

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 08 January 2018

| | |
|------------------------------|---|
| Portfolio: | Planning and Development |
| Subject: | Proposed changes to Portchester Village Centre Car Parks |
| Report of: | Director of Planning and Regulation |
| Strategy/Policy: | Vision for Portchester Village Centre: Putting the Village Back in Portchester |
| Corporate Objectives: | Maintain and extend prosperity A safe and healthy place to live and work Strong and inclusive communities |

Purpose:

To consider and approve the statutory advertisement of the proposed Traffic Regulation Orders (TROs) and approve the alterations to the physical layouts of the car parks in Portchester Village Centre, in line with the Final Vision for Portchester Village Centre.

Executive summary:

Following the termination of the Hampshire County Council Traffic Management Agency Agreement earlier this year, the Scheme of delegation to Individual Executive Members was amended in May 2017 and removed the TRO approval function. It is therefore now necessary for the Executive to initially consider the implementation of TROs in relation to changes to off-street parking restrictions.

The report outlines proposed changes to the Portchester Village Centre car park restrictions and seeks permission to undertake the statutory public advertising of the changes to the existing TRO at an appropriate time, so as to not compromise the two-year period between advertisement and completion.

The report also highlights the expected costs of undertaking the proposed changes to the parking restrictions and physical layouts. The design of the alterations is based on the parking survey results, consultation responses from the Draft Regeneration Vision for Portchester Village Centre and the proposals detailed in the subsequent Final Vision for Portchester Village Centre.

Recommendation:

It is recommended that the Executive:

- (a) approves the statutory public advertisement of the proposed Traffic Regulation Orders (TROs) for the Portchester Village Centre car parks;
- (b) delegates authority to the Director of Planning and Regulation to make any necessary minor amendments to the draft TROs as deemed necessary prior to public consultation;
- (c) delegates joint authority to the Executive Member for Planning and Development and the Executive Member for Health & Public Protection to consider the responses to the advertisement of the TROs by means of a Joint Delegated Member Decision Report in Spring/Summer 2018, enabling the Orders to be brought into force, subject to no outstanding objections and on completion of the physical changes to the car parks; and
- (d) subject to approval of (a), (b) and (c) above, approves the use of S106 Developer Contributions to meet the costs of the physical alterations and off-site highway signage associated with the redesigned Portchester Car Park.

Reason:

To undertake changes to the Portchester Village car parks by seeking the views of the public regarding the proposed changes to the car parking regulations, and change the layout to better suit the needs of the users, supporting the regeneration of Portchester Village Centre and encouraging investment and funding for its future prosperity as outlined in the Final Vision for Portchester Village Centre.

Cost of proposals:

The costs for the statutory advertisements will be met from within existing operational budgets.

The capital costs for the physical changes to the car parks are outlined in this report and will be met in full by the S106 developer contributions from the Lidl development in Portchester.

Appendices:

A: Current TRO Plan of Portchester Precinct Car Park.

B: Extract of The Borough of Fareham (Off Street Parking Places) Consolidation Order 2017.

C: Overview of proposed changes to car parks (Extract from Final Regeneration Vision for Portchester Village Centre entitled 'Putting the Village Back in Portchester').

D: Copy of the Draft Amendment TRO and associated plan relating to the car parks as outlined in the Vision Document.

E: Copy of the Draft Amendment TRO relating to the car park to the rear of the Co-Op.

Background papers:

A: Quotation for the works to alter car park layout.

B: Record of Decision by Executive (Decision No.1928) on 10 July 2017: Portchester Village Centre: Final Regeneration Vision for Publication.

Reference papers:

A: Final Regeneration Vision for Portchester Village Centre entitled 'Putting the Village Back in Portchester'.

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

| | |
|---------------------|--|
| Date: | 08 January 2018 |
| Subject: | Proposed changes to Portchester Village Centre Car Parks |
| Briefing by: | Director of Planning and Regulation |
| Portfolio: | Planning and Development |

INTRODUCTION

1. Following the termination of the Traffic Management Agency Agreement between Fareham Borough Council and Hampshire County Council earlier this year, the Constitution and Scheme of Delegation to Individual Executive Members was amended in May 2017 which removed the delegated authority to amend Traffic Regulation Orders (TROs). It is therefore now necessary for the Executive to initially consider the implementation of TROs in relation to changes to off-street parking restrictions.
2. This Executive Report outlines the proposed changes to the Fareham Borough Council owned car parks in Portchester Village Centre following the consultation on the Draft Regeneration Vision for Portchester Village Centre and the subsequent proposals detailed in the Final Vision for Portchester Village Centre. It seeks permission to undertake the statutory public advertisement of the proposed changes to the Traffic Regulation Order (TRO) governing the current parking restrictions within the car parks at an appropriate time so as not to compromise the statutory time restraints on making an Order.
3. The timescales for making an Order are set out in The Local Authorities' Traffic Orders (procedure) (England and Wales) Regulations 1996; and dictates that 'No order shall be made after the expiration of the period of two years beginning with the date on which a notice of proposals relating to the order is first published'.
4. The report also outlines the expected costs of implementing physical changes to the car parks in order to bring the new TROs into effect. These proposed changes include:
 - i. the relining of existing parking bays;
 - ii. the introduction of new parking bays in place of existing tree and shrub planting;
 - iii. the introduction of new shrub planting within the car parks to offset the loss in other areas; and

- iv. the removal or some low-level barriers around the lorry park to make the areas more accessible to allow the merging of the existing lorry park with the small southern car park to create a new car parking area for long stay use.
5. Subject to approval of Recommendation (c), the results of the TRO consultations will be considered by the Executive Member for Planning and Development and the Executive Member for Health & Public Protection as a joint individual Executive Member decision in Spring/Summer 2018. It should be noted that the physical works can only be carried out following the approval of the relevant TRO.

DEVELOPMENT OF THE PROPOSED CHANGES TO THE CAR PARKS

6. The Draft Regeneration Vision for Portchester Village Centre looked at the Council owned Car Park to the south of the precinct and how we could make positive changes to this car park. This was informed by survey work which took place in summer 2016. The Draft Regeneration Vision for Portchester Village Centre set out possible opportunities to provide free and accessible car parking to match the needs of those who use it. It also proposed to provide in the region of 30 additional car parking spaces.
7. Feedback from the consultation on the Draft Regeneration Vision for Portchester Village Centre indicated that respondents:
 - i. generally supported the proposed changes;
 - ii. sought reassurances that car parking would stay free to use;
 - iii. indicated a demand for parent and child parking facilities;
 - iv. expressed some concerns about the loss of the disabled parking spaces to the immediate rear of the Co-op which is in close proximity to the precinct;
 - v. raised concerns regarding the initially suggested location of the proposed new Light Goods Vehicle spaces close to residential properties and potential noise issues this could have on those local residents;
 - vi. conveyed concerns about converting the existing lorry parking into standard car parking spaces and as a consequence where large lorries/ Heavy Goods Vehicles (HGVs) would park overnight, such as on nearby residential roads.
8. The Final Regeneration Vision for Portchester emphasised:
 - i. the Council owned car park will remain free;
 - ii. proposals would consider the inclusion of parent and child parking;
 - iii. that disabled parking would remain located at the closest points to the precinct;
 - iv. that the north-easternmost car park to the rear of the Co-Op is a site for potential development;
 - v. that any Light Goods Vehicle parking would be positioned away from local residents, and the larger lorries/Heavy Goods Vehicles will have provisions made so as to allow overnight parking; and
 - vi. the creation of these larger parking spaces will mean that there will still be an increase in the amount of car parking spaces; however, it will be around 20

additional spaces, as opposed to the 30 proposed in the Draft Vision.

CURRENT PARKING LAYOUT & RESTRICTIONS

9. The Portchester Village Centre car parks currently comprises five parking areas; a lorry park, two long stay car parks, and two short stay car parks. A plan is shown in Appendix A.
10. The Council owned car parks are subject to a TRO, namely The Borough of Fareham (Off Street Parking Places) Consolidation Order 2017, which came into operation on the 16th June 2017. The details for Portchester Precinct Car Park and the plan (Drawing No E/1628) can be found on pages 69 and 75 respectively of the TRO, an extract of these pages can be found in Appendix B.

PROPOSED CHANGES TO THE CAR PARKING RESTRICTIONS

11. The outline proposals for the changes to the car parks were documented in the Draft Regeneration Vision for Portchester Village Centre, and met with general approval from the public consultation undertaken at the time. Where requests were made regarding specific requirements, these have been taken into account where feasible, and were the published Final Regeneration Vision for Portchester Village Centre. Appendix C shows the plan for the car parks as detailed in the Final Regeneration Vision.
12. Changes to the parking management require a revision to the current TRO governing the use of the car parks. Any changes are subject to a 21-day statutory public consultation, which will include a Public Notice in the local press, and onsite notices which will be erected within the Car Parks and the Pedestrian Precinct and maintained during the course of the consultation. A copy of the proposals will also be available on deposit at the Civic Offices.
13. It is proposed to make amendments to the current parking management scheme as indicated in the Final Vision for Portchester Village Centre. To achieve the proposals, it is necessary to:
 - i. Introduce Parent and Toddler parking;
 - ii. Relocate and increase the number of Disabled parking bays to the smaller Short Stay car park (behind Iceland);
 - iii. Remove the Lorry Park and provide spaces for smaller Light Goods Vehicles which are to be accommodated in part of the new Short Stay South car park;
 - iv. Designate a Light Goods Vehicle (LGV) area in the new Short Stay South car park, allowing small goods vehicle to utilise the car park; and to restrict its use to market vehicles only on a market day, to be controlled by means of a Market Traders Permit;
 - v. Combine the former Lorry Park and the smaller Long Stay car park (south of the Lorry Park), to provide a single Long Stay car park;
 - vi. Designate the current large Long Stay (currently max 24-hour wait) area as Short Stay South car park, and restrict its use to cars / small vans during restricted periods (as described in vii(b)); whilst still allowing overnight parking for larger vehicles;

- vii. Change the waiting restrictions for Short Stay car parks from Limited Waiting, Maximum Stay 3 Hrs every day including Bank and Public Holidays, to:
 - a. In Short Stay North: Limited Waiting, 3 hours with no return within 5 hours, to apply between 7.00 am and 6.00 pm, 7 days a week;
 - b. In Short Stay South: Limited waiting, 3 hours with no return within 5 hours, to apply between 7.00 am and 6.00 pm to apply Monday to Saturday (excluding Bank Holidays). On Sundays and Bank Holidays 24 hours;
 - viii. Change the waiting restrictions for the long stay car park to restrict the use of the car park to cars/small vans only between 7am and 6pm Monday to Saturday excluding Bank & Public Holidays and have no time restriction on Sunday;
 - ix. Make provision for other goods vehicles to be able to park overnight in the Short Stay South car park and Long Stay (from 6pm until 7am), and provide restrictions on its use to ensure that the car parks are available for Village Centre users throughout the trading day.
14. A copy of the proposed Draft Amendment TRO and the associated plan relating to the above changes can be found in Appendix D. Details such as the issuing of Market Trader Permits and their associated conditions of use are still being considered and discussed with Legal Officers. These sections will be added to the TRO prior to consultation.
 15. The Final Vision for Portchester Village Centre identified the current car park to the rear of the Co-Op as a potential site for development. If there is a prospect of the development site proceeding, the restrictions governing the car park will be revoked by means of enactment of the Amendment TRO relating to the car park to the rear of the Co-Op; thereby enabling any development scheme to progress. The proposed Amendment TRO is detailed in Appendix E.
 16. A number of other stages need to be undertaken before the car park will be completed, including physical layout changes comprising of:
 - i. removal of the current barriers separating the lorry park and the smaller Long Stay car park to the south;
 - ii. adjustment to footways, kerbing and vehicle entrances;
 - iii. relining the car parks to make provision for standard, disabled and parent/child bays.
 - iv. changes to signage both in the car parks and on the public highway (subject to Hampshire County Council Highways approval).

FINANCIAL IMPLICATIONS: TRO AND CAR PARK REDESIGN

17. The costs for the changes to the TRO are expected to be met from existing Regeneration budgets and will be in the region of £800.

18. Detailed costs for capital works will be sought through the Council's Framework or competitive bidding processes in line with procurement processes and financial regulations. An initial estimate of £34,000 has been obtained outlining the costs for the physical works and the lining of parking bays to the car parks.
19. This cost however, does not include ancillary works such as car park and highway signing as well as shrub and other planting which will be necessary to complete the car park. It is estimated that this will be circa £18,000 and therefore overall costs for the scheme is approximately £55,000, including with a contingency buffer of 5% for unforeseen costs.
20. It is proposed that the physical works to redesign the car park be added to the 2018/19 capital programme and the full cost of the improvements be met from the S106 developer contribution from the Lidl Store in Portchester.

Enquiries:

For further information on this report please contact Claire Burnett, Head of Planning Strategy & Regeneration (Ext 4330).