



Review of Parking Restrictions

Survey 1st – 30th March 2018

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on behalf of Bridge of Allan Community Council

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1. Executive Summary

This report contains the results of the parking survey that was conducted during March 2018 to ascertain the views of residents, business owners/employees and visitors to Bridge of Allan regarding the current parking restrictions on Henderson Street and Fountain Road and the parking options surrounding these areas. This executive summary attempts to provide a concise overview of the results with the detailed survey results being available in the body of this report.

A total of 621 surveys were completed, 20 of which were paper copies submitted at the library. 361 are residents, 206 are visitors, 21 are merchants or business owners and 31 are employed by businesses in Bridge of Allan. Respondents did not necessarily complete every question. For example, in question 4 that was seeking to garner views on the proposals for Henderson Street car parking restrictions where 89 respondents did not reply and in question 6 concerning applying a 3-hour restriction to the Fountain Road car park, 119 respondents skipped without answering. We cannot draw any conclusions positively or negatively on why these questions were not completed.

It appears that all respondents utilise the current parking arrangements on a regular basis and there are also a good number of people who walk regularly (156 daily) and only a few cycling regularly (4 daily).

It is fair to say that views on parking arrangements remain split and the topic has generated much feedback via the survey. It would be advisable to apply caution on drawing conclusions solely from the number of respondents answering in a specific way and to look at both the fixed responses and also the supporting comments.

If taken at face value, the options proposed for Henderson Street in Question 4 suggest that the majority 39% support the introduction of a 30-minute wait northbound and a 60-minute wait southbound. However, 19% (101 respondents) wish to retain the existing 30-minute wait on both sides and 26% (139 respondents) do not support any of the proposals. These two categories combined totals 45% of respondents. This question also received 13 pages of supporting commentary from respondents.

The Community Council has also undertaken further analysis of the existing parking spaces available on Henderson Street. There are 44 spaces and 40 retailers on Henderson Street alone. With 44 '30' minute spaces available over the 10 hour period then the minimum number of cars assuming everyone uses up their full 30 min allocation would be 880 potential customers for all of the retailers. Changing it to 1 hour halves this to 440. Let's assume the 40 retailers get 2.5% of the trade each, under the existing parking restrictions this equates to 22 customers each reducing to 11 if the parking time was increased to 60 minutes. A number of merchants have expressed concern that this reduced footfall would adversely impact their business. It is proposed that 60 minutes would still not provide a satisfactory length of time for lunch or

a meal, or those wishing to shop longer, and therefore those wishing to do so would still have to park elsewhere. Based on the importance of trade (and its regular turnover to the economy of Bridge of Allan), the survey results and the above analysis of parking spaces, the Community Council are of the opinion to maintain the status quo with regards to the 30 minute restriction but recognising the need to improve signage to other available car parks.

With regards to the question concerning parking restrictions outside of the Post Office on Fountain Road, the majority of respondents (77%) wish to retain the existing 30-minute on-street parking restriction on Fountain Road outside RS McColl/the Post Office. The Community Council are in support of this opinion recognising that if anyone wishes to stop for longer then the Co-op/Fountain Road is directly across the road or indeed there are other on-street parking options close by.

Survey respondents were then asked about the concept of applying a maximum 3-hour waiting time at the car park adjoining the Co-op car park on Fountain Road. The majority of respondents (74%) were in favour of the introduction of a maximum 3-hour waiting time. Whilst this is a clear majority, the Community Council examined further the 26% who were in opposition to a restriction in this car park. A number of issues were identified and can be summarised as:-

- the lack of residential parking on Fountain Road at the north end of Fountain Road means that local residents are dependent on the use of the council owned car park (or would require resident permit parking options to be considered);
- the number of employees of Bridge of Allan based businesses utilise this car park to enable them to get to work. Restricting the parking time in the car park would displace these drivers onto surrounding streets and they would be parked outside properties for whole days rather than the shorter stays of visitors and other residents;
- Some organisations have clients who require to stay longer than 3-hours and therefore the proposed restriction would place a burden on these people and organisations;
- Residents are already concerned about the displacement of parking onto residential streets particularly on Keir Street west bound.
- During the survey period and since then, the car park has been informally monitored and the current arrangements do not appear to be causing issues previously raised.

Despite the majority supporting the introduction of a restriction, given the issues outlined above and also the proposal to maintain the shorter stay on Henderson Street, the Community Council are recommending that no change is made to the Fountain Road car park. Should the situation change in future years, then the idea of introducing a restriction could be re-visited.

With regards to charges in the Fountain Road car park adjoining the Co-op, respondents were split 50.59% in favour to 49.41% opposing.

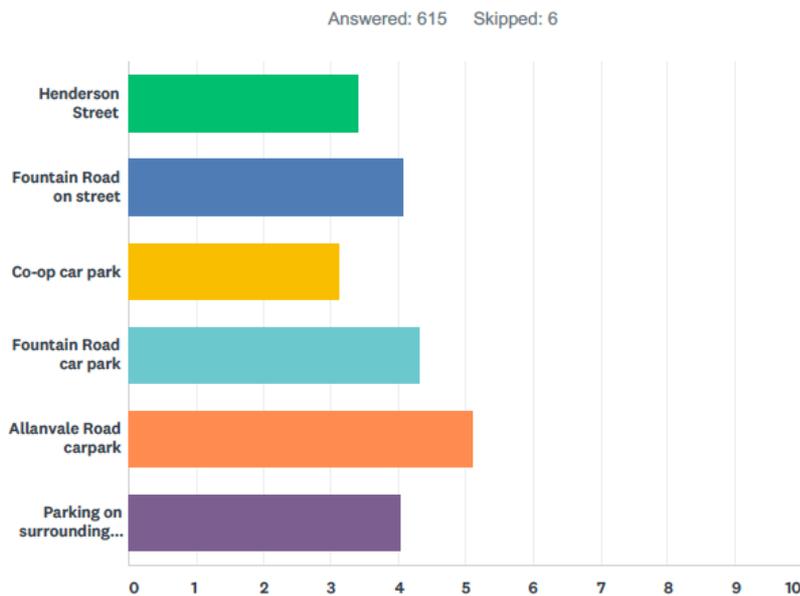
Many further comments were received in relation to other parking and traffic issues, e.g. parking around the memorial park area by staff/students from the university, the issues with parking at the station and impact on surrounding streets, the issue of HGVs on Henderson Street and often other streets being used as short-cuts, the option of resident permit parking for some areas within Bridge of Allan. These are discussed in the body of this report and recommendations are made about raising these issues to the relevant organisations.

2. SURVEY RESPONSES

2.1 Q1 Are you a....?

Resident	361
Visitor	206
Employee of Business	31
Merchant/Business Owner	21

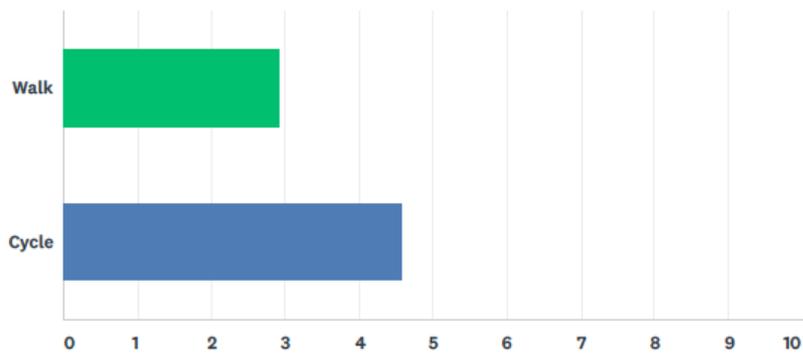
2.2 How frequently do you use the current parking facilities when using the town's amenities?



	DAILY	3-4 TIMES PER WEEK	1-2 TIMES PER WEEK	1-2 TIMES PER MONTH	RARELY	NEVER	TOTAL	WEIGHTED AVERAGE
Henderson Street	7.24% 42	17.76% 103	30.00% 174	24.14% 140	13.28% 77	7.59% 44	580	3.41
Fountain Road on street	3.05% 17	8.60% 48	21.51% 120	24.73% 138	28.14% 157	13.98% 78	558	4.08
Co-op car park	11.38% 67	23.77% 140	27.84% 164	20.71% 122	10.70% 63	5.60% 33	589	3.12
Fountain Road car park	3.99% 22	7.08% 39	16.70% 92	20.33% 112	31.22% 172	20.69% 114	551	4.30
Allanvale Road carpark	2.04% 11	0.93% 5	3.89% 21	13.33% 72	36.67% 198	43.15% 233	540	5.11
Parking on surrounding streets	5.57% 32	9.06% 52	16.38% 94	25.44% 146	33.10% 190	10.45% 60	574	4.03

2.3 How frequently do you walk or cycle in the area?

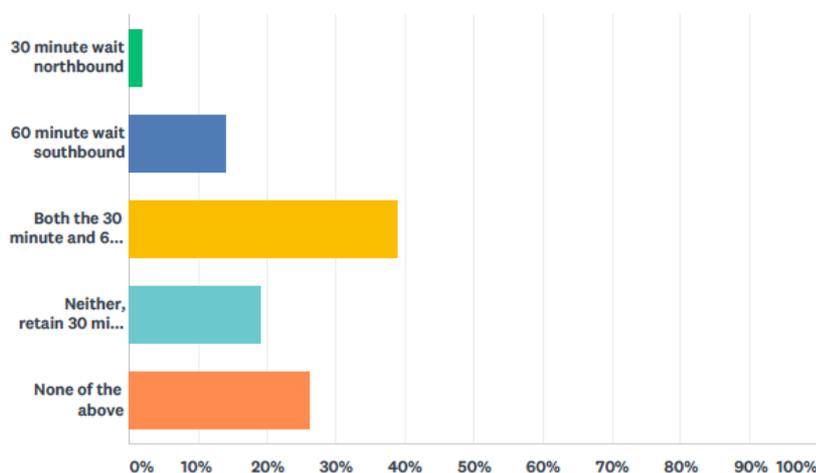
Answered: 612 Skipped: 9



	DAILY	3-4 TIMES A WEEK	1-2 TIMES PER WEEK	1-2 TIMES A MONTH	NEVER	TOTAL	WEIGHTED AVERAGE
Walk	26.09% 156	14.05% 84	19.23% 115	22.91% 137	17.73% 106	598	2.92
Cycle	0.72% 4	2.68% 15	5.72% 32	19.14% 107	71.74% 401	559	4.58

2.4 On Henderson Street, do you support

Answered: 532 Skipped: 89



ANSWER CHOICES	RESPONSES	
30 minute wait northbound	1.88%	10
60 minute wait southbound	14.10%	75
Both the 30 minute and 60 minute proposal	38.91%	207
Neither, retain 30 mins both sides	18.98%	101
None of the above	26.13%	139
TOTAL		532

Summary of comments:

Of the 621 who responded to the survey, only 532 answered Q4. Equating to 85.6% response rate, with 14.3% not answering this question.

Of those responding,

- **38.91% would welcome some 60 minute parking provision on Henderson Street**
- **26% agreed with none of the proposed arrangements.**
- **18.98% prefer to retain 30/30 min arrangement**

This question prompted a total of 294 comments (55% of respondents). These were of varying detail and included concerns and opinions as well as some helpful suggestions.

Broadly comments can be readily clustered into topic areas, as summarized in the table below.

Topic	# Responsents Commenting on this as an issue	Comments (some respondents raised concerns across a range of issues)
Accessibility for those with Restricted Ability, Special Occasions	18	Elderly residents and shoppers; carers who need to access others' homes; others with restricted mobility; funeral home and church access occasionally requires temporary restrictions
Trade Impact and Impact on Visitor Experience	140	Majority of comments were concern for impact on business, that Bridge of Allan has a unique offering of shopping and eating, any further restrictions or paid parking might compromise the visitor experience or even the number of visitors/ shoppers
Enforcement and it's role in Easing the Issue	26	Several comments on the abuse of current parking arrangements and the lack of effective enforcement. Regular and effective enforcement may keep parking turning over.
Dispersal to Other areas/ Moving Problem	4	A few comments around the dispersal of the parking congestion to other areas, although not significant.
Resident and Staff Permits	3 4	A few strong appeals for Permits if parking restrictions are to be introduced to the current free parking areas.
Signs and Direction to Additional Parking	32	Significant concern that different time limits may cause confusion to drivers. Clear sign posting to other, alternative parking areas suggested.

Respondent Suggestions

A few comments contain suggestions to help alleviate the parking issues.

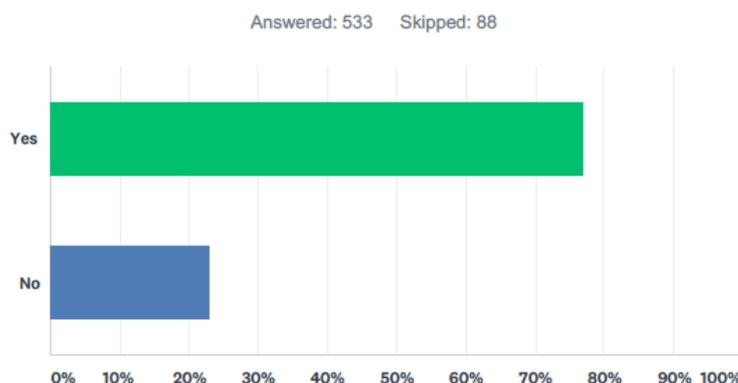
Parking Meters	Introduce parking meters, including the “ Free Parking” facility offered in Dunblane
Self Policing Parking Discs	Introduce Parking Discs for drivers to indicate arrival time
“ Special Parking ” Arrangements	<ul style="list-style-type: none"> • Occasional special need bays for church and funeral directors • Single designated slot for each business with a max 20 min stay
Redesign Existing Parking to make more efficient use of space, perhaps including ‘fishbone bays’ where space permits, and removing features to allow more cars. Create new spaces	<ul style="list-style-type: none"> • COOP • Bridge – remove road calming features to create more space for cars • Allanvale Road • Queens Court • Blairforkie Road • Remove bus stop @ Westerton to provide parking
Alternatives to driving and parking	<ul style="list-style-type: none"> • Encourage walking, cycling and public transport

Summary and Recommendation

Given the responses to the options proposed indicate no definitive ‘right solution’, any change to the current arrangements would be speculative in terms of likely benefit to trade and to drivers.

Significant concern for the impact on businesses and for the shopping experience has been aired and pressure for this not to be diminished by changes that are made to parking. An overall slight preference for some increase in parking times to 60 mins is indicated. (38.9%, 52% if including those who were in favour of a 60-minute wait on the southside). In considering the merchants perspective (of whom only 21 responded), only 30% support the introduction of a 60-minute/30-minute split on Henderson Street. Therefore, the Community Council do not believe this is a significant enough proportion to warrant changing the current arrangements.

2.5 Do you support the maintenance of the existing 30-minute on-street waiting period on Fountain Road (e.g. outside RS McColl)?



410 respondents agree that the existing 30-minute on-street waiting period should be retained whilst 123 do not support it and 88 refrained from answering.

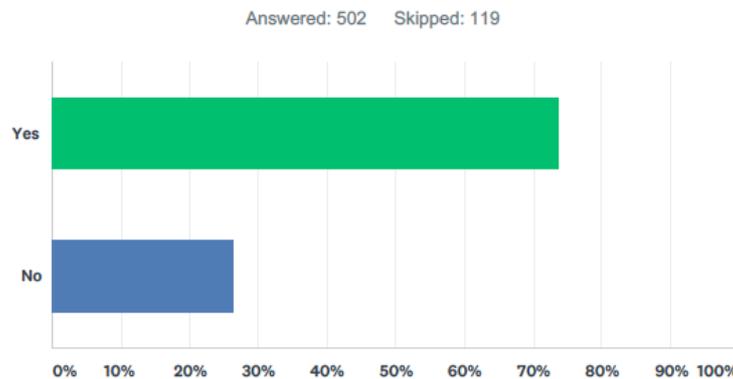
Summary of Comments:

The majority of comments support the maintenance of the existing 30-minute on-street waiting period on Fountain Road recognising the need for short stays to use the post office and recommending that if longer stays are required then the Fountain Road and Co-Op carpark are just across the road. The comments not in support of the 30-minute restriction argue that longer is required to undertake shopping.

Recommendations:

- Given there is other public parking available adjacent to this area, it is recommended to maintain the existing 30-minute restriction to allow a steady turnover of spaces at this site.

2.6 Do you support the application of a maximum 3-hour waiting time at the Fountain Road car park adjacent to the Co-op?



74% of respondents (370 people) support the introduction of a maximum 3-hour waiting time at the Fountain Road car park adjacent to the Co-op. 26% of respondents (132 people) do not support and 119 people did not answer this question.

Summary of comments:

Whilst there is an overwhelming majority of support (70+%) there are a number of important issues raised in the 265 comments of which 57 were identified as requiring further consideration.

Issues For Consideration

1. Concerns of local residents within Fountain road (North end) with no on street parking who depend on access to the car park (9)
2. The use (amount undetermined) by local traders and staff (19)
3. Linked to both the above the question of potential long term parking displacement to on street parking within the adjacent streets (5)
4. Concern over lack of dedicated disabled parking allocation (2)
5. Concern by local Autism project parking needs (no of vehicles unknown) (3)
6. Concerns over use by commuters (undefined) (3)
7. Surprising request for short time limit (2 hrs) (12)
8. Concerns over need to ensure access to Co op shopping (2)
9. Need for improved signage (2)

2.7 On Fountain Road car park adjacent to the Co-op, do you support the application of parking charges for any stay longer than 3-hours?

ANSWER CHOICES	RESPONSES	
Yes	50.59%	257
No	49.41%	251
TOTAL		508

There was an even split between those who thought charges should be introduced versus those who opposed charges. 113 respondents chose to skip this question.

Summary of Comments:

Examples of the comments can be found in the table below to provide context to the responses.

In support of charges	Not in support of charges
It prevents all day parking, providing more people the chance to park.	This will just push the parking problem onto residential streets.
Will make people think about how they use the car park, keeping turnover for more shoppers.	Why penalise us for bringing money to a town. This would stop us from coming to the village.
Adjust to 2 hours.	All day parkers will pay and defeat the object of the exercise.
Common sense	Do not support the income generation for the council from motorists.
Because spaces are limited as it is and it will prevent people exceeding that limit.	It is hard enough as a business to survive in the current retail environment. If there are too many restrictions then businesses will struggle even more leading to more empty shops.
I am never there longer than 3 hours.	Some residents of Fountain Road utilise the car park as they do not have parking facilities at their property. Creation of resident parking permits is requests as a potential solution.
	Clients of Blue Sky Autism (behind Strathcarron Hospice shop) use this car park and have often travelled far distances.

Recommendations:

- It is recommended to not introduce charging to this car park given the 50/50 split of views.

2.8 Do you have any further comments or suggestions in relation to these specific proposals or the wider parking issues?

213 people left a comment at the end of the survey, and 408 skipped this question. These comments have been reviewed and the categorised as follows.

Category	No. of Comments	Summary of feedback
Memorial Park	54	Parking around the Memorial Park end of Keir Street; safety issues as a route to school; preventing others who would wish to use the park to do so; dissatisfaction with the university in addressing the issue and believing that responsibility should lie with university in addressing the issue on campus.
Other	53	A wide range of further comments ranging from suggestions to resolve some of the issues; reinforcing support for an increase to 60 minutes; reinforcing support to maintain 30 minutes; reinforcing the need to have a balanced approach; requesting no change/maintain status quo; encouraging walking/cycling; the need for more safe crossing points on Henderson Street; concerns over HGVs and the volume of traffic; impact of a 3-hour restriction on a small number of residents and also clients of Blue Sky Autism project; a number of comments in relation to Blairforkie (some dissatisfied with enforcement of the double yellows whilst others arguing whether all the double yellows are required).
Train Station	32	Dissatisfaction with the parking at the station and in the surrounding streets.
No further comments	25	No further comments
Enforcement	22	Dissatisfaction with the lack of enforcement; inconsiderate parking; issues with commercial vehicles parking illegally; like to see further double yellows in dangerous areas
Parking Charges	11	Introduce nominal charging; introduce meters; charges for non-residents waiting longer than 2 hours; charges for prime spots
Free Parking	11	Reiterating the desire to maintain free parking

		in Bridge of Allan.
Residents Parking	8	Requests to consider Resident Parking permits in some streets; consideration for residents and not just businesses in the parking strategy; consider the further dispersal of parking into residential streets if changes are made.

An update was received from one of our elected Councillors concerning the Station Car Park. The update is as follows.

The yard at the end of the car park is being used for contractors working on the lines and is owned by Network rail. Scotrail are the leasees. This lease does not expire until 2022. Our Councillor has been assured by Scotrail they will consult with Network Rail to take over this land and hopefully extend the car park at the end of the engineering works

Additionally, the car park will be re-lined in the near future. It has been prioritised further up their list for upgrading. Scotrail also advised that their enforcement officers will be attending the car park to issue notices of bad parking. But to enforce them the lines and bays need to be visible otherwise there will be appeals on any notices issued.

It is recommended that:-

- The Community Council raises once again the issue of parking in Keir Street (Memorial Park end) with the university and also engage Stirling Council to consider options to alleviate the issues. Solutions to be shared with local residents prior to implementation.
- We seek support from our elected councillors to lobby Scotrail concerning the station parking and to engage Stirling Council in potential solutions to mitigate safety risks around Station Road and other impacted streets. Local residents of this area to be engaged accordingly. An Open Public Meeting has been arranged for Friday 18th May at 7.30pm in the Allan Centre for all rail users to
- Concerns with illegal parking/stopping to be raised with the Police and also raise awareness with the local community of the reporting of such issues to 101.