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SUBJECT:	Station Road Car Park, Gerrards Cross.
REPORT OF:	Officer Management Team - Director of Services Prepared by - Head of Environment

1. Purpose of Report

- 1.1 The purpose of this report is to discuss Station Road car park in Gerrards Cross (GX).

2. Links to Council and wider Policy Objectives

- 2.1 This matter is related to the Council's corporate aim to deliver value for money services and the adopted management principle to use resources prudently.
- 2.2 This report also progresses the aims of the Council's asset management plan. Car parking charges generally are being considered by the Environment PAG.

3. Background

- 3.1 The Council is the freehold owner of the 'pay & display' car park shown on the plan at Appendix A. The hatched area of the car park is leased from Rail Track for 250 years. The current car park contains 127 car park spaces. The layout is different from the attached plan.
- 3.2 The usage of this car park has increased over recent years in part due to the large adjacent Tesco to which there is a pedestrian access link and the new Waitrose that opening in March 2012. This car park is now very busy.
- 3.3 At the end of 2010 the PAG considered a report via email as to whether a 6 month licence would be granted to facilitate a pedestrian opening between the Station Road car park and the Tesco's car park. This was agreed and the licence commenced on 30th March 2011 and is on-going.
- 3.4 There was a section 106 agreement in place as part of the planning consent for the new Waitrose store. This allowed for up to £250,000 to be used to improve parking provision / management if required based upon surveys to be conducted after the store has been trading for 12 months if parking usage had increased. At the time the

surveys were revisited the usage had not yet increased and therefore no payment was triggered.

- 3.5 Councillors considered a report on 31st October 2011 as to whether to construct an extra deck of parking with 2 storeys residential over and at that time the scheme was not pursued. This would have provided 43 flats with extra 100 or so spaces some of which would be taken up by private parking.
- 3.6 There was at the time insufficient demand or future requirement data to warrant expenditure to just increase car parking capacity. It was considered that this could however change after the Waitrose store opens and when on street civil parking enforcement has been introduced by the BCC as this could also potentially increase demand for off street parking provision. BCC staff visit GX daily and quite a few PCN's are issued daily. On Street further restrictions / charging may well be considered.
- 3.7 A 10 year agreement was entered into with Waitrose in 2012 for which they paid £100,000 plus refurbished the car park. As part of the agreement the Council has to minimise season tickets to 12 and keep the car park layout the same unless agreed otherwise.

4. Discussion

- 4.1 A car park capacity study was undertaken in March 2014 for GX. This concluded that between 110 & 275 extra off street car parking spaces will be required by 2033.
- 4.2 Accordingly the architects that previously developed the schemes for Station Road have been appointed further to revisit designs for additional car park decks with the aspiration at this stage to provide at least 275 extra spaces. The cost of this is £4,850 plus £4,500 for additional traffic / highway studies. The Director of Services agrees this appointment using his delegations with a report to Members on this matter.
- 4.3 The architect's fees include the preparation and costing of schemes and the submission of an outline planning application.
- 4.4 There seems to be increasing demand in GX for season tickets to support local businesses, short stay parking for local part time workers and parking for visitors / shoppers. If slightly more parking was provided at this stage than was theoretically required Members would be able to consider schemes to support local business.
- 4.5 The current estimates indicate that even at 75% occupancy of any additional spaces there would be considerable additional income produced over and above the cost of the capital to construct the additional decks.
- 4.6 If planning consent is approved then a full business case would be presented to Members for their consideration with costed construction and income figures. Adjacent residential schemes are

being progressed so there is an urgency to obtain an appropriate planning permission for the car park.

- 4.7 The licence for the pedestrian link between Station Road and Tesco continues. This goes from the hatched land on the plan to the Tesco's car park. The Parish Council have previously stated that they would like this arrangement to continue as they think it provides easy access to the Tesco store for residents from the area around Station Road. Tesco and Waitrose similarly wanted this to continue. It is suggested therefore that this continues as a yearly licence - this will not have a detrimental effect on constructing additional decks.
- 4.8 Discussion with Waitrose has commenced and are being progressed to ensure that a scheme is developed that would be agreeable to them.

5. Resources, Risks and Wider Policy Implications

- 5.1 The resource implication arising from this report at this time is the fees detailed to progress this matter plus the planning fees.
- 5.2 The cost of £9,250 will be funded if the scheme goes ahead from the overall project budget. If the project does not progress past planning then the costs would be funded from revenue.
- 5.3 The recent Cabinet report on the Council's financial position in future years indicated the importance of reducing net expenditure. The provision of up to 275 car parking spaces would represent a material increase in income, and would give a return on investment in excess of what the Council is able to achieve from the investment of its available capital resources.

Recommendation

- 6.1 That the contents of the report (and specifically the appointment of architects to prepare and submit a planning application for additional decks of car parking in Station Road) be noted;
- 6.2 That the Portfolio Holder for Resources be advised to recommend to Cabinet that (a) the licence for the pedestrian access to Tesco be continued for a further rolling annual period and (b) authority be delegated to the Director of Services, in consultation with the Portfolio for Resources, to make any minor amendments to the licence.

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Background papers	None

