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**Meeting of the**

**PLANNING, INFRASTRUCTURE & TRANSPORT**

**COMMITTEE**

**AGENDA**

**Monday 12 August 2024**

**6.30PM**

**Springfield Centre, Springfield Boulevard, Springfield**

Committee Members:

Cllr L Adura

Cllr R Golding

Cllr P Halton-Davis

Cllr V Dixon

Cllr B Greenwood (Chair)

Cllr K Kavarana



# AGENDA

**1. To receive**

Apologies for Absence  
Declarations of Interest  
Members of the Public Present

**2. Minutes of the Previous Meeting**

**Page 9**

Committee are invited to approve the minutes of the last meeting, held on 1 July 2024, previously circulated and therefore taken as read.

**3. Public Involvement – Deputations, Petitions and Questions**

Members of the public may make representations in respect of the business on the agenda.

**4. Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.**

**a. Planning Applications**

**i. 24/01339/HOU**

Proposal: The demolition of existing conservatory and erection of a single storey rear extension and first floor side extension over the garage, replacement of first floor bay window to the front with matching casements, and enlargement of first floor existing rear windows

At: 8 Aldrich Drive Willen Milton Keynes MK15 9JH

*Deadline: 15 August*

*Planning Officer: Suleman Uddin*

**ii. 24/01589/HOU**

Proposal: Removal of existing study, archive room and carport. Erection of one and a half storey side extensions and two storey front porch; one and a half storey front/side extension connecting to the main house (west wing), one and a half storey side extension connecting to the main house (east wing), replacement and increase in height of main dwelling roof including addition of dormers; installation of roof mounted PV panels, reconfiguration of driveway and installation of sliding access gate with associated landscaping. (In principle re-submission of 22/01429/HOU) At: Fox Covert 1 Linford Lane Willen Milton Keynes MK15 9DL

*Deadline: 22 August*

*Planning Officer: Sonia James*

**iii. 24/01546/HOU**

Proposal: The erection of a two-storey side and rear extension. Single storey front, rear and side extension including a new front porch and roof light. The conversion of the garage into living accommodation, including associated alterations

At: 80 Century Avenue Oldbrook Milton Keynes MK6 2UH

*Deadline: 28 August*

*Planning Officer: Sonia James*

iv. **24/01613/FUL**

Proposal: The erection of a front extension to part infill under the existing roof overhang, modification to openings onto the internal courtyards, erection of new access control gates, erection of new facade features to the front elevation, erection of a bin store enclosure

At: 1 - 6 Mill Lane Woolstone Milton Keynes MK15 0AJ

*Deadline: 29 August*

*Planning Officer: Nathan Makwana*

v. **24/01621/HOU**

Proposal: Erection of single-storey side extension

At: 1 Padstow Avenue Fishermead Milton Keynes MK6 2EP

*Deadline: 30 August*

*Planning Officer: Suleman Uddin*

vi. **24/01634/HOU**

Proposal: The construction of a single storey outbuilding

At: 5 Cloebury Paddock Woolstone Milton Keynes MK15 0HP

*Deadline: 3 September*

*Planning Officer: Suleman Uddin*

**Notifications:**

vii. **24/01414/DISCON**

*Proposal: Approval of details required by conditions 4 (finished floor levels) and 19 (surface water drainage) of permission ref. 23/02877/FULM*

*At: Lidl Uk Gmbh Oldbrook Boulevard Oldbrook Milton Keynes MK6 2YA*

*Deadline: n/a (received 2 July)*

*Planning Officer: Suleman Uddin*

viii. **24/01467/DISCON**

Proposal: Approval of details required by conditions 50 (landscaping scheme in relation to highways infrastructure) and 55 (Landscape Management and Maintenance Plan (LMMP) for the highway infrastructure corridors) of permission ref. 21/00999/OUTEIS

At: Mk East Development London Road Newport Pagnell

*Deadline: n/a (received 8 July)*

*Planning Officer: Lauren Bradwell*

ix. **24/01429/CLUP**

Proposal: Certificate of Lawfulness for the proposed erection of a summer house

At: 2 Douglas Place Oldbrook Milton Keynes MK6 2RL

*Deadline: n/a (received 9 July)*

*Planning Officer: YuLing Wong*

x. **24/01563/DISCON**

Proposal: Approval of details required by conditions 22 (Highways infrastructure) and 59 (Surface water drainage scheme) of permission ref. 21/00999/OUTEIS At: Mk East Development London Road Newport Pagnell

*Deadline: n/a (received 25 July)*

*Planning Officer: Lauren Bradwell*

xi. **24/01475/NMA**

Proposal: Non-material amendment seeking to increase the proportion of ancillary spaces, create five walk-up storage units directly accessible from the car park through additional roller shutter doors, re locate fire exit, changes and additions to windows and doors, changes to cladding materials and colour, addition of entrance canopy, changes to roof including the location of solar PV panels, fall protection and overruns, alterations to hard and soft landscaping and parking layout and removal of vehicle and pedestrian gates (relating to permission ref. 23/01961/FUL for Demolition of existing office building and erection of self-storage building (Use Class B8), alongside car parking and landscaping, access and associated engineering operations.)

At: Charlestown House Snowdon Drive Winterhill Milton Keynes MK6 1BU

*Deadline: n/a (received 25 July)*

*Planning Officer: Tamlin Barton*

xii. **24/01607/CLUP**

Proposal: Certificate of lawfulness for the creation of additional parking space by the installation of new porous hardstanding and flower beds to the principal elevation of the property

At: 12 St Brides Close Springfield Milton Keynes MK6 3EY

*Deadline: n/a (received 29 July)*

*Planning Officer: Suleman Uddin*

xiii. **24/01676/DISCON**

Proposal: Approval of details required by condition 24 (Ground and site levels) of permission ref. 23/01961/FUL

At: Charlestown House Snowdon Drive Winterhill Milton Keynes MK6 1BU

*Deadline: n/a (received 6 August)*

*Planning Officer: Suleman Uddin*

**b. Licensing**

**i. New Premise Licence Application**

**Zimbabwe Heritage Festival Campbell Park Amphitheatre, 1300 Silbury Boulevard, Campbell Park, Milton Keynes, MK9 4AD**

The above application for a premise in your area was received by Milton Keynes Licensing Authority on 25/07/2024. Brief details of the application are as follows:

Application Details

The application requests authorisation for the following licensable activities:

Provision of outdoor Regulated Entertainment involving Live and or Recorded Music and Performance of Dance for one day on Saturday 7<sup>th</sup> September between 10am and 9pm with opening hours between 8am and 10pm.

Full details of the application can be viewed via the Licensing Register at the Civic Offices of the Council. This is accessible Mondays to Thursdays between the hours of 9.00 am to 5.00 pm, and Fridays 9.00 am to 4.00 pm (excluding Bank Holidays).

A copy of the application is also available to view online at:- <https://elicensing.milton-keynes.gov.uk/elr/start.aspx>

Please note that any representation must relate to one or more of the Licensing Objectives and will be sent to the applicant.

Committee are invited to note the following licensing application/s was responded to with a response of 'no comment', through the delegated powers given to the Committee Clerk:

**ii. Boroughwide Street Trading Consent – Renewal - Ref 159272**

MK Ices (Reg R99 FLK) for 1 ice cream van to trade Boroughwide for the following times:  
Monday to Sunday 16:00 to 19:00

**c. Update on Past Consultations**

The Committee is invited to note the outcome of the following applications.

**Permitted:**

- i. 24/01170/ADV - Lidl Uk Gmbh Oldbrook Boulevard Oldbrook Milton Keynes MK6 2YA
- ii. 24/01064/DISCON - Charlestown House Snowdon Drive Winterhill MK6 1BU
- iii. 24/01109/DISCON (split decision) Condition 5 and 6 - Warbler On The Wharf Campbell Wharf Marina Frobisher Gate Newlands Milton Keynes
- iv. 24/01131/HOU - 82 The Boundary Oldbrook Milton Keynes MK6 2HW
- v. 24/01234/CLUE - 179 Fishermead Boulevard Fishermead Milton Keynes, MK6 2AA
- vi. 24/00639/FULM - Lidl Uk Gmbh Oldbrook Boulevard Oldbrook Milton Keynes MK6 2YA

**Refused:**

- vii. 24/01109/DISCON (split decision) Condition 3 and 4 - Warbler On The Wharf Campbell Wharf Marina Frobisher Gate Newlands Milton Keynes
- viii. 24/01004/CLUP - 5 Cloebury Paddock Woolstone Milton Keynes MK15 0HP

**d. Appeals**

- i. Appeal Ref: APP/Y0435/D/24/3341679

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Application ref. 24/00142/HOU 80 Century Avenue Oldbrook Milton Keynes MK6 2UH  
Erection of two-storey side and rear extension, conversion of garage, single storey front, rear and side extension and extension of dropped kerb

Decision: The appeal is dismissed.

**e. Planning Enforcement**

The Committee is invited to receive any reports relating to Planning Enforcement.

**5. General Consultations**

**i. MK City Plan 2050**

Consultation in relation to the new MK City Plan 2050, will run for 12 weeks until 9<sup>th</sup> October.

MKCC are inviting local people and organisations to provide feedback about the draft Regulation 18 MK City Plan 2050 as part of a 12-week consultation. The new plan, the MK City Plan 2050, is an important planning document that sets out how Milton Keynes will change and grow in the years ahead.

MKCC's aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our green spaces and rural areas. MKCC want to make sure:

- Infrastructure is put first (such as health facilities, schools and shops).
- Developers provide what communities need to benefit local people.
- Milton Keynes grows sustainably, tackling and reducing the impact of climate change.

The Regulation 18 consultation on the draft plan is open from 17 July 2024 until 5pm on 9 October 2024. MKCC have prepared a series of Topic Papers to give more information about the key themes of the Plan. As well as commenting on the draft Plan, you can also tell MKCC what you think about any of the supporting documents. These include the Sustainability Appraisal and comprehensive suite of evidence documents which have informed the Plan, and the policies maps MKCC have produced.

The consultation documents are on the MKCC website: [www.milton-keynes.gov.uk/city-plan](http://www.milton-keynes.gov.uk/city-plan).

Alternatively, copies of the response form, draft MK City Plan 2050, policies maps and Topic Papers are all available in the Central Library at 555 Silbury Boulevard, as well as other public libraries across Milton Keynes ([www.milton-keynes.gov.uk/libraries/library-info/library-hours](http://www.milton-keynes.gov.uk/libraries/library-info/library-hours)). Alternatively, you can contact MKCC if you wish to make an appointment to view the documents in the Civic office.

You can submit your comments online by following the link above which is the easiest way for you to submit your views.

Once the consultation is complete, MKCC will consider the feedback and adjust the plan accordingly. Everyone will have a further opportunity to comment before it is submitted to the Secretary of State next year.

There are a series of drop-in public exhibitions where colleagues from MK City Council will be available to explain the draft plan and answer your questions. There is no need to book or pre-register for these.

There is a drop in at MK Christian Centre, Oldbrook on Wednesday 18 September, 9:30am-4:30pm

Details of other sessions being held can be found at [www.milton-keynes.gov.uk/planning-and-building/planning-policy/mk-city-plan-2050/come-talk-us-drop-sessions](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/mk-city-plan-2050/come-talk-us-drop-sessions)

## **6. Concerns regarding the safety of H7 Chaffron Way Junctions - Oldbrook & Leadenhall** **Page 17**

Following the concerns previously raised by the Committee and subsequent discussions and meeting with Highways Officers at Milton Keynes City Council, Committee are invited to note the draft Traffic Monitoring report which has been commissioned by MKCC for the Phoenix Drive junction on the H7.

MKCC have indicated that the only viable option to make this junction safer would be to signalise it. However, the next step MKCC are going to undertake is to look at the feasibility of such an option which will include traffic modelling and a safety impact assessment, and we await the outcome of this.

## **7. Date of Next Meeting**

Monday 9 September 2024 at 6:30pm

T Jones  
**Committee Clerk**  
**7 August 2024**





**The minutes of the Planning, Infrastructure & Transport Committee of  
Campbell Park Community Council held**

**on Monday 1 July 2024**

**at the Springfield Centre, Springfield Boulevard, Springfield**

**commencing at 6.30pm**

**This meeting was open to the Public**

**Members Present**

Cllr L Adura  
Cllr R Golding  
Cllr P Halton-Davis

Cllr V Dixon  
Cllr B Greenwood (Chair)  
Cllr K Kavarana

**In attendance**

T Jones, Community Officer/Committee Clerk

- 11/24 Apologies for Absence**  
None
- 12/24 Declarations of Interest**  
None
- 13/24 Members of the Public Present**  
None
- 14/24 Minutes of the Previous Meeting**  
Committee approved the minutes of the last meeting, held on 3 June 2024.
- 15/24 Public Involvement – Deputations, Petitions and Questions**  
None

**16/24 Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.**

**a. Planning Applications**

*The following consultation/s were tabled having been received after the publication of the agenda but requiring a decision before the next meeting.*

**i. 24/00708/FUL**

Proposal: Removal of existing bin and cycle store and the erection of three storey residential development consisting of 10x affordable apartments with associated car parking, landscaping and associated works (Regulation 3 application under the Town and Country Planning General Regulations 1992)

At: Site To North East of Kellan Drive Fishermead Milton Keynes

*Deadline: 28/07/2024*

*Planning Officer: Charlotte Ashby*

As this development site is identified within the CPCC Neighbourhood Plan, Committee resolved to support the proposal.

Committee noted that the site constraints do not allow for the replacement of trees lost through the development, so would request that the same number of trees be replaced with planting incorporated in other locations in close proximity to the site, in liaison with CPCC.

**Notifications:**

**ii. 24/01234/CLUE**

Proposal: Certificate of Lawfulness for the existing house as 5 bedroom House in Multiple Occupation (C4) At: 179 Fishermead Boulevard Fishermead Milton Keynes MK6 2AA

*Deadline: n/a (received 7 June)*

*Planning Officer: Sonia James*

Committee resolved to note the proposal.

*The following notification/s were tabled having been received after the publication of the agenda but requiring a decision before the next meeting.*

**iii. 24/01404/CLUE**

Proposal: Certificate of Lawfulness for the existing use as two separate flats/dwellings (C3) consisting of one ground floor studio flat and one dwelling to the first and second floor  
At: 43 Mullion Place Fishermead Milton Keynes MK6 2DN

*Deadline: n/a (received 28/06/2024)*

*Planning Officer: Sonia James*

As access to the MKC planning portal was not available, Committee resolved to review the proposal once access was restored and circulate any comments by email, before submitting a response to the Planning Officer.

*Post Meeting Note: No comments were received, therefore, the proposal taken as noted and no response submitted to the Planning Officer.*

**b. Licensing**

None

**c. Update on Past Consultations**

The Committee noted the outcome of the following applications.

**Permitted:**

- i. 24/01138/NMA - Site At Campbell Park H3 And H4 Overgate Campbell Park Milton Keynes
- ii. 24/00691/FUL - Oldbrook First School Illingworth Place Oldbrook Milton Keynes MK6 2NH

**Refused:**

None

**Not required:**

- iii. 24/00936/PRIOR - 35 Wardle Place Oldbrook Milton Keynes MK6 2XS

**d. Appeals**

None

**e. Planning Enforcement**

The Committee received reports relating to Planning Enforcement.

**17/24 General Consultations**

**i. Extension and variation of the Alcohol Public Space Protection Order (PSPO)**

Committee noted that MK City Council are currently reviewing the current Alcohol Public Space Protection Order (PSPO), which is due to expire in October 2024. MKCC would like to extend and vary this Order for another three years, so are consulting with partner organisations as part of this process. Across the Borough of Milton Keynes there are a number of parishes, within MK, where the PSPO is currently in force. Regulations are in place to restrict alcohol consumption in those areas, with the aim to reduce or deter antisocial behaviour.

To consider doing this, and to comply with the legislation, MKCC are required to consult and gather evidence from the police, parishes, council departments and external agencies. MKCC would also like to vary the Order to include the whole of the Great Linford Parish - a copy of the proposed PSPO document with Great Linford Parish included is attached.

As part of the process, MKCC are also starting a public consultation on the Order which is now live. The consultation will close on Friday 16 August, so that there is enough time to collate all the evidence ready for the Delegated Decision meeting in September. The consultation can be found by following this link: <https://forms.office.com/e/n0FcDEdgSMor> Any other feedback can be sent via email to [PSPO@milton-keynes.gov.uk](mailto:PSPO@milton-keynes.gov.uk) by Friday 16 August 2024.

You can find out more information on the PSPO and the current areas included at [www.milton-keynes.gov.uk/alcohol-pspo](http://www.milton-keynes.gov.uk/alcohol-pspo).

Committee resolved to support the proposal to extend the Order for another 3 years.

**18/24 Date of Next Meeting**

Monday 12 August 2024 at 6:30pm

Any consultations requiring a response before this meeting will be considered by Council on 23 July.



# Appeal Decision

Site visit made on 21 June 2024

**by Eleni Randle BSc (hons) MSc FRICS FAAV MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 9<sup>th</sup> July 2024

**Appeal Ref: APP/Y0435/D/24/3341679**

**80 Century Avenue, Oldbrook, Milton Keynes, MK6 2UH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Abdul Mohamed Riyes against Milton Keynes City Council.
- The application Ref is 24/00142/HOU.
- The development proposed is erection of two storey side and rear extension, conversion of garage, single storey front, rear and side extension with extension of dropped kerb.

## Decision

1. The appeal is dismissed.

## Procedural Matters

2. I have utilised the Council's description of the development as per the decision notice as I feel it more concisely describes the development.

## Main Issue

3. The main issue is the impact of the proposal upon i) the residential amenity of occupiers of the appeal site with regard to remaining garden space and ii) neighbouring residential amenity with regard to overlooking.

## Reasons

### *Amenity of occupiers of the appeal site*

4. The appeal site is a two storey, end terraced, dwelling located within a residential area. The existing garden, to the rear of the property, is triangular in shape providing in the region of 65 square metres of private amenity/garden space. The proposal before me seeks permission for the erection of a two-storey side and rear extension, conversion of the garages as well as a single storey front, rear and side extension (and extension of a dropped kerb). Whilst I appreciate that the proposal is for a house extension, and not a new residential dwelling, I am conscious of the guidance set out within the Council's New Residential Design Guide 2012 with regard to garden/amenity space.
5. The guidance outlines that family housing should be provided with provision for private gardens, with gardens being a minimum of 10 metres in depth, or 7/8 metres for wide frontage units. There are no specific space requirements, however, it is clear that the overarching objective of the guidance is to secure garden space which is functional for day-to-day activities and meets the reasonable needs of its end users. The proposal would result in a rear garden/amenity area, remaining, in the region of 36 square metres, the area available would also be triangular and awkward in shape.

6. Whilst I note the labelling, on the proposed block plan, relating to a statement that more than 50% of the original garden would remain, I do not find that the garden which would be left could be said to be at a level which would be consistent with a suitable standard of amenity for the current and future occupiers of the appeal site. The overall size, and shape, would not result in a truly usable space for a 3-bedroom family home and the proposal would result in a detrimental impact on the residential amenity of current and future occupiers. Even if I had found the remaining garden to be of a suitable size which would not result in detrimental impact the appeal would, on this occasion, still have failed due to the issues relating to neighbouring amenity outlined within the second main issue to this decision letter.
7. I note, within the appellant's statement, that reference is made to an application, approved in May 2021, under application reference 21/00878/FUL which is stated to be identical to the appeal site with the proposal and remaining garden size being the same. Whilst each case should be considered on its own merits the approval in question, stated to be at 18 Rhodes Place, has not been supported with the submission of further information (such as, for example, the approved plans, Council's report and decision notice) to allow me to take this into account and understand the reasoning behind the decision that is stated to have been made in that case. I have considered the proposal that is before me on its own merits against the relevant Local Plan and find that the proposal would result in sub-standard remaining garden space which would be detrimental to residential amenity.
8. The proposal would be contrary to PLAN:MK 2019 (LP) Policy D3 which seeks to ensure the proposed scale and design of extensions to existing buildings relate well to the existing building and plot and LP Policy D5 which seeks to ensure that external private garden space in its extent and design, meets the reasonable needs of its user(s). The proposal would also be contrary to the New Residential Development Design Guide 2012 which requires that rear gardens should have useable space with some privacy and therefore should not be awkwardly shaped or very narrow.

#### *Neighbouring Residential Amenity*

9. The first-floor window, to the rear elevation, would overlook the rear garden of neighbouring property 78 Century Avenue with a back to flank distance in the region of 3 to 7 metres. The location of the window, and orientation of the proposals compared to the neighbouring property, means that I find that there would be clear and natural views in close proximity to the boundary meaning that the proposal would severely overlook the private amenity space of the neighbouring dwelling. The proposal would, therefore, have a detrimental impact to neighbouring privacy which I find is sufficient to warrant refusal.
10. I note that the proposed bedroom, which would be extended as a result of the proposals, would benefit from two windows and, as a secondary window, I have considered the appellants suggestion as to obscure glazing of the rear window via condition. I can see that the Council have also considered the imposition of such a condition with their statement of case.
11. Despite this, due to the depth of the extension and the fact that the window would be serving a bedroom I find that the proposal, with obscure glazing to the rear bedroom window, would likely result in an adverse reduction in light and outlook from that bedroom which would ultimately then have a detrimental

impact to the level of amenity available for current and future occupiers of the bedroom in question at the appeal site itself.

12. Even if I had found that application of a condition, to obscurely glaze the bedroom window in question to the rear, would make the proposal acceptable in relation to overlooking and loss of privacy, the appeal would still, in this case, fail due to the issues which I have found in relation to the first main issue due to the garden space that would be left as a result of the proposals that are before me. The proposal would be contrary to LP Policy D5 which requires all proposals to ensure a reasonable degree of privacy to new and existing private living space in the main private area, with overlooking limited to an acceptable degree. The proposal would also be contrary to paragraph 135(f) of the National Planning Policy Framework 2023 which seeks to ensure that developments create places with a high standard of amenity for existing and future users.

### **Conclusion**

13. For the reasons outlined above, and taking account all other matters raised, I conclude that the appeal should be dismissed.

*Eleni Randle*

INSPECTOR







# Milton Keynes City Council

H7 Chaffron Way/Phoenix Drive Junction

Traffic Activity Report 2024

26/02/2024 – 01/03/2024

### Purpose

We have been requested to assist Milton Keynes City Highways to understand the traffic activity at the Phoenix Drive junction on H7 Chaffron Way.

### Scope / Requirements

The following information is to be gathered:

- Complete counts of vehicles turning right into Phoenix Drive from H7 Chaffron Way, and vehicles turning right onto H7 Chaffron Way from Phoenix Drive.
- Highlight any manoeuvres of concern.

### Method

To enable us to record the above requirements, a camera has been deployed to the area for the purposes of:

- a) Observing vehicle and pedestrian movements at the Phoenix Drive junction on H7 Chaffron Way.

CCTV is to be reviewed and counts made between 07:45 – 09:15 and 14:45 – 16:15 between Monday 26<sup>th</sup> February 2024 and Friday 1<sup>st</sup> March 2024. This time period is relevant to school/college drop off and pick up times.

**Camera Location:**

A camera is in the following location:



**Camera View:**

A camera has been mounted on the street lighting post to obtain optimum views:

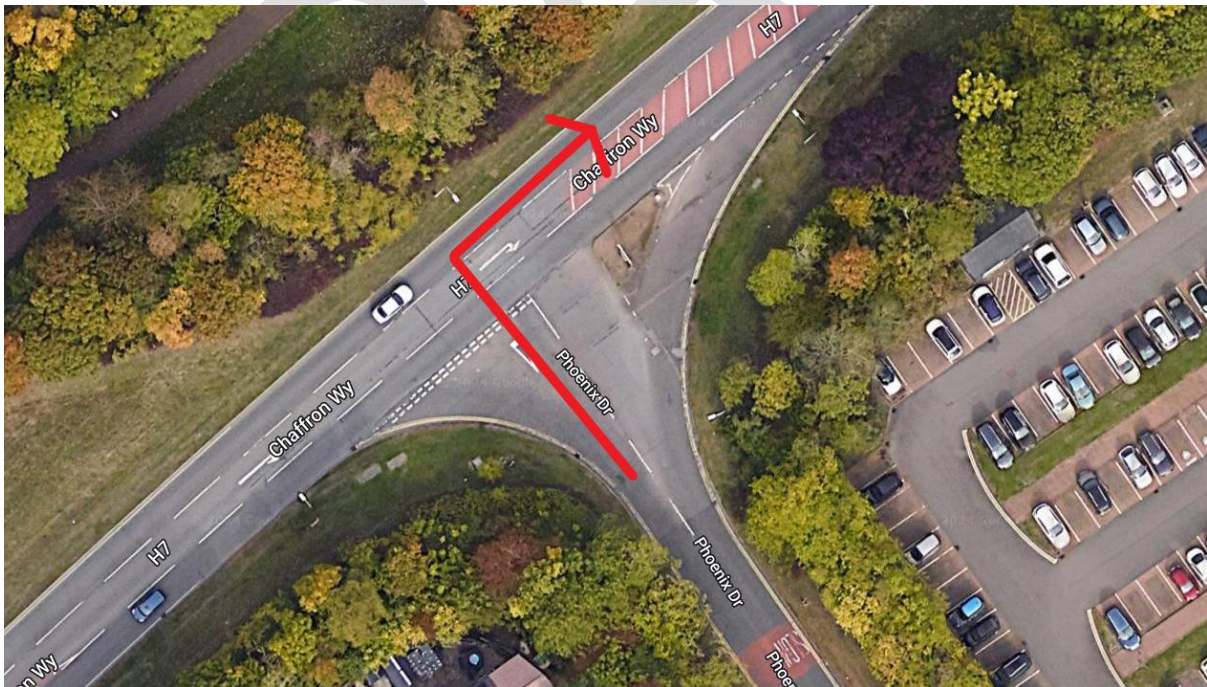


Count Item Manoeuvres:

Manoeuvre A) Right turn into Phoenix Drive from H7 Chaffron Way.



Manoeuvre B) Right turn out of Phoenix Drive onto H7 Chaffron Way.



Example images at morning peak on each day (busy/slow moving traffic):

Monday 26<sup>th</sup> February 2024



Tuesday 27<sup>th</sup> February 2024



Wednesday 28<sup>th</sup> February 2024



Thursday 29<sup>th</sup> February 2024



Friday 1<sup>st</sup> March 2024



**Results:**

<b>Time</b>	<b>Right Turns into Phoenix Drive (Manoeuvre A)</b>	<b>Right Turns out of Phoenix Drive (Manoeuvre B)</b>
Monday 26/02/2024 07:45 - 09:15	443	129
Monday 26/02/2024 14:45 - 16:15	204	105
Tuesday 27/02/2024 07:45 - 09:15	470	134
Tuesday 27/02/2024 14:45 - 16:15	233	134
Wednesday 28/02/2024 07:45 - 09:15	469	135
Wednesday 28/02/2024 14:45 - 16:15	219	107
Thursday 29/02/2024 07:45 - 09:15	453	129
Thursday 29/02/2024 14:45 - 16:15	209	115
Friday 01/03/2024 07:45 - 09:15	428	137
Friday 01/03/2024 14:45 - 16:15	125	110
<b>Total</b>	<b>3253</b>	<b>1235</b>

**Observations:**

We have listed below points of possible concern that we have observed during the study period.

- Some vehicles turning right in or out of Phoenix Drive are hesitating and/or turning in front of oncoming traffic, causing vehicles to brake harshly or overtake.
- Some vehicles turning right out of Phoenix Drive onto H7 Chaffron Way are pulling into the centre of the road and waiting for traffic to pass, or, are travelling along the centre of the road alongside vehicles.
- Vehicles turning left into Phoenix Drive are queuing, and other vehicles wanting to travel along H7 Chaffron Way towards Leadenhall Roundabout are overtaking these vehicles.
- We have observed pedestrians exiting vehicles on H7 Chaffron Way and walking along the grass verge into Leadenhall.
- We have observed pedestrians crossing H7 Chaffron Way to Leadenhall from Oldbrook, and vice versa.

During the study period, we have highlighted 8 instances of vehicles turning right in front of oncoming traffic, and 31 instances of vehicles turning right into the centre of the road from Phoenix Drive, which are potentially concerning manoeuvres given the visibility and speed of the road. We also observed 17 instances of pedestrians in the area. 14 of these instances were pedestrians crossing H7 Chaffron Way. The pedestrians were not crossing at any formal or informal crossing points. 3 instances were pedestrians exiting vehicles turning left into Phoenix Drive. Please see link attached to view these potential manoeuvres of concern. We have included screenshot examples on the following pages, which are labelled accordingly in the relevant footage folders.



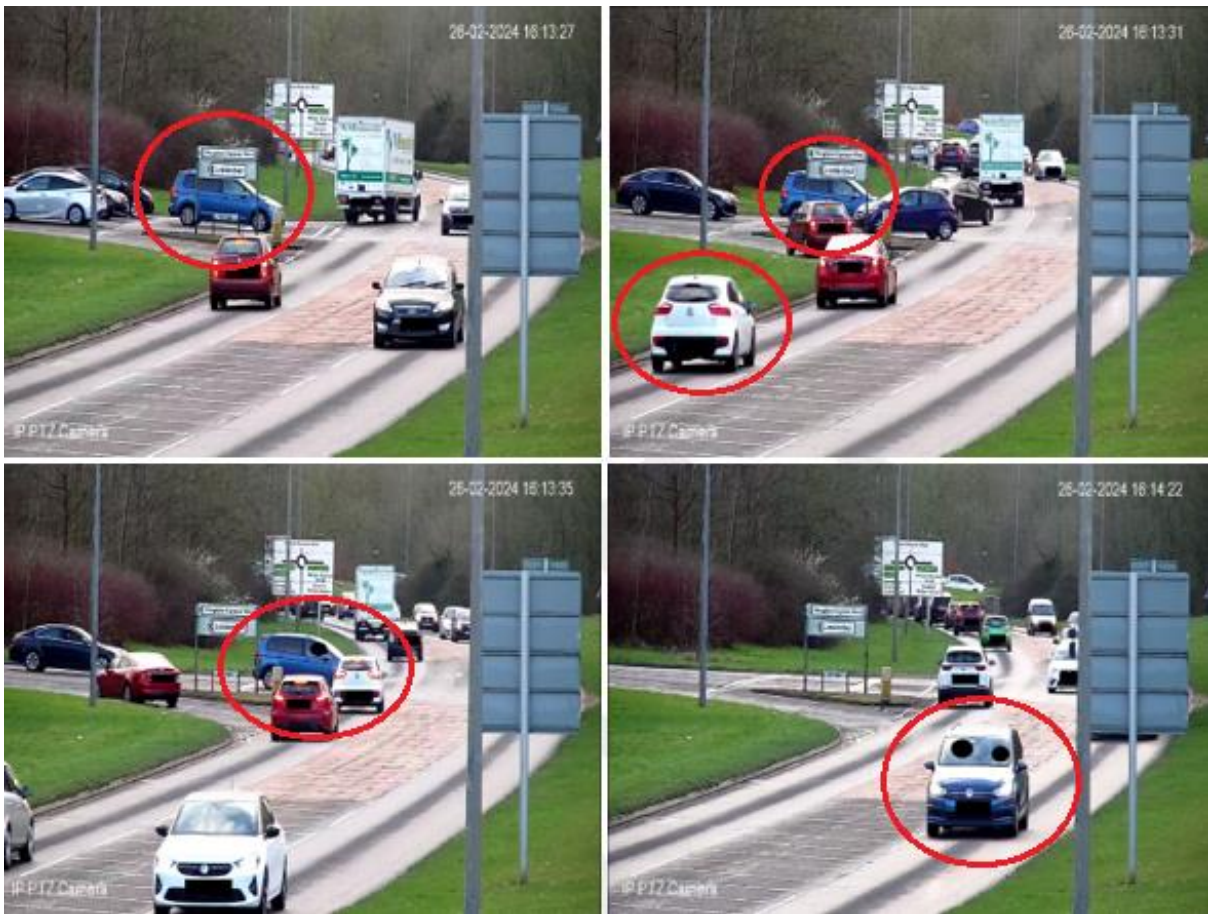
**Manoeuvres of Concern – Screenshot Examples:**

1. Vehicles turning right in or out of Phoenix Drive in front of oncoming traffic, causing them to brake harshly or overtake.

A)

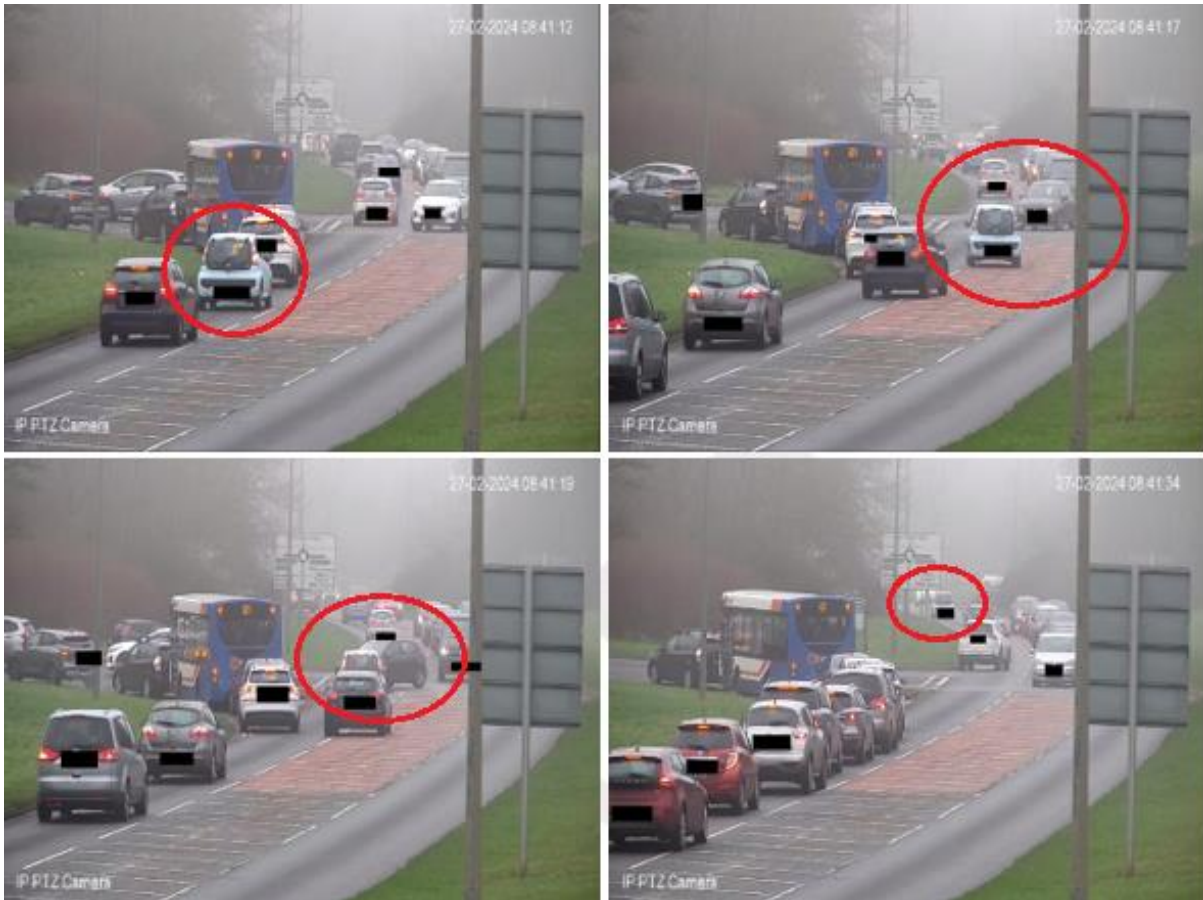


B)

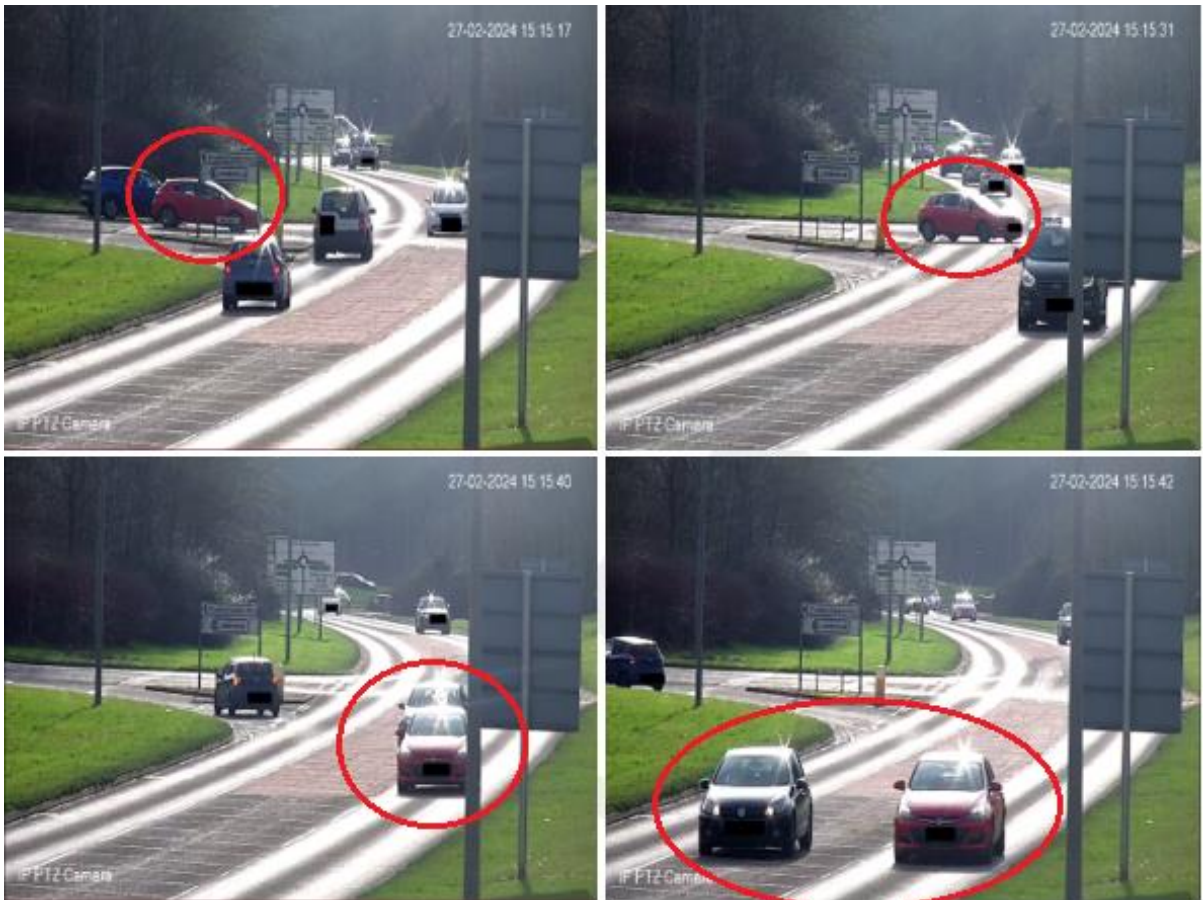


DR

c)



D)



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2. Vehicles turn right out of Phoenix Drive into the centre of the road and wait for traffic to pass, or, travel alongside oncoming traffic.

A)



B)



c)



D)

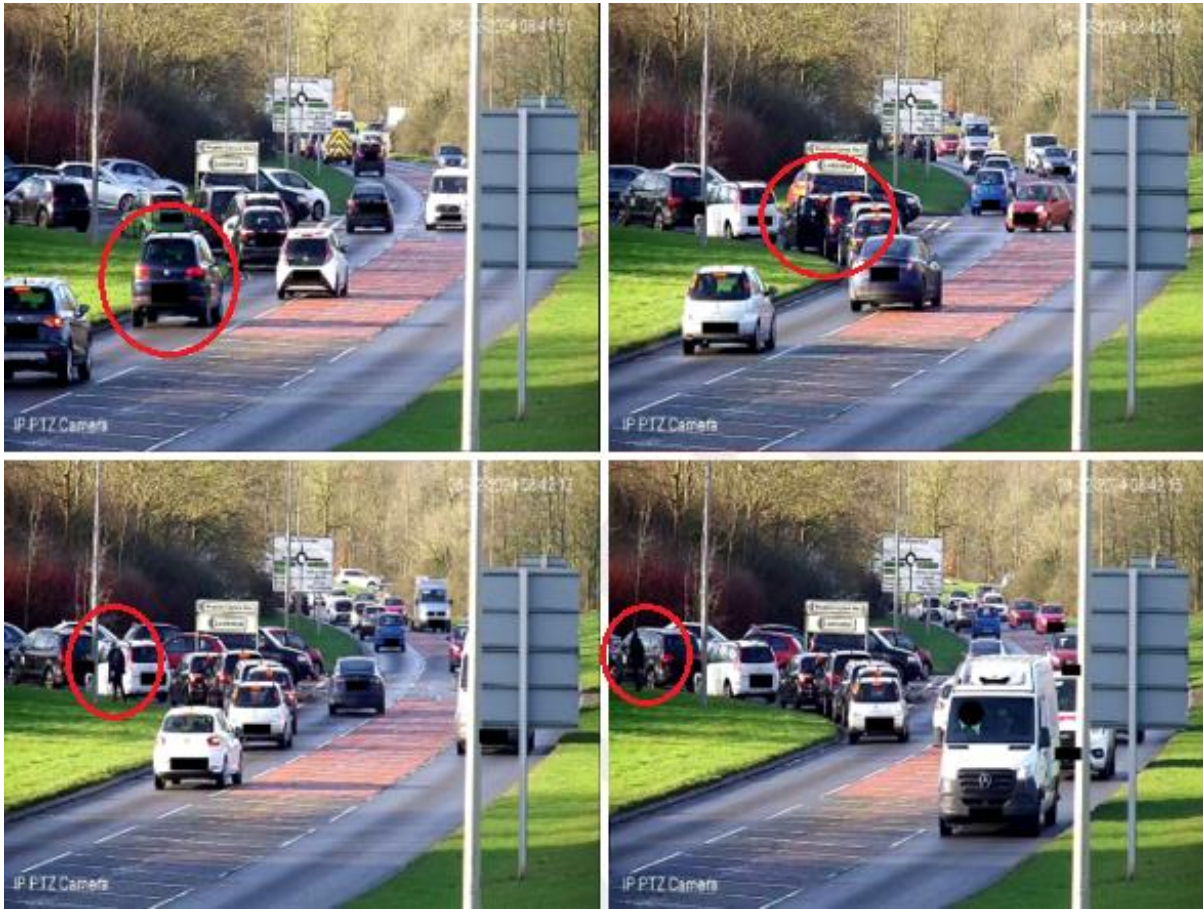


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### 3. Pedestrians

A) A pedestrian can be seen exiting a vehicle that is queuing whilst turning left into Phoenix Drive.



B) A pedestrian is observed crossing H7 Chaffron Way from Leadenhall towards Oldbrook.



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#### 4. Miscellaneous

A) A vehicle is positioned and is signalling to turn right out of Phoenix Drive, however turns left in front of another vehicle.



B) Vehicles can be seen overtaking vehicles that are turning left into Phoenix Drive.



C) A vehicle turns right out of Phoenix Drive between two vehicles.

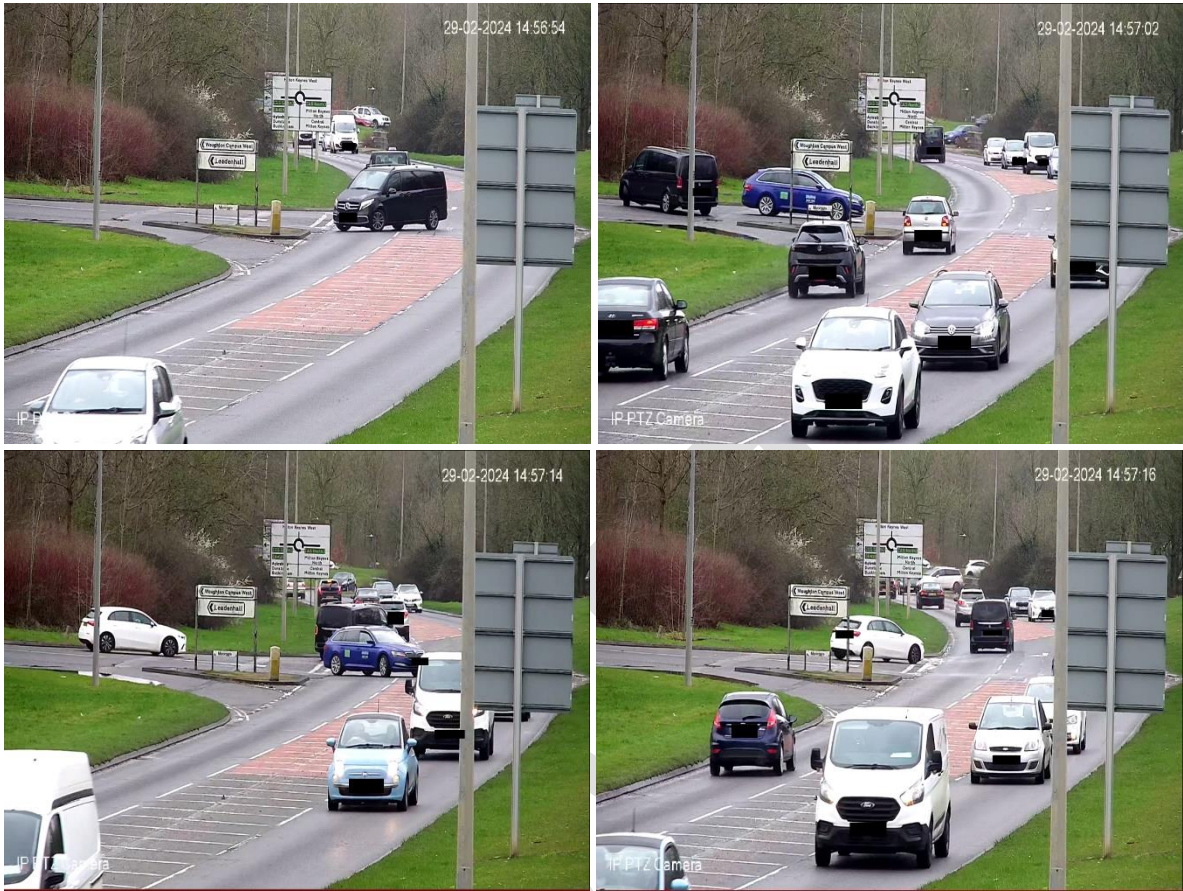


D) A vehicle attempts to turn right into Phoenix Drive and reverses backwards to allow a vehicle to travel along H7 Chaffron Way.



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E) A vehicle turns right into Phoenix Drive to make a U-turn.



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