

**STOCKPORT COUNCIL**  
**EXECUTIVE REPORT – SUMMARY SHEET**

**Subject: Proposed Traffic Regulation Order 'No Waiting at Any Time' & Moving Traffic Regulation Order '20mph Speed Limit' on the Bloor Homes Development (Foxcote Estate), Heald Green**

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**Report to: (a)** Cheadle Area Committee  
2024

**Date:** Tuesday 23rd January

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**Report of: (b)** Director of Place Management

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**Key Decision: (c)** **NO / YES** (Please circle)

Forward Plan  General Exception  Special Urgency  (Tick box)

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**Summary:**

To report the findings of a consultation exercise and to seek approval for the introduction of a Traffic Regulation Order and Moving Traffic Regulation Order as set out in **Appendix A**.

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**Recommendation(s):**

The Director of Place Management requests that the Cheadle Area Committee consider and comment upon the following proposals and recommend that the Cabinet Member for Parks, Highways & Transport Services approves the Legal Advertising of the following Traffic Regulation Order (TRO) & Moving Traffic Regulation Order (MTRO) set out in **Appendix A**, and that subject to no objections being made within 21 days from the advertisement date, the order can be made.

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**Relevant Scrutiny Committee** (if decision called in): **(d)**  
Communities & Transport Scrutiny Committee

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**Background Papers** (if report for publication): **(e)**

There are none.

Contact person for accessing  
background papers and discussing the report

**Officer:** Nicola Ryan  
Tel: 0161 474 4409

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**'Urgent Business': (f)** **YES / NO** (please circle)

**Certification** (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor \_\_\_\_\_ and the Chief Executive/Monitoring Officer/Borough Treasurer for the decision to be treated as 'urgent business' was obtained on \_\_\_\_\_ /will be obtained before the decision is implemented.

AGENDA ITEM



**Proposed Traffic Regulation Order 'No Waiting at Any Time'**  
**&**  
**Moving Traffic Regulation Order '20mph Speed Limit' on the**  
**Bloor Homes Development (Foxcote Estate), Heald Green**

**Report of the Director of Place Management**

## **1. INTRODUCTION AND PURPOSE OF REPORT**

- 1.1 To report the findings of a consultation exercise and to seek approval of a Traffic Regulation Order (TRO) and Moving Traffic Regulation Order as set out in the TRO Schedule on **Appendix A**.
- 1.2 This report is to be read in conjunction with:
  - Proposed Traffic Regulation Order(s) on Outwood Road, Heald Green which is being submitted to Cheadle Area Committee on Tuesday 23<sup>rd</sup> January 2024.
  - Wilmslow Road/Greenway Road & Greenhythe Road, Heald Green – Proposed Traffic Regulation Order 'No Waiting at Any Time' which is being submitted to Cheadle Area Committee on Tuesday 23<sup>rd</sup> January 2024.

## **2. BACKGROUND**

- 2.1. One of Stockport Councils aspirations is to make all residential areas within the Borough 20mph. Therefore, all new housing developments will be subject to these reduced speed limits.
- 2.2. Whilst Turnpike Crescent and the surrounding roads have not yet come into the Councils adopted highway, it has been agreed with the developer and local ward councillors to consult with residents on their views on taking such a scheme forward.
- 2.3. As part of the approved planning application DC/078180, proposals are to introduce a 20mph Speed Limit Moving Traffic Regulation Order (MTRO) and No Waiting at Any Time Traffic Regulation Order (TRO) (Double Yellow Lines) on the Bloor Homes Development known as the Foxcote Estate.
- 2.4. Whilst construction has not yet started on site in relation to 'Phase 2', this does have outline permission; a reserved matters application is scheduled to be submitted to the Cheadle Area Committee in November 2023 and then to the Planning & Highway Committee on 14<sup>th</sup> December 2023; application DC/84620 refers.

## **3. PROPOSALS**

- 3.1. As part of the approved planning application DC/078180, it is proposed to introduce a 20mph Speed Limit Moving Traffic Regulation Order (MTRO) and a No Waiting at Any Time Traffic Regulation Order (TRO) (Double Yellow Lines) on the Bloor Homes Development, known as the Foxcote Estate. Details of these proposals are shown on **Drawing No. D\_5102\_005 (P03)**.

- 3.2. These proposals are in conjunction with the attached 'overall' plan, **Drawing No. D\_5102\_001 (P03)**, together with **Drawing No. D\_5102\_002 (P06)**, **Drawing No. D\_5102\_003 (P08)** and **Drawing No. D\_5102\_004 (P03)**.
- 3.3. As previously consulted on and approved, the installation of a Traffic Calming feature on Syddal Road in the way of a 'raised platform' will be legally advertised at the same time as the Traffic Regulation Order(s) detailed within this report. **Drawing No. D\_5102\_004 (P03)** refers.
- 3.4. As previously consulted on and approved, the installation of Toucan Crossing on Wilmslow Road will be legally advertised at the same time as the Traffic Regulation Order(s) detailed within this report. **Drawing No. D\_5102\_004 (P03)** refers.

#### **4. LEGAL POSITION/IMPLICATIONS**

- 4.1. The Traffic Management Orders would be made under Section 1 of the Road Traffic Regulation Act 1984. The Council is required by the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996 to give notice of its intention to make a Traffic Order (by publishing a draft traffic order). These regulations also require the Council to consider any representations received as a result of publishing the draft Order.

#### **5. CONSIDERATION OF ALTERNATIVE SOLUTIONS**

- 5.1. No other alternatives were considered.

#### **6. CONSULTATION**

- 6.1. The Local Ward Councillors have been consulted and no adverse comments were received.
- 6.2. Greater Manchester Police have been consulted and no adverse comments were received.
- 6.3. Nearby affected residents have been consulted with; from a total of 50 No. letters hand delivered to affected properties, a total of 20 No. (40%) responses have been received.

**20mph Speed Limit**; 20 No. (100%) responses support these proposals.

**No Waiting at Any Time (double yellow lines)**; 3 No. (15%) support these proposals and 17 No. (85%) responses do not support these proposals.

Comments received, together with comment from Traffic Services include:

- **When we purchased our property, at no time did the developer or even our solicitor mention about a main road which would be 'Turnpike Crescent'.**

The approved planning application ref. DC/078180 clearly states that their path connection to the A34 is a possibility for future development and that SMBC retained this right if they so wished to have a connection there. The A34 link, which is part of the A34MRN project came along, it had a

community engagement exercise (consultation) in late 2020 prior to the Bloor Homes development having any occupation. This is all in the public domain and should have been picked up by solicitors when they were carrying out their searches. Should residents wish to progress their concerns of being unaware of the A34 link, they should do so directly with the developer and/or their solicitor.

- **Double yellow lines will limit parking for those residents of Turnpike Crescent. They will also result in motorists parking and adding pressure to the surrounding side roads. Therefore, we want additional signs on driveways to state 'private, no parking'.**

All properties have off road parking for two vehicles. A Local Highway Authority, such as Stockport Council may only install signage on the Highway in accordance with the Traffic Sign Regulations & General Directions 2016 (TSRGD). If residents wish to install signage to reflect 'private, no parking' they may do so on their own property.

- **If you have to put double yellow lines down, then just put them on one side of Turnpike Crescent.**

The location of the proposed double yellow lines are due to Turnpike Crescent being the 'spine road' of the development. Double yellow lines will prevent vehicles from parking on the bends of this road.

- **We are keen to understand and be updated on the planning applications for Phase 2 of the Bloor Homes Development as well as the A34 corridor improvement plan, especially with reference to Scheme 8, Eden Park Roundabout. Furthermore, it is only right that a consultation takes place with current local residents.**

Phase 2 has outline permission, a reserved matters application is scheduled to be submitted to the Cheadle Area Committee in November 2023 ahead of being presented to the Planning & Highways Regulation Committee on 14<sup>th</sup> December 2023; application DC/84620 refers.

- **Double yellow lines are not required, the road is wide and we need somewhere for delivery vehicles to park, visitors and disabled.**

Double yellow lines are required as Turnpike Crescent is the 'spine' road of the development and therefore, it is essential that this road is kept clear to enable movement of traffic. All properties have off road parking facilities for up to 2 vehicles. Loading/Unloading is permitted on double yellow lines therefore, deliveries will continue to be able to be carried out. In accordance with the Blue Badge Holders Handbook, Blue Badge Holders may park on a double yellow line restriction for a maximum of 3 hours.

- **This regulation is unfair and discriminatory as it only affects a few residents on the street. The regulation is also unlawful and invalid as it was not properly consulted on or notified to the affected residents.**

A consultation in relation to the proposed Traffic Regulation Order/Moving Traffic Regulation Order has been carried out, with consultation letters being hand delivered to residents. This report details the outcome of this same consultation.

- **House prices will be affected negatively if double yellow lines are introduced.**

The Public Highway is for the safe passage of all road users. The Council as the Local Highway Authority cannot ignore its responsibilities to accommodate fluctuations in the housing market.

- **We were sold a quiet cul-de-sac/no through road housing estate, not a double yellow line, no access to parking road.**

The approved planning application (DC/078180) clearly states that their path connection to the A34 is a possibility for future development and that SMBC retained this right if they so wished to have a connection there. The A34 link, which is part of the A34MRN project came along, it had a community engagement exercise (consultation) in late 2020 prior to the Bloor Homes development having any occupation. This is all in the public domain and should have been picked up by solicitors when they were carrying out their searches. Residents should, therefore, take up their concerns directly with the developer and/or their solicitor.

- **We believe these proposals are linked to the A34 corridor improvement scheme for a potential measure to introduce a link road between A34 Eden Park Roundabout and Wilmslow Road, presumably via Turnpike Crescent & the Bloor Homes Development (Foxcote Estate) and feel the 'No Waiting at Any Time' TRO is an initial step related to this scheme underhanded and is therefore, underhanded tactic negotiating due process.**

The approved planning application (DC/078180) clearly states that their path connection to the A34 is a possibility for future development and that SMBC retained this right if they so wished to have a connection there. The A34 link, which is part of the A34MRN project came along, it had a community engagement exercise (consultation) in late 2020 prior to the Bloor Homes development having any occupation. This is all in the public domain and should have been picked up by solicitors when they were carrying out their searches.

- **The proposed cycle and walking route will need posts or barriers to prevent pedestrians from vehicles where they intersect. To provide privacy to premises adjoining the cycle track, some segregation is required.**

Segregation between the cycle track and properties forms part of the Section 38/Section 278 details, which are in progress.

- **Bloor Homes never explained that Turnpike Crescent may eventually link up with Eden Park Roundabout on the A34 Bypass.**

The approved planning application (DC/078180) clearly states that their path connection to the A34 is a possibility for future development and that SMBC retained this right if they so wished to have a connection there. The A34 link, which is part of the A34MRN project came along, it had a community engagement exercise (consultation) in late 2020 prior to the Bloor Homes development having any occupation. This is all in the public domain and should have been picked up by solicitors when they were carrying out their searches. Residents should, therefore, take up their concerns of not being notified/aware directly with the developer and/or their solicitor. Phase 2 has outline permission; a reserved matters application is scheduled to be presented to the Cheadle Area Committee in November 2023 ahead of being

presented to the Planning & Highways Regulation Committee on 14th December 2023; application DC/84620 refers.

- **Double yellow lines will inconvenience residents and create more road space for motorists to speed.**

All properties have off road parking which can accommodate 2 vehicles. The layout of the road has bends to create natural traffic calming features to reduce speeds. Contravention of a speed limit falls within the remit of Greater Manchester Police.

- **Most driveways are narrow rather than wide meaning one car will always be blocking the other one in if we are stopped from parking on the road (Turnpike Crescent).**

As Turnpike Crescent is the main 'spine road', it is essential that it is kept clear of parked vehicles to facilitate vehicle movement.

- **Why are there no plans to introduce on Featherstone Crescent?**

Featherstone Crescent is not the main 'spine road' and therefore, the reason double yellow lines are not proposed.

## **FINANCIAL IMPLICATIONS**

6.4. This scheme is being wholly funded by the developer.

## **7. TIMESCALES**

7.1. In conjunction with the installation of the overall development scheme.

## **8. EQUALITIES/COMMUNITY IMPACT ASSESSMENT**

8.1. Equal Opportunities

- To provide a suitable and safer environment for pedestrians and other road users. The scheme contributes to the Council's vision statement "Promote equal life outcomes for all by tackling known inequalities across the borough of Stockport".

8.2. Sustainable Environment

- To develop and sustain a healthy, safe and attractive local environment which contributes to Stockport. Stockport Council understands the responsibility it has to lead by example and help the broader community make a positive contribution to the local environment.

## **9. CONCLUSIONS AND RECOMMENDATIONS**

9.1. The Director of Place Management requests that the Cheadle Area Committee consider and comment upon the following proposals and recommend that the Cabinet Member for Parks, Highways & Transport Services approves the Legal Advertising of the following Traffic Regulation Order (TRO) & Moving Traffic Regulation Order set out in **Appendix A**, and that subject to no objections being made within 21 days from the advertisement date, the order can be made.

## **Background Papers**

There are no background papers to this report.

Anyone wishing further information please contact Nicola Ryan by email on [nicola.ryan@stockport.gov.uk](mailto:nicola.ryan@stockport.gov.uk)

## **APPENDIX A**

TRO Schedule to follow.

We are currently waiting on street names from the Councils Naming and Numbering Section. Therefore the TRO Schedule will be included within any sign off by the Cabinet Member for Parks, Highways & Transport Services but it will be in connection with the attached drawing, **Drawing No. D-5102-005 (P03)** which includes a full 20mph Speed Limit and 'No Waiting at Any Time' (double yellow line) restrictions from the A34 to Wilmslow Road, along the full length of the 'Spine Road' (Turnpike Crescent).

### **For notification**

**Installation of Raised Platform (18 metres long, full carriageway width & 75 millimetres high)**

#### **Syddal Road, Heald Green**

From its intersection of the projected north east kerb line of Wilmslow Road.

### **Installation of Toucan Crossing**

#### **Wilmslow Road, Heald Green**

Centrally at a point, approximately 29 metres south of its intersection of the projected eastern kerb line of Syddal Road. With 4 sets of zig zag marking to both sides.