

<b>MEETING</b>	Environment PAG 05.03.19
<b>SUBJECT</b>	South Bucks Car Parks Review
<b>REPORT OF:</b>	<i>Councillor Luisa Sullivan</i>
<b>RESPONSIBLE OFFICER</b>	Chris Marchant Head of Environment
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<b>WARD/S AFFECTED</b>	<i>All South Bucks</i>

## 1. Purpose of Report

- 1.1 To provide Members with recommendations for consideration to maximise the use of parking facilities across South Bucks and continue to meet the needs of the local towns and villages.
- 1.2 In addition, to ensure management of the car parks adheres to the objectives laid down by the Task and Finish Group following scrutiny of the services provided.

## 2. Recommendations

**2.1 That Members consider the following and advise the portfolio holder accordingly:**

- a. **Increase short stay parking tariffs (1hr to 4hrs) and the flat Sunday rate across all car parks by 10p.**
- b. **Increase the 24hr tariff in Burnham and Farnham Common by 20p.**
- c. **Introduce a one hour tariff in the Broadway car park, Farnham Common.**

**Current tariffs alongside the above options are provided at Appendix A.**

**2.2 That subject to Cabinet agreeing the recommendations the Head of Environment be authorised to publish the statutory Notice of proposed Amendment to the Off Street Parking Places Order.**

**2.3 That, if no valid objections are received in response to publication of the Notice at 2.2 the Director of Services be authorised to make and publicise the Amendment Order.**

**2.4 That if valid objections are received in response to publication of the Notice at 2.2, the Director of Services be authorised to deal with any such objections after consultation with the Portfolio Holder and to make and publicise the necessary Amendment Order with or without modifications as considered appropriate.**

## 3. Reason for Recommendations

To sustain operational needs of the car park and maximise the use of available parking space; providing parking facilities for local workers and all user groups.

#### **4. Content of the Report**

- 4.1 The charges are reviewed on an annual basis to ensure the parking provision continues to support the vitality of local towns and villages; providing a balance of long and short stay parking through a structured payment system; taking into account the needs of all car park user groups.
- 4.2 In addition, the review enables operational requirements to continue to be supported to maintain longevity of the car parks and contribute to improving off street parking in the district.
- 4.3 A report following review of charges was first presented to Environment Pag in November 2018. At that time Chiltern Railways had just increased their car parking charges in Beaconsfield and Gerrards Cross. Consequently, it was agreed that further monitoring of the car parks would ensue to assess the parking trend following Chiltern Railway changes.
- 4.4 The section below provides information on the four areas where SBDC has pay and display car parks. All areas benefit from the historical agreement with Parish Councils for two free parking days per year. This is usually the second and the third Saturday in December.
- 4.5 There is no proposal to increase the long stay tariffs in Beaconsfield or Gerrards Cross as the charges currently align with market value for the area. Similarly with season ticket prices across the District. Current season ticket prices are provided at Appendix B for reference. Also included are season ticket prices for nearby private car parks.

##### Car Park Usage

##### **Beaconsfield**

- 4.6 There are three council car parks in Beaconsfield. These provide a total of 320 parking spaces including 10 disabled bays.
- 4.7 Previously, visitors to the car parks in Beaconsfield were experiencing parking pressures with short stay customers having difficulty trying to find a parking space. This was addressed in 2017 by introducing an 8 hour tariff to deter commuters, whilst maintaining affordable parking for local workers. More recently (May 2018) the tariff structure was changed to increase the 8 hour tariff band to 9.5 hours. The tariffs were also amended to provide a tariff range from £1.50 for up to one hour, to £8.00 for 12 hours.
- 4.8 Based on April to October 2018 tickets sales across Beaconsfield, 80% of customers purchased short stay parking and 20% purchased long stay. This is a difference of 1% against each group compared to the same period in 2017.
- 4.9 Further monitoring of the car parks November 2018 to January 2019 shows that the increase in charges by Chiltern Railways has not changed the usage on SBDC car parks.

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	78%	79%
Long Stay	22%	21%

4.10 The preference for payment; RingGo versus pay and display is summarised below.

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	82%	18%	77%	23%
Long Stay	44%	56%	37%	63%
<b>Overall Split</b>	<b>73%</b>	<b>27%</b>	<b>68%</b>	<b>32%</b>

4.11 Current usage is average 79% occupancy with a peak of 96% in October.

### **Burnham**

4.12 There are three council car parks in Burnham. These provide a total of 148 parking spaces including nine disabled bays.

4.13 The tariff structure currently ranges from £0.80p for up to 30 minutes, to £2.40 for 24 hours. The one hour tariff in Summers Road car park was reinstated on 4/10/18 following a dispute with the Parish Council over reimbursement of the one hour free parking scheme.

4.14 Based on April to January 2018 tickets sales across Burnham, 88% of customers purchased short stay parking and 12% purchased long stay. This is a difference of 2% against each group compared to the same period in 2017.

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	86%	88%
Long Stay	14%	12%

4.15 The preference for payment; RingGo versus pay and display, is summarised below.

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	96%	4%	93%	7%
Long Stay	72%	28%	65%	35%
<b>Overall Split</b>	<b>93%</b>	<b>7%</b>	<b>89%</b>	<b>11%</b>

4.16 Current usage is average 55% occupancy with Summers Road being the most used car park. The peak occupancy level for this car park is 89%

### **Farnham Common**

4.17 Farnham Common has just the one car park providing 73 spaces including 3 disabled bays. The car park currently operates at an average occupancy of 55% peaking at 73% on some days with a tariff range of 70p for up to 30 minutes to £1.70 for 24 hours.

4.18 The short stay/long stay ticket ratio is the same as the previous years' sales with short stay accounting for 80% of the purchases. Comparable data can be seen in the table below. Preferred payment methods are also provided.

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	80%	80%
Long Stay	20%	20%

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	93%	7%	88%	12%
Long Stay	94%	6%	91%	9%
<b>Overall Split</b>	<b>93%</b>	<b>7%</b>	<b>88%</b>	<b>12%</b>

4.19 Discussions have taken place with the Parish Council following feedback from local businesses that a change in the existing tariffs on the car parks would help to improve the high street. Currently the tariff jumps from 30 minutes to three hours. It is anticipated that introducing a one hour tariff band will provide more flexibility to the customer and encourage higher usage.

### **Gerrards Cross**

4.20 There are three council car parks in Gerrards providing a total of 221 spaces including 14 disabled bays. Tariffs range from £1.50 for up to one hour to £10.00 for 24 hours.

4.21 To ease parking pressures on a temporary basis 11x one hour only parking bays were introduced in February 2018 in Station Road car park. This helped to create a turnover of available bays for short stay customers. To further address the parking pressures in the interim period (pending a multi storey car park) a 9.5 hour tariff was introduced in the long stay car parks and the long stay tariff (24 hours), was increased to deter commuters. This had the desired effect, the impact of which following close monitoring of the car parks enables the tariffs to be further reviewed to enable some long stay customers to return.

- 4.22 Based on April to October 2018 tickets sales across Gerrards Cross, 81% of customers purchased short stay parking and 19% purchased long stay. In 2017, long stay customers accounted for 22% of ticket sales. This equates to 72% of the bays being in constant use by long stay customers. For Station Road car park this reached 79%
- 4.23 Similar to Beaconsfield, there has been no change in long stay usage on the car parks following the increase in charges at the Station in November 2018.
- 4.24 There has however been an increase of 8% on one hour ticket sales for the period November 2018 to January 2019. This in part can be attributed to Tesco changing their free parking period from three hours to two hours. The increase in short stay ticket sales changes the short stay/long stay ratio to 83 % / 17%

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	78%	83%
Long Stay	22%	17%

- 4.25 The preference for payment; RingGo versus pay and display, is summarised below.

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	86%	14%	88%	17%
Long Stay	54%	46%	38%	62%
<b>Overall Split</b>	<b>80%</b>	<b>20%</b>	<b>75%</b>	<b>25%</b>

- 4.26 Current usage is average 63% occupancy with Station Road peaking at 74% in October.

### **Car Park Strategy**

- 4.27 To support future changes in the car parks the Council has a Car Park Strategy that is currently in draft format awaiting public consultation. Consultation has taken place with Environment and Resources Policy and Advisory Groups, Overview and Scrutiny, and Cabinet.

## **5. Consultation**

- 5.1 Recommendations if agreed by Cabinet will be published in the local press/car parks and a Notice will be sent to Bucks County Council, as the highway authority, and Thames Valley Police, who will have the opportunity to make comments and/or objections.

## 6. Options

- 6.1 Members are asked to review the recommendations provided in this report and advise the Portfolio Holder how they wish to proceed.

## 7. Corporate Implications

### Legal

- 7.1 Implementing the recommendations will require an amendment to the Off Street Parking Places Order and is subject to statutory consultation.

### Finance

- 7.2 Costs associated with the recommendations are set out in Table 2.

Table 2

<b>Expenditure</b> (one off payments only)	<b>Cost</b>
Statutory Notices (advertising of)	£9,000
Configure pay and display machines	£1,615
Update tariff boards	£1,262
<b>Exp. Total</b>	<b>£11,877</b>
<b>Additional Income forecast</b>	
P&D	£32,000

## 8. Links to Council Policy Objectives

- 8.1 SBDC's car parks contribute to the Council's medium term aim of planning for a thriving and sustainable South Bucks District, with vibrant towns and villages.
- 8.2 This matter also contributes towards the Council's aim to deliver value for money services that are driven by customer and community needs.

## 9. Next Steps

- 9.1 If Cabinet agrees the recommendations, officers will commence statutory consultation on the proposals.