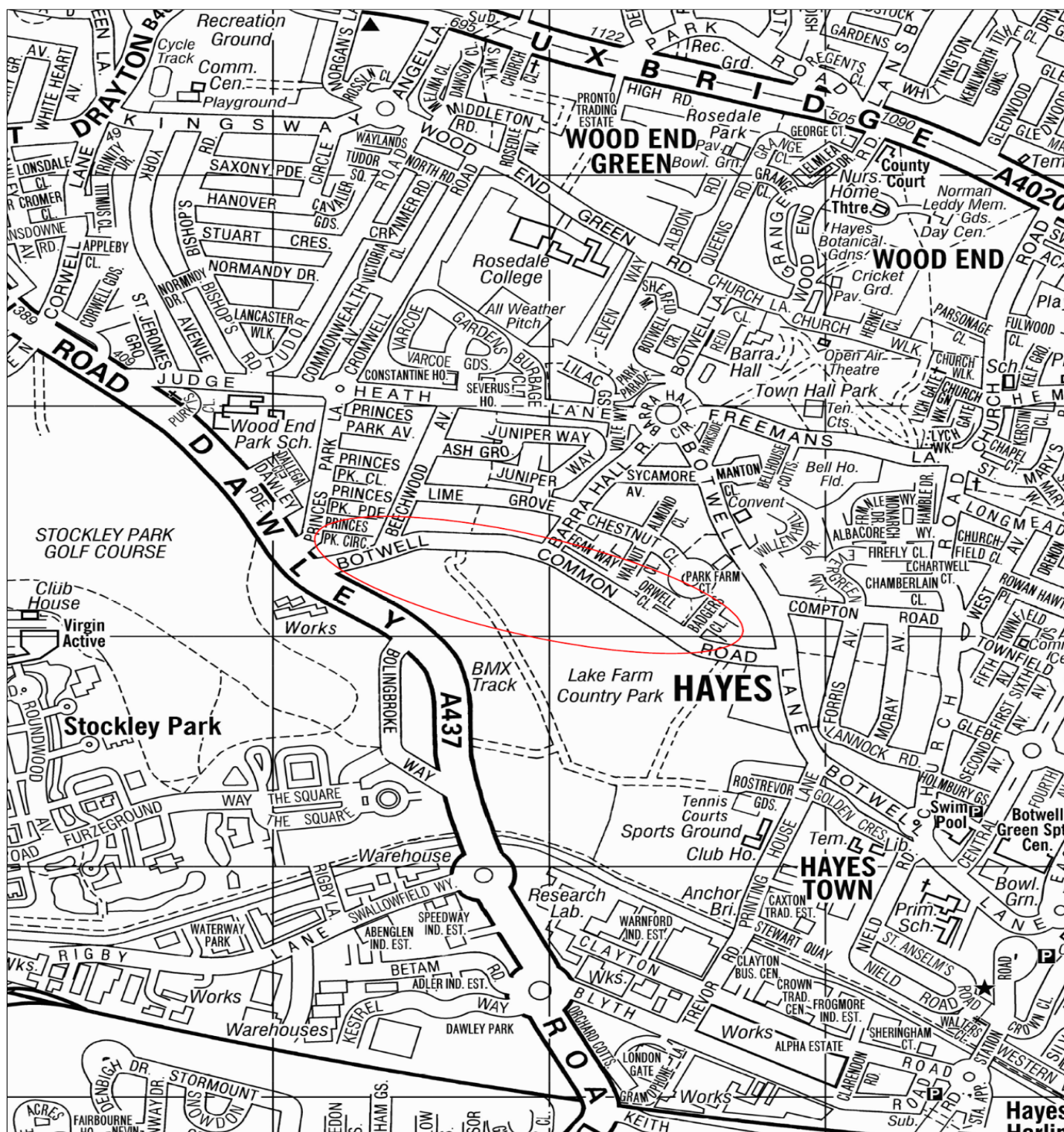
- Traffic order
- Emails of support
- Objection emails

## TITLE OF ANY APPENDICES

Appendix A - location plan  
Appendix B - plan of proposal  
Appendix C – plan of revised proposal



## APPENDIX A – LOCATION PLAN



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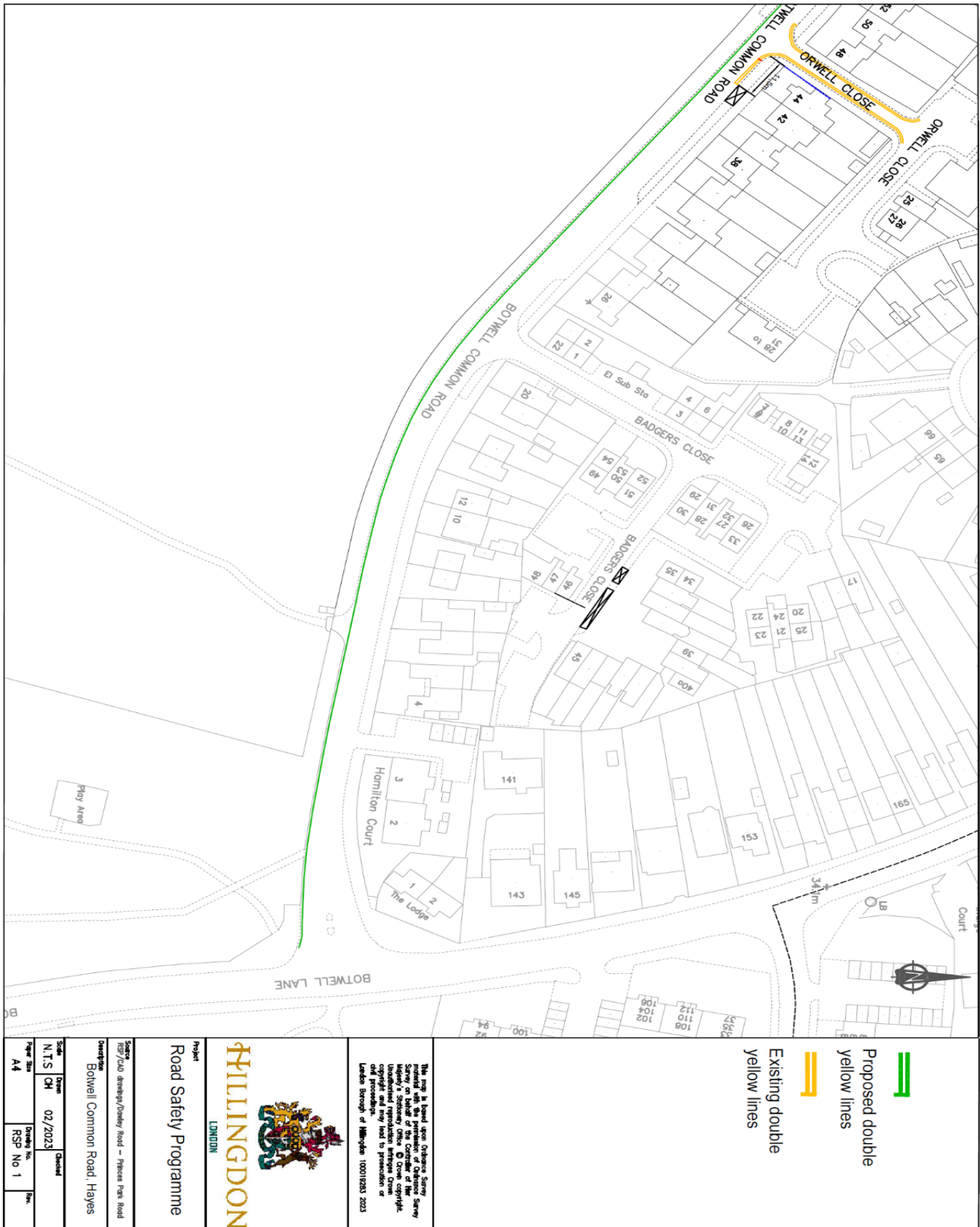


Botwell Common Road, Hayes









## APPENDIX C – PLAN OF REVISED PROPOSAL

