

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 03 July 2023

Portfolio:	Policy and Resources
Subject:	Osborn Road multi-storey car park
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Maintain and extend prosperity

Purpose:

An update on progress and a request to delegate authority to award a contract for the demolition of the existing Osborn Road multi-storey car park and construction of a new surface car park.

Executive summary:

A scheme has now been developed to provide a new surface car park on the site of existing Osborn Road multi-storey car park. This report updates members on the scheme and requests delegated authority to award a contract for these works.

Recommendation:

It is recommended that the Executive:

- (a) notes the progress on the project to date;
- (b) approves that delegated authority to award contracts for these works be given to the Director of Planning and Regeneration, following consultation with the Executive Member for Policy and Resources.

Reason:

To support the regeneration of Fareham town centre and to be a key driver of further development and investment.

Cost of proposals:

The proposed costs remain unchanged from the previously approved budget of £1.96 million for the demolition of Osborn Road multi-storey car park and the provision of the smaller surface car park.

Separately, it is anticipated that the scheme will result in an annual revenue saving of approximately £75,000 in terms of the electricity usage for the operation of the car park.

Appendices: A: Carbon Impact Assessment

Background papers: Report to the Executive 16 May 2022 – Regeneration of Fareham town centre, including Fareham Live and Osborn Road multi-storey car park

Reference papers: None

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Executive Briefing Paper

Date:	03 July 2023
Subject:	Osborn Road multi-storey car park
Briefing by:	Director of Planning and Regeneration
Portfolio:	Policy and Resources

BACKGROUND

1. On the 16 May 2022 the Executive considered a report on the regeneration of Fareham town centre including Fareham Live and Osborn Road multi-storey car park.
2. Recommendations were made and approved for preparation of a Town Centre Masterplan Supplementary Document (SPD), appointment of a contractors for the construction of Fareham Live, a revised budget for the Fareham Live project and a revised proposal to replace the existing multi-storey car park with a surface car park at a cost of £1.96 million.
3. This report updates members on the progress with the proposals to demolish the existing Osborn Road multi-storey car park and construct a replacement surface car park on the site.

DESIGN

4. The design has been developed by an appointed professional team to provide a car park that achieves modern parking standards and makes the best use of the available space.
5. The layout has been developed to reduce the impact of the new car park on the adjacent Grade II Listed Buildings, locally listed buildings and the Osborn Road Conservation Area
6. Vehicle access will be retained directly onto Osborn Road. Pedestrian access will be provided on two points on the south side to Fareham Shopping Centre and one point on the north-east corner to link to the northern entrance to Fareham Live.
7. The car park will be split into two levels stepping down to take account of the level change of the site with a separating retaining wall.
8. The design has 132 standard car parking bays and these will be to the current standard size of 5 metres long x 2.5 metres wide. In addition, the car park will have 7 accessible

bays which will be of the regulation size with transfer zones to the side and rear of the bay.

9. The current provision of accessible car park bays is based on historic use of the Shopmobility scheme. With changing shopping habits and the results of COVID-19 the facility only operates on 4 days per week with an average of 9 users per days. Details on the new operation of Shopmobility are provided below.
10. To ensure sufficient accessible parking is available in this area the current spaces to the north and adjacent to Fareham Live will be increased from 2 to 19 as part of the Fareham Live project.
11. Rather than provide parent and child parking facilities in the new surface car park alternative facilities have been provided Fareham Shopping Centre multi-storey car park which offer the benefit of covered spaces as well as lift access directly into the Fareham Shopping Centre.
12. As with the current multi-storey car park, no motorbike parking will be provided in the new surface car park as adequate provision is made elsewhere in the town centre such as in Market Quay or Civic Way South Car Park.
13. No allowance has been made for cycle parking which is provided elsewhere in the town centre closer to the facilities, such as near the library or in West Street near the Job Centre.
14. Following the opening of the new surface car park, it is planned to install eight electric vehicle (EV) charging points and two further points for accessible bays. A potential later phase would see the installation of a further eight additional charging points if and when sufficient demand has been identified.
15. There is also the potential to construct two large banks of photovoltaic cells on a canopy frame over part of the car park. The generated electricity would be used on site to serve the lighting, CCTV, ticket machines and EV charging points, with on-site battery storage to balance the generation and demand.
16. Landscaping will be enhanced with new planting to eastern and western boundaries. The large area of surface to the northern vehicle entrance will be reduced with additional soft landscaping. Whilst three trees will be removed to the northern edge due to their proximity to the structure, five new trees will be planted by way of replacement and six further trees planted on the eastern boundary.

DEMOLITION AND CONSTRUCTION

17. The first phase of the works will be the decommissioning of the existing multi-storey car park and the demolition of the structure. This will be disruptive and will require road and footpath closures for the duration of the works to ensure the public safety. The closures will need to be carefully planned with our neighbours and the successful contractor to minimise disruption.
18. The demolition works will generate a considerable amount of dust. Officers will ensure that the successful contractor puts in place measures to reduce the amount of dust generated.
19. Once the demolition is completed and the construction phase entered, the level of closures will be reduced. Whilst these works will generate noise this will be managed

with various control measures.

PROJECT COSTS

20. Current cost projections show that the demolition and construction of the new car park can be completed for agreed budget of £1.96 million, but with some concern remaining over the cost of PV canopies that were not included within the original cost projection.

TOWN CENTRE PARKING

21. Car parking use and patterns in the town centre have changed considerably post COVID-19. A recent car park survey in March 2023 showed peak occupancy of town centre car parking spaces of just over 50%. The most recent projections for use of the new surface car park indicate an occupancy level of just below 70% at peak times.
22. To ensure the maximum availability of parking for shoppers and town centre visitors it is planned that any Fareham Borough Council staff members with authorised parking will be relocated to outer town centre car parks.

SHOPMOBILITY

23. This service is run by Communities First Wessex with the service currently based on the ground floor of Osborn Road multi-storey car park and will be relocating to a vacant unit in Fareham Shopping Centre near to the B&M store.
24. Fareham Shopmobility plan to include a service for those unable to walk to the Shopmobility Shop, or have someone that can collect the scooter for them, whereby it is brought to them if required. Users will need to be parked in the Fareham Shopping Centre car park to be able to access this service. This service may potentially be extended to other car parks in the future, but would be subject to volunteers' availability and demand.
25. Free parking will be available for Blue Badge scheme holders who are Fareham residents in the nearby Fareham Shopping Centre car park. Other Blue Badge holders can use this car park at a charge, or park for free in pay and display car parks within the town centre.

PLANNING

26. Planning Committee considered planning application P/23/0083/FP on Wednesday 24 May 2023 and permission was granted for the demolition of the existing multi-storey car park and construction of a replacement surface car park.

PROJECT PROGRAMME

27. Based on current information the provisional programme for these works is as follows.

Activity	Period
Tender Process	June / July 2023
Tender Award	August 2023
Contract Start	October 2023

Hand over of new car park	Early 2024 – date to be confirmed on Contractor Appointment
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28. To achieve the programme, it is proposed that delegated authority be given to the Director of Planning and Regeneration following consultation with the Executive Member for Policy and Resources to award a contract for demolition of the multi-storey car park and the construction of the new surface car park.

CLIMATE CHANGE CONSIDERATIONS

29. To reduce the carbon impact of the construction phase; when the current multi-storey building is demolished, we will work with the successful contractor to maximise the amount of recycled material used. It is estimated that over 90% of the existing material will be recovered and used as recycled material.
30. Osborn Road Car Park produced 55.6 tCO₂e in 2022/23 and accounted for 20% of the Council’s Scope 2 emissions. It also cost the Council £87,116 in electricity use. It is estimated that the redeveloped site will use around 10% of the energy that the current multi-storey car park uses. This would reduce the carbon footprint of the site significantly and provide the Council with an estimated reduction in the annual electricity cost of the site of around £75,000 based on 2022/23 prices.
31. More detailed analysis can be found in the Carbon Impact Assessment set out in Appendix A.

CONCLUSION

32. These proposals provide a new car park that will support the regeneration of Fareham town centre, alongside the development of Fareham Live.

Enquiries:

For further information on this report please contact Ian Cousins, Property Manager (01329) 824835.