



Northumberland County Council

RECORD OF DECISION TAKEN BY THE DIRECTOR OF ENVIRONMENT AND TRANSPORT

Paul Jones - Director of Environment & Transport

PROPOSED ONE-WAY, WEST VIEW & TYNE VIEW, WYLAM

Cabinet Member: Councillor John Riddle

Purpose of Report

To consider a proposal to provide a one-way system in West View & Tyne View in Wylam.

Recommendations

It is recommended that the proposed one-way system is implemented.

Link to Corporate Plan

This report is relevant to the following key objectives in the Corporate Plan for 2023-2026:

- 'Tackling Inequalities' - Creating places where there is equity in access to an environment that encourages physical activity and active travel.
- 'Driving Economic Growth' - Introduce measures which make sustainable travel a more attractive, greener, and easy alternative to getting around including cycling and walking.

Key Issues

- Residents have raised concerns via the local Ward Member and Wylam Parish Council about traffic issues in West View and Tyne View.
- These streets are narrow which leads to conflict between oncoming vehicles and there have been incidents where passing vehicles have damaged adjacent properties and parked cars.

Background

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1. West View and Tyne View are residential streets to the south of Main Road in Wylam. The location is highlighted below:

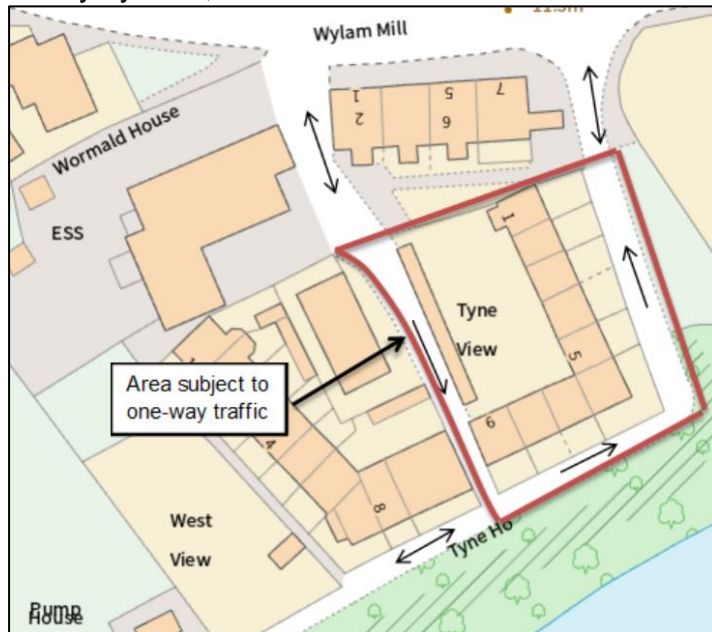


2. These streets are narrow, with limited or no room for vehicles to pass, particularly where there are parked cars. This has led to incidents involving damage to properties and cars, particularly when larger vehicles such as delivery vans pass through.
3. Wylam Co-op is located at the entrance to West View. Although it has a car park, shoppers occasionally park within West View, adding additional traffic movements to an already congested area.
4. Residents and statutory consultees were therefore consulted on a proposed one-way system to better regulate traffic movements. Initially, the one-way system was proposed to run clockwise, as shown below:



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5. Ten responses were received. All were against the proposal on the grounds that the proposed one-way system, while supported in principle, should be reversed so that it reflects the way residents currently access the area. It was also felt that an anti-clockwise system would be easier for larger vehicles to navigate. A summary of the responses is shown in Appendix A.
6. Residents and statutory consultees were therefore consulted on a proposed anti-clockwise one-way system, as shown below:



7. Four responses were received, two in favour and two against. Those against felt that a weight restriction or residents permit zone would be better options. A summary of these responses is shown in Appendix B.
8. The area does not meet the Council's policy on residents permit parking as it is not located within or adjacent to a town centre. Permit schemes would be 'dual use', allowing some short stay parking, so would not remove extra traffic from the area.
9. A weight restriction would require an exemption for legitimate access and would therefore be very difficult to enforce. Enforcement is the responsibility of Northumbria Police and it is unlikely that they could dedicate the required resources to this. An advisory sign stating "unsuitable for large vehicles" will instead be considered.
10. The local Ward Member and Wylam Parish Council are in favour of the proposal.
11. Given the above and the fact that the majority of responses to the original consultation stated they would support an anti-clockwise one way system it is recommended that this is implemented.

Implications Arising out of the Report

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Policy	The proposal is in accordance with relevant guidance.
Finance and value for money	The proposal will be funded via the Local Transport Plan Programme.
Legal	Motorists will be required to comply with the Traffic Regulation Order.
Procurement	None
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	None
Risk Assessment	None
Crime & Disorder	None
Customer Consideration	Statutory consultees have been consulted.
Carbon reduction	None
Wards	Bywell

Background papers:

File ref: HE233729D-03

Report sign off.

Authors must ensure that relevant officers and members have agreed the content of the report:

	initials
Finance Officer	n/a

Delegated decisions

Monitoring Officer/Legal	n/a
Human Resources	n/a
Procurement	n/a
I.T.	n/a
Director	
Portfolio Holder(s)	

Author and Contact Details

Report Author ***Richard McKenzie – Senior Programmes Officer***

Delegated decisions

Appendix A

First Consultation Responses

FOR	AGENTS	NEITHER
Other Relevant Comments		
1		We have received your letter in respect of plans for Tyne View West View. We live at X and are the property most affected by large vehicles turning. The route you propose will make our situation worse, forcing all vehicles to navigate that right hand turn. The proposal was the other way round, entry via West View.
1		Thank you for your letter regarding the proposed one way system. I would welcome a one way system that went in the opposite direction to which you suggest. This is anticlockwise around the square pattern. This is the direction that all residents traditionally follow for these reasons. 1)When parking the drivers doors open to the lane. 2) Navigation of the tight corners is easier with the driver sitting on the outside of the corner. 3) When leaving the square in your proposed direction you are more likely to come onto opposite traffic flow going into the co-op car park. A clockwise system would make the situation much worse than it already is and this is something that I would actively have to oppose. Take a drive around the route in both directions and see for yourself.
1		In relation to the above I would like to make you aware of the following observations. At present the residents of the area in question predominantly enter the two streets using the road past the CO-OP in order that they may park with the nearside of their vehicle parallel to the wall at the rear of Tyne View / West View. Other vehicles belonging to resident are parked parallel with the fronts of the houses on Tyne View, also with the nearside at the gates. This allows vehicle to the area for visitors etc. The proposed route would mean drivers would not be able to park close enough to the wall and fences as they would require extra room to open their car doors. This would then block the road at the back and front. If the explanation is unclear may I suggest a short visit which will allow you to see the situation for yourself and allow you to communicate with residents.
1		I write regarding your reference HE22 Proposed One-Way System Tyne View/West View Wylam. I think the proposed one-way system is ill thought-out and seems to have been drawn up with no real practical assessment of the impact on local residents or access. It will not solve the problem of damage to vehicles, in fact I'm certain more damage would be caused as a result of the changes : 1) It is much more difficult to navigate the road in the proposed anti-clockwise direction than a clockwise direction. All vehicles, especially larger vans and trucks, would have increased difficulty in making the sharp turn northwards at Tyne House. 2) As a result of the one-way system, there would be increased traffic forced down the narrow alleyway between West View and Tyne View. In addition, the already limited parking situation would be made worse. I currently park against the boundary wall to the west of Tyne View, approaching the alleyway from the north. It would not be possible to park in the alley if approaching from the south, as the driver's side door would be right up against the wall. There is already such limited parking in the area, and it would be impossible to find alternative parking anywhere in proximity to the houses on West View. I don't not think a one-way system, whether clockwise or anti-clockwise, will solve the problem. Much better and more practical solution could be the introduction of limits on the size of vehicles which can access the road. For example, with one or more of the below types of signage. - Weight restriction signs - Length of vehicle signs - vehicle widths signs

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1	<p>I am writing in connection with the letter received recently regarding the proposed one way system being considered for the Tyne View/West View residential area here in Wylam. As a resident in Tyne View I am continually aware of the concern and problems of vehicle access into our area. Particularly those created by commercial and larger vehicles. Indeed it is fair to say the width of the roadway and the existing tight corners were never designed to accommodate such traffic. I can support the introduction of a one way system and indeed the residents have adopted an accepted one way system, albeit not enforced, which is in place at the moment.</p> <p>Unfortunately this is in total contradiction and in the opposite direction to that proposed. This adopted one way system was created to enable sensible parking for residents. I would ask you to fully reconsider your proposal to create one way traffic flow as indicated on your letter as this would lead to parking issues for all the residents of Tyne View and some residents of West View. The width of the road makes parking up against property fencing and walls the only way to keep the roadway open for car traffic, larger vehicles already need to mount the kerbs. This means that to enable exit from the vehicle, parking on the property side of the street needs to be on the left hand side of the road in the direction of travel, which is what takes place at the moment. Your proposed one way direction of traffic would create exactly the opposite. In simple term the introduction of the one way system would need to be in the opposite direction to that which is proposed, traffic entering via West View and exiting via Tyne View. Indeed exactly how residents deal with the situation at present. Trust you will carefully reconsider.</p>
1	<p>As the owners/operator of a holiday cottage on West View, I read your letter with interest. We have off road parking at the cottage and workshop, designed by steel posts and chains, and verified in previous planning discussions and challenges. On Viewing of your red lined map, it would appear that in order to access our parking we would have to reverse from the one way street into our parking, surlily reversing on a one way street is not allowed, therefore your direction of travel blocks our parking. Could you consider running the direction of travel in the opposite direction in order not to block pre-existing parking.</p>
1	<p>Further to your letter dated 7th February 2022 regarding the above, we strongly oppose the proposed one way system around Tyne View. Most residents on Tyne View already use a one way system which is the exact opposite to the direction indicated on your plan. Your suggested entry and exit route is both illogical and impractical. To our knowledge, this matter has not been discussed or previously addressed in an official capacity with any residents on Tyne View. We would suggest a No Through Road or Residents Only Access sign to be are appropriate for this neighbourhood.</p>
1	<p>I am writing regarding the proposed one way system at Tyne View. We are pleased to see this is being looked into and agree that a one way system is needed. However all residents currently access Tyne View in the opposite direction to that proposed on the plan. (Ie in an anti-clockwise direction to the plan). Non-resident traffic (namely delivery vans) are causing a great deal of trouble by accessing Tyne View in a clockwise direction (as proposed in you plan). This direction of travel proposed is likely to worsen this issue not resolve it. Please consider reversing the direction of travel to anti-clockwise (i.e. entry past the Co-op and exit past River House)</p>
1	<p>I am writing in response to a letter proposing a one-way system at Tyne View Wylam. I am no supposed to this as a proposed as residents have already adopted a one-way route however this is the opposite way to the proposal. If you were to make the proposed one-way system none of the residents would be able to park and get out their cars with climbing over the passenger seat or blocked the road. I believe the issue reported are only faced by one resident who lives in West View. The damaged caused has I believe been by vans driving around Tyne View the way you are proposing. I am also concerned that if bollards are put up to police the one way system it removed flexibility for large deliveries/removals to our properties if for any reason it was not possible to deliver the other way round. Although I'm sorry the family in West View have had damage it seems unfairer that 9 other properties in Tyne View face restrictions. Perhaps they could consider moving their cars to the area behind the Co-op where they would be safe and would also give the delivery vans more room to turn the tight corner. Could you please consider your plans in line with mine and other resident views. I look forward to hearing the outcome of the consultation.</p>

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		<p>I live at number X Tyne View, On the corner of the proposed system. The problems isn't the direction of travel, it is the delivery vans that is the problem. The street isn't big enough for them. Any vehicle bigger than a car i.e. vans. Tesco vans, amazon vans they are the ones causing the damage. I have constantly had the side of my vehicle hit to the point I stopped getting it repaired until I changed vehicle. Then I'd pay for the repair prior to the sale. A one way system would not solve the problem. Restricting the size of vehicle would. It should be residents only access. If a one way system was introduced, at least have it going the other way so the driver's side of the vehicle was parked so you could exit the vehicle. With the proposed system the driver would have to exit via the passenger Seat!! Not practical at all. Please consider the problem. Which is the size of the vehicles. It would be an advantage to the delivery drivers to know that they aren't going to get round easily, if at all. Give them a warning sign. I believe the best solution would be to have two signs, one on each side of the block saying "RESTRICTED ACCESS" Having a sign saying one way will only encourage vehicles that are too big to embark on a circle of carnage!! And the proposed one way system is going the wrong way!</p>
	1	<p>Thank you for your message dated 7th February regarding the proposed one way at Tyne View/West view Wylam. Whilst I am fully in support of making this a one way system. I think the proposed direction of traffic is a mistake. Currently, the residents honour a de facto one way that runs counter to your suggested traffic flow. This works really well, because it allows the drivers to offload passengers at a comfortable distance from the kerb, before tucking vehicles in right against the property walls upon parking (please see attached image) If the system was to run in the opposite direction, then residents would have no choice but to park against the all in a way that left enough room for them to leave their cars. As you can see, there is already limited space to pass parked cars in front of the houses - your proposed direction of traffic flow would force the parked cars even further into the roadway, only exacerbating the existing issues that we've had with delivery vans etc. Please consider this before making your final decision. The one way system is definitely welcome, but we, as residents, already stick to one that works well except for when it isn't honoured by visiting drivers (who have no way of knowing a de facto one way exists). If you were to implement the proposed flow of traffic, I am confident existing issue would be exacerbated rather than alleviated.</p>
0	10	0

Delegated decisions

Appendix B

Second Consultation Responses

FOR	AG	NEI	Other Relevant Comments
	1		<p>I'm writing regarding your reference HE23, to provide feedback regarding the proposed one-way system on Tyne View/West View in Wylam. I'm surprised by how long it has taken to revise the previous proposed plan, to simply turn the arrows the other way around. The alignment shown in your plan is the way most people drive along the roads today anyway, so the proposed one-way system would just result in the status quo but with the added cost of signage installation and maintenance. I would also have concerns as to how the one-way signage would be installed, as space is already at a premium in the area - any additional signage poles could impede on an already tight parking situation. I think it could actually encourage more vehicles to enter the area if the signs give the impression that there is a way out at the other end, only for some vehicles to realise they can't get through and have to reverse (against the direction of flow). As mentioned in your letter, the original concerns were raised by residents whose cars (and garden walls) were being damaged by large vehicles traversing Tyne View and West View - roads which are far too small for anything larger than a regular car. I think what's needed is a measure that will reduce the volume of traffic and size of vehicles in the area. I often see people parking in the alleyway in order to access the riverside, despite the proximity of the council car park. I also see Co-op customers parking in the area, rather than using the Co-op car park. I sometimes find that there is nowhere to park at all when I return home from work. Vans and trucks often try to squeeze down the roads, probably not realising that as you approach the river, both road are far too small to safely navigate in larger vehicles. I would suggest: 1. One Way system is scrapped - I see no value in it. 2. There is a weight/size/width limit on the road (trucks just end up having to reverse because they can't negotiate the corners - increasing the risk of damage). 3. Permit parking or "Residents Only" signage placed at the entrances to both roads to discourage any non-resident traffic from entering.</p>
	1		<p>I am in favour of the above system. I do not know if this is possible but as the problems occur due to large vehicles attempting to negotiate the narrow turns could an advisory plate be added stating "not suitable for vehicles over a certain length". I have seen such plates relating to width and weight previously. I am aware these notices are only advisory but it may assist with the increasing problems we have having in this area.</p>
	1		<p>Thank you for your letter dated 25 May 2023 regarding the above. Please find below our comments. The aim is to reduce the amount of traffic particularly larger vehicles from having to negotiate the corner of West View and Tyne View where I understand a resident's vehicles has been repeatedly damaged. Any one way system will increase the amount of traffic round this corner whichever way round it is. The comment that the two way access to the Co-op and rear of Wylam Mill means that traffic will not be required to travel through the residential area does not make sense as the route marked for the one-way system runs completely through a residential area with pedestrians also using the road to access the properties and the public rights of way to the riverside paths. It would be beneficial to consult fully with the residents of this area. Consideration of signage to stipulate "residents only beyond the point" could be a much more effective and less dangerous solution. Directing more traffic which would include us (estate car and work vans) having to drive round the said corner which we don't have to do now would in our opinion exacerbate the problem and create a hazard to the safety of pedestrians, drivers and property. We strongly oppose this proposal</p>

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1			With regard to the above proposal we agree that a one way system would benefit Tyne View. There have been frequent occasions when a vehicle driven in from the opposite direction has had to perform a multiple point turn, damaging the wall and also the lamppost. We suggest a Residents Access Only sign should be in place
2	2	0	

Delegated decisions

DECISION TAKEN

**Title of Officer(s) and
Portfolio Holder (where
appropriate):**

Paul Jones - Director of Environment & Transport

Subject:

**PROPOSED ONE-WAY, WEST VIEW & TYNE
VIEW, WYLAM**

Consultation

First consultation:

Ten responses against.

Second consultation:

2 in favour

2 against

Decision Taken:

The proposed one-way system should be implemented.

Signature of Director



Date

3rd October 2023
