

## 1. Purpose of Report

<b>SUBJECT:</b>	<i>Station Road Car Park redevelopment Gerrards Cross</i>
<b>REPORT OF:</b>	<i>Cllr Barbara Gibbs</i>
<b>RESPONSIBLE OFFICER</b>	<i>Chris Marchant - Head of Environment</i>
<b>REPORT AUTHOR</b>	<i>Linda Newell - <a href="mailto:linda.newell@chiltern.gov.uk">linda.newell@chiltern.gov.uk</a></i>
<b>WARD/S AFFECTED</b>	<i>Primary Gerrards Cross</i>

1.1 The Cabinet, at the meeting held on 17 April 2018, received the following report which provided an update on the Station Road car park redevelopment and which sought a steer on the way forward for the project. A private report and appendices, providing financial and other information in support of this open report, is attached for information. At the meeting the Cabinet resolved that:

1. The aspiration to provide the full scheme of 443 car park spaces with slight design changes be confirmed and that a planning application should be submitted;
2. A full business case for the scheme be submitted to the Resources PAG on 13th June 2018 and Cabinet on 27th June 2018 and that a further update be given to the PAG on 25th September and Cabinet on 17th October 2018; and
3. The release of expenditure required to complete Party Wall Awards, which is contained in the overall budget for the project, be approved.

1.2 The Cabinet agreed to recommend to Council that a budget of £92,500 be agreed to resubmit the planning application and associated fees. Full Council is therefore asked to consider the following recommendation.

### **RECOMMENDED:**

**That Full Council agree a budget of £92,500 to resubmit the planning application and associated fees.**

## 2 Reasons for Recommendations

2.1 To maximise the development on site and provide sufficient car parking to meet predicted local parking needs until 2053.

## 3. Content of Report

### 3.1 Background

The previous revised proposal to provide additional parking on Station Road car park was to provide 443 spaces, an additional 321 spaces, consisting of ground floor and 5 ½ decks on a split level design. The previous planning application was submitted November 2015 and withdrawn on August 2016.

- 3.2 The main construction period previously aimed for was between Easter and Christmas to ensure that we worked with Waitrose and also the businesses of the town. This was to minimise disruption during the busiest trading time in the Town. Members will be updated at the meeting following the latest discussions with Waitrose. Personalities at Waitrose/John Lewis have changed and we are endeavouring to arrange a meeting to finalise the Heads of Terms.
- 3.3 There were 2 car park studies carried out to support the proposal. Both these surveys indicated extra spaces were required and these figures excluded commuter parking. The latest report concluded that the total parking shortfall in Gerrards Cross to 2053 is 641 spaces. 296 are short stay and 345 spaces are medium /long stay and of those 266 are for commuters. Therefore overall there is a need for an extra **375 non commuters car park spaces** in Gerrards Cross and if all of this capacity was placed in Station Road there would need to be a car park of 497 spaces. Of course, it is very difficult to predict how the modelling would materialise in reality, especially as more offices have been converted into residential.
- 3.4 The predicted income from additional parking is a significant part of the Councils' medium term financial planning and will be a contribution to the financial position of the authority from 2019 onwards.
- 3.5 Discussion with Chiltern Railways  
Officers and Councillor Gibbs have met with the Town Council and Chiltern Railways recently to see if additional commuter parking could be developed at the Station. These discussions are ongoing and members will be updated at the meeting. The Council has discussed whether it could help to finance their scheme but confirmed to them that Chiltern Railways would have to project manage and carry out the building of their scheme.
- 3.6 Discussion  
There is clearly still a need for additional parking in Gerrards Cross as demonstrated by the survey data. Extra commuter parking may be provided in due course at the railway station, but this parking, would not meet the potential extra need identified in the parking survey for visitors, shopper, workers and the business of the town. If the economic vitality of Gerrards Cross is going to grow and the shopping offer improve, the additional parking provision could help to generate the retail growth.
- 3.7 The current revisions to parking charges have been out to consultation and have been designed to deter commuter parking at Station Road car park. In addition a few short term only bays have been marked out and some spaces out of use as a result of the adjoining development have been returned to the Council, with the last 3 spaces to be returned shortly.
- 3.10A mixed use scheme was discussed previously on this site i.e. retail on the ground floor for example. As the primary need is for extra car parking then it would not be possible to provide retail space and sufficient parking.

3.11 It is the intention to submit a planning application June/July 2018. The elevation will be amended to improve the aesthetic appearance.

3.12 Resources PAG have considered the options and support the larger scheme.

#### **4. Costs and Business Case**

4.1 Construction costs have changed since this scheme was last considered and these will need to be updated. The detailed business case will need to be re-worked accordingly before Members are asked to approve this scheme and further details will be provided for the Resources PAG on the 13<sup>th</sup> June 2018 and Cabinet 27<sup>th</sup> June 2018 and a further update will be given on the PAG of the 25<sup>th</sup> September and Cabinet 17<sup>th</sup> October 2018 ready for the sign off of the delivery agreement for the build.

#### **5. Consultation**

5.1 A further communication plan will need to be prepared and agreed ahead of planning being submitted.

#### **6. Options**

There are 3 different schemes listed below

6.1 **The full size scheme** – The scheme for the full height car park providing 443 spaces (321 extra spaces) as submitted for planning was recommended for approval by the planning officer. Minor changes to the façade such as breaking up the front elevation by vertical setbacks, fake balconies and maybe some further colour changes of the cladding could make it more acceptable in planning terms. The life of this building is circa 50 years.

6.2 **Reduced Height scheme** - Reduced height by removing the top two floors to provide 387 space car park (265 extra spaces) again with potentially some changes to the façade as above. The life of this building is circa 50 years.

6.3 **Steel Frame** - There is an option of a light weight steel framed ground and two decked car park to provide an approximate total of 228 spaces (106 extra spaces) but designs can be basic and planners are concerned that this type of design is not suitable for the townscape of Gerrards Cross plus possible noise and light spillage issues. There are fabricators in the market that can produce multi-storey options with interesting cladding options. The life of the car park is 20/30 years. It is usual to have an external ramp on such car parks.

The only scheme which will meet the projected requirements going forward is the large scheme

## 7. Corporate Implications

7.1 Financial -A detailed business case to be prepared based on predicted income over long term with assumptions

7.2 Legal - Amendments need to be made to Waitrose lease on trolley bays which expires 2022 along with the management agreement

## 8. Risks

### 8.1 Costs

- Construction costs – costs will increase due to delay in construction till April 2019
- Predicted usage – many factors influence future usage and hence affect income.
- Planning consent and conditions –Any conditions placed on the scheme by Highways or Planning are unknown at the current time and complying with any conditions could have a financial cost
- Waitrose / shoppers –Please see narrative in part 2. Aim to minimise disruption during main busy shopping periods of Easter and Christmas
- Construction plan –Aiming for delivery of the completed build or part build between Easter and Christmas trading period and making enough spaces available for the Christmas trading period 2019 increases the cost of the build.

## 9. Links to Council Policy Objectives

9.1 This matter is related to the Councils corporate aims to deliver cost effective customer focused services and to promote local communities.

9.2 This report progresses the aims of the Councils asset management plan.

Key Objectives available here:

<http://www.chiltern.gov.uk/Aims-and-Objectives>

<http://www.southbucks.gov.uk/prioritiesandperformance>

## 10. Next Steps

10.1 The broad timetable would be:

- ✓ Re-engagement with Town Council for their support and conclude discussions with Chiltern Railways April 2018.
- ✓ Finalise any discussions with Waitrose
- ✓ Check details and resubmit planning application July 2018 and further reports on outcome for business case.
- ✓ PAG / Cabinet consider final business case on Resources PAG on the 13<sup>th</sup> June 2018 and Cabinet 27<sup>th</sup> June 2018 and a further update will be given on the PAG of the 25<sup>th</sup> September and Cabinet 17<sup>th</sup> October 2018 ready for the sign off of the delivery agreement for the build.
- ✓ Signing of Delivery Agreement November 2018
- ✓ Re-procurement as required for works packages and final business case sign off at Cabinet.
- ✓ Construction starts April 2019.
- ✓ Partial completion before Christmas 2019

<b>Background Papers:</b>	None
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