





SITESOLUTIONS

Highways



Section 1: Roads

	Section 1A: Privately Maintained Roads	IDENTIFIED
	Section 1A: Privately Maintained Footpaths	NOT IDENTIFIED
	Section 1A: Privately Maintained Verges	NOT IDENTIFIED
	Section 1B: Traffic Schemes and Orders	IDENTIFIED

Section 2: Roadworks

	Section 2A: Traffic Alerts	IDENTIFIED
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Section 3: Rights of Access

	Section 3A: Existing Rights of Way	
	Section 3B: Proposed or Amended Rights of Way	IDENTIFIED

The Responsible Authorities for the site are:

London Borough of Ealing

This report is issued for the property described as:

**34-34a, New Broadway
LONDON
W5 2XA**

Report Reference
62173406_1_1

National Grid Reference
517590 180720

Customer Reference
Oxfam Sample Site_HWS

Report Date
18 November 2014

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk



Understanding This Report

This report identifies matters relating to roads, footpaths and public rights of way in the vicinity of the site. The vicinity is defined throughout the report as the site boundary plus a 'buffer' of 200m, which ensures that all data pertinent to the site is reported. For traffic alerts the buffer will be extended to 350m to ensure that potentially impactful roadworks are highlighted.

Section 1: Roads

Section 1a: Roads, Footpaths and Verges

Identifies road, footpath and verge orders in the vicinity of the site; states their adoption status and details who is responsible for their maintenance. The reply to this enquiry is restricted to highways maintainable at the public expense as defined by s.36 of the Highways Act 1980.

Section 1b: Traffic Schemes and Orders

Identifies any road improvement schemes or traffic regulation orders in the vicinity of the site.

Note: In some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the Council.

Section 2: Roadworks

Section 2a: Traffic Alerts

Identifies temporary road works in the vicinity of the site and describes the anticipated impact.

Section 3: Rights of Access

Section 3a: Existing Rights of Way

There is a statutory duty for certain local authorities known as surveying authorities to maintain a Definitive Map and statement which records all public rights of way in their surveying area. Not all paths which are open for use by the public are rights of way or maintainable at public expense. Anyone can walk on a public right of way, but there may be restrictions on accessing such paths using other forms of transport.

Section 3b: Proposed or Amended Rights of Way

Details any amendments or proposals to amend Public Rights of Way.

Next Steps:

For help with the report contact our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk

If you would like any further information regarding adoption status or Rights of Access amendments please contact the relevant responsible authority. The authority's contact details can be found in the Useful Contacts section of this report.

This report uses the most recent local authority and Highways Agency data captured at the date of production.



Section 1a: Roads, Footpaths and Verges

The following section shows the extent of publicly maintainable roads, footpaths and verges in and about the site.



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Site Boundary

Public

Highway maintainable at public expense as defined under S36 of the Highways Act.

Private

Road has not been adopted as a highway maintainable at public expense.
Members of the public may still have the right to use the road in their vehicles or on foot but the responsibility for and cost of maintenance is held privately.

PMH/S38

Prospectively Maintainable Highway - Road is not currently adopted as a highway maintainable at public expense but the relevant authority has indicated through proposals, bonds, bond waivers or other means that they may adopt the road for maintenance at a future date.

Highways Agency

This road is managed and maintained by the Highways Agency.

Other Maintainable

Where identified please refer to the Notes box on the next page.

Roads investigated are shown coloured on the plan and listed by status in the table. Uncoloured roads have not been checked.

Section 1a: Roads, Footpaths and Verges

Road Name	Road Maintenance Status	Footway Maintenance Status	Verge Maintenance Status
New Broadway, London	Public	Public	None
Access to rear, New Broadway	Private	None	None

Notes

It should be noted that this information relates to the party responsible for maintenance, and makes no statement regarding ownership.



Section 1b: Traffic Schemes and Orders

The following section shows improvement schemes and records listed in Council and Highways Agency records which affect roads in the vicinity of the site.



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 Site Boundary

 1 ID - Schemes in the vicinity

 1 ID - Schemes at this location

In some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the Council.

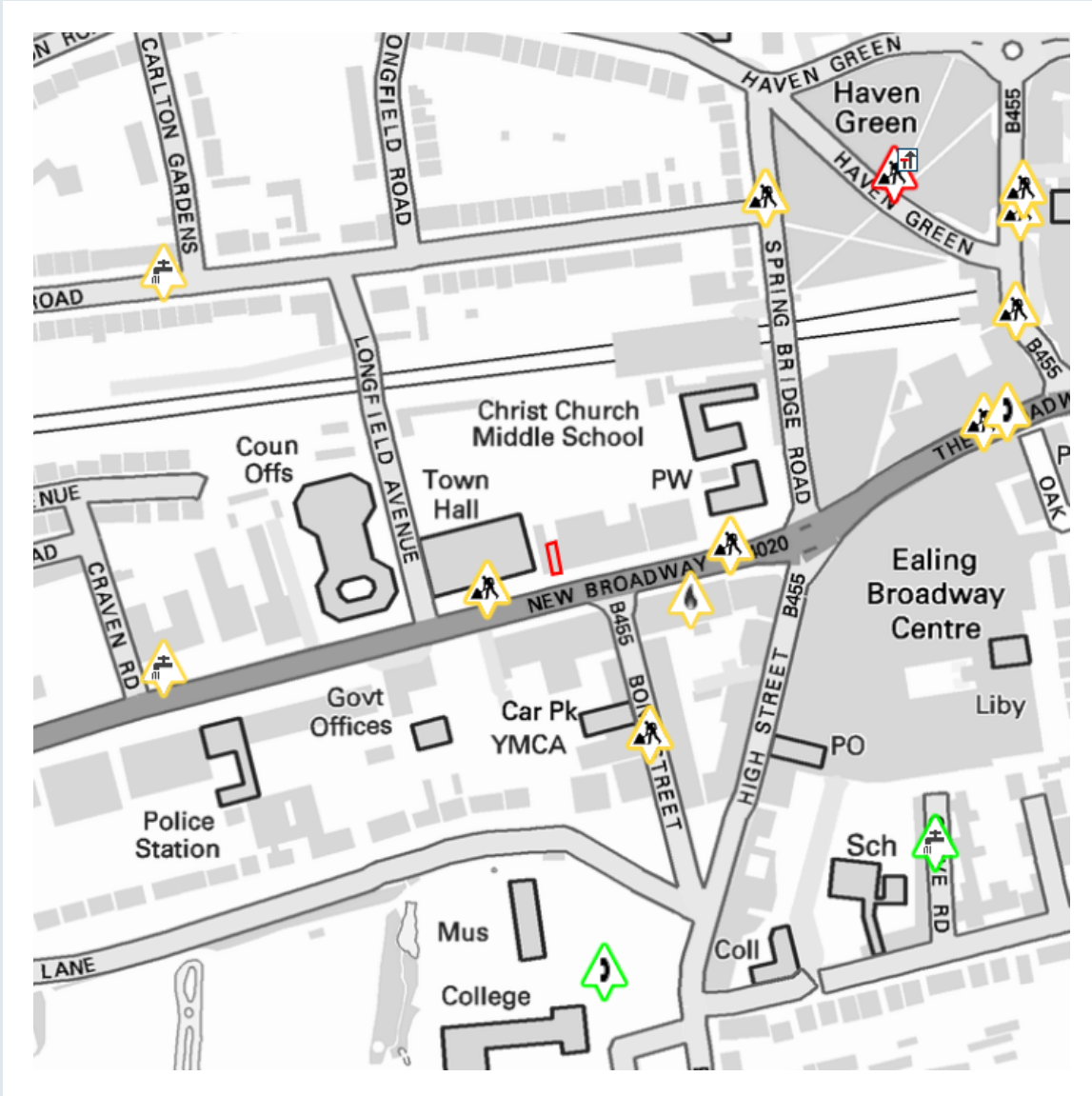
Section 1b: Traffic Schemes and Orders

ID	Source	Scheme Name	Scheme Type	Proposal	Status	Date
1	London Borough of Ealing	London Borough of Ealing (Waiting and Loading Restriction) (Special Parking Area) (Amendment No.386) Order 2010	Waiting or Loading restrictions	The effect of the order is to modify any time waiting/mon-fr loading restrictions.	Made	11/02/2010
2	London Gazette	London Borough of Ealing (Bus Priority)(Amendment No.26) Traffic Order 2011	Prohibition of driving	The effect of the order is amend the operation times of the bus lanes.	Made	15/07/2011
3	London Gazette	London Borough of Ealing (Waiting and Loading Restriction) (Special Parking Area) (Amendment No.466) Order 2011	Waiting or Loading restrictions	The general effect of the Order will be to modify waiting restrictions.	Made	15/07/2011
4	London Borough of Ealing	London Borough of Ealing (Waiting and Loading Restriction) (Special Parking Area) (Amendment No.) Order 200*	Waiting or Loading restrictions	The general effect of the Waiting Restriction Order would be to change existing loading restrictions to apply at any time in New Broadway, north-west side, between a point opposite the party wall of Nos. 20 and 22 New Broadway and a point 29.50 metres south-west of the north-eastern wall of No. 2 New Broadway. The bus stop markings east of Bond Street would be shortened by 26 metres and replaced with double yellow line waiting restrictions.	Proposed	23/09/2011
5	London Gazette	London Borough of Ealing (Prescribed Routes)(No.*) Traffic Order 201*	Prescribed Route	The general effect of the Order would be to control the movement of traffic into and out of the Dickens Yard sales centre in New Broadway by prohibiting the right turn by vehicles from New Broadway into the sales centre; and compelling vehicles to turn left into New Broadway on exiting the sales centre.	Proposed	04/11/2011
6	London Gazette	London Borough of Ealing (Raised Table in New Broadway) 2013	Traffic Calming works e.g. Road Humps	To introduce a raised table (with a height of approximately 50 mm) in New Broadway from No. 18 New Broadway to No. 28 New Broadway - an approximate total length of 35 metres (including two ramps of 3 metres in length).	Proposed	28/06/2013
7	London Gazette	London Borough of Ealing (Pedestrian Crossing on New Broadway, London) 2014	Pedestrian crossings	To replace the puffin pedestrian crossing in New Broadway outside Nos. 77 and 79 with a signalled pedestrian crossing facility with countdown to a point approximately 10 metres east of Longfield Avenue. The relocated pedestrian crossing controlled area would extend about 16 metres either side of the crossing.	Proposed	14/03/2014
8	London Borough of Ealing	London Borough of Ealing (Prescribed Routes)(No.131) Traffic Order 2014	Prescribed Route	The general effect of the Prescribed Route Order would be to close the service road fronting Nos. 71 to 81 New Broadway to all vehicular traffic. The area would be paved to provide a wider footway with a lay by to be constructed between Nos. 71 and 79 New Broadway to accommodate the motorcycle parking area and the pay and display parking currently located in the service road.	Made	10/10/2014
9	London Borough of Ealing	London Borough of Ealing (Waiting and Loading Restriction) (Special Parking Area) (Amendment No.628) Order 2014	Waiting or Loading restrictions	The general effect of the Waiting Restriction Order would be to relocate the solo motor cycle parking area from the service road to the lay.	Made	10/10/2014
10	London Borough of Ealing	London Borough of Ealing (Parking Places)(Pay and Display) (No.1, 2001)(Amendment No.7) Order 2014	Waiting or Loading restrictions	The general effect of the Parking Place Order would be to relocate the pay and display parking place from the service road to the lay by (fronting Nos. 71 to 81 New Broadway).	Made	10/10/2014









Section 2a: Traffic Alerts

The following section shows roadworks scheduled to take place in the next six months. It shows the types of work planned, the traffic management plan and the potential severity of the delay.



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<p> Site boundary</p>	<p>Traffic alerts:</p> <p> Delays Likely</p> <p> Delays Possible</p> <p> Delays Unlikely</p> <p> Details not supplied</p> <p> Works Planned</p>
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The information is from a live feed and is correct as of the date of publication. The visible mapping area has been searched.

Section 2a: Traffic Alerts


















Alerts listed by distance from the centre of the site.

Alert	Description	Impact	Status	Start Date	End Date
	New Broadway, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014
	B455 Bond Street, Ealing, Ealing	Medium impact, delays possible	Planned works	05 Jan 2015	12 Jan 2015
	New Broadway, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014
	B455 Bond Street, Ealing, Ealing	Medium impact, delays possible	Current works	11 Dec 2014	17 Dec 2014
	B455 Haven Green, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014
	Uxbridge Road, Ealing, Ealing	Medium impact, delays possible	Current works	13 Dec 2014	23 Dec 2014
	B455 The Broadway, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014
	Footpath Running Between Mattock Lane And The Green In Ealing Green, Ealing, Ealing	Low impact, delays unlikely	Planned works	21 Jan 2015	23 Jan 2015
	Gordon Road, Ealing, Ealing	Medium impact, delays possible	Current works	12 Dec 2014	16 Dec 2014
	B455 The Broadway, Ealing, Ealing	Medium impact, delays possible	Planned works	19 Dec 2014	23 Dec 2014
	B455 The Broadway, Ealing, Ealing	Medium impact, delays possible	Planned works	19 Jan 2015	21 Jan 2015
	B455 Haven Green, Ealing, Ealing	High impact, delays likely	Current works	27 May 2014	20 Feb 2015
	Grove Road, Ealing, Ealing	Low impact, delays unlikely	Planned works	22 Dec 2014	24 Dec 2014
	B455 The Broadway, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014
	B455 Haven Green, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014
	B455 Haven Green, Ealing, Ealing	Medium impact, delays possible	Current works	15 Dec 2014	21 Dec 2014









Section 2a: Traffic Alerts

Alerts listed by distance from the centre of the site.

Types of work

					
Electricity Works	Gas Works	Local Authority Works	Telecoms Works	Water/Sewage Works	Alert / Live Incident
					
Skip	No Works Information	Parking Suspended	Mobile Display Board	Building Materials	Diversion
					
Scaffolding	Alert / Live Incident	Road Closure	Network Rail Work	Tram Works	

Traffic Management

							
Planned Work	Road Closure	Lane Closure	Traffic Lights	Stop/Go Boards	Give and Take	Priority Works	Contra-flow



Section 3a: Existing Rights of Way

The following section shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25,000 scale Mapping. Any subsequent amendments to these rights of way will be highlighted in Section 3b.



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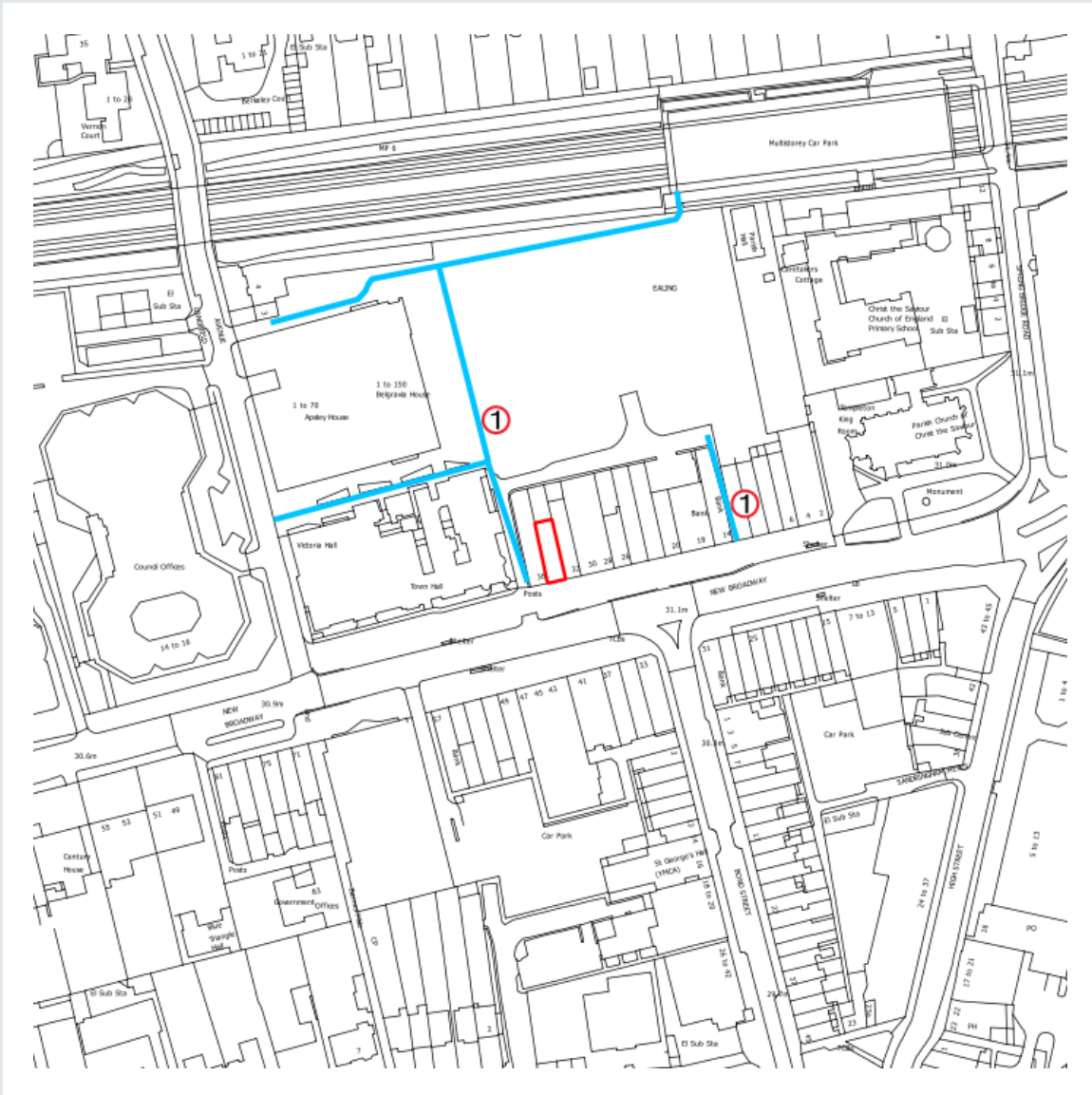
<ul style="list-style-type: none"> ■ Site Boundary ○ Search Buffer 	<p>Public Rights of way (Rights of way are not shown on maps of Scotland)</p> <ul style="list-style-type: none"> --- Footpath - - - Bridleway +++ Byway open to all traffic + + + Road used as a public path <p>The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.</p> <p>Other Public Access</p> <ul style="list-style-type: none"> ● ● ● Other routes with public access <p>The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.</p>	<ul style="list-style-type: none"> ◆ ◆ National trail or Recreational path - - - Permitted Bridleway --- Permitted Footpath <p>Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.</p> <ul style="list-style-type: none"> U U Permitted Bridleway coincident with a right of way. ● ● Selected cycle route off and on road.
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It should be noted that while a route may not show on the Definitive Map, it is not conclusive evidence that a right of way does not exist.



Section 3b: Proposed or Amended Rights of Way

The following section reveals any amendments or proposals to amend Public Rights of Way, including (but not limited to) public path orders, map modification orders, diversions, extinguishments or deemed dedications as highway land.



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 Site Boundary

 ID - Schemes in the vicinity

 Route

 Area

Section 3b: Proposed or Amended Rights of Way

ID	Section	Act	Status	Proposal	Date
1	Extinguishment of Public Rights of Way over land held for planning purposes	Town and Country Planning Act (as Amended by the Planning & Compensation Act 1991)	Confirmed	The Ealing Public Path Extinguishment (Dickens Yard) Order 2008	30/06/2009

Useful Contacts

Ealing Council
Perceval House
14/16 Uxbridge Road
Ealing
W5 2HL

T: 020 8825 5000

E: highwaysenviroinfo@ealing.gov.uk

If you require assistance please
contact our customer services team
on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Landmark Information Group
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

 argyllenvironmental.co.uk

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The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

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- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
Lees House
21-23 Dyke road
Brighton
BN1 3FE

Tel: 0845 458 5250
Email: orders@argyllenvironmental.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.