



**CABINET**

**17<sup>TH</sup> SEPTEMBER 2015**

**AGENDA ITEM (9)**

**ALLOCATION OF FUNDS FOR CAR PARK DEVELOPMENT FEASIBILITY STUDIES**

<b>Accountable Member</b>	Councillor Chris Hancock Portfolio Holder for Enterprise and Partnerships  Councillor Nick Parsons Portfolio Holder for Forward Planning
<b>Accountable Officer</b>	Claire Locke Head of Environmental & Commercial Services 01285 623000 claire.locke@cotswold.gov.uk  Christine Cushway Property & Estates Manager 01285 623000 christine.cushway@cotswold.gov.uk

<b>Purpose of Report</b>	To seek agreement for the allocation of funding and the commissioning of feasibility studies to assess sites suitable for redevelopment with one or more decked car parks to help meet future parking demand in Cirencester.
<b>Recommendation(s)</b>	<b>That funding of up to £75,000 be allocated from the Council's Priorities Fund for feasibility studies to be commissioned to enable suitable car parks to be identified for redevelopment.</b>
<b>Reason(s) for Recommendation(s)</b>	To ensure the Council's project to assess future parking demand and facilitate additional parking in the town can proceed without delay and car parks which would be suitable for the provision of decked car parks can be identified.

<b>Ward(s) Affected</b>	All Cirencester Wards
<b>Key Decision</b>	No
<b>Recommendation to Council</b>	No

<b>Financial Implications</b>	Feasibility studies which will include: <ul style="list-style-type: none"><li>• Overview of existing and potential car parking sites in Cirencester for increase in capacity</li><li>• Review of existing feasibility study for Waterloo car park</li><li>• Potential archaeological and geotechnical surveys on proposed sites</li><li>• Updated flood risk assessment and mitigation report for Waterloo car park</li></ul>
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	<p>This will enable suitable sites to be short-listed.</p> <p>The estimated cost of these studies is £75,000, but will be dependent on the work identified from the overview of all car parks and short-list of sites to progress.</p> <p>If, following the work of the Project Board, a recommendation is made to develop one or more of the Council's car parks with a decked car park, a further report will be submitted to Cabinet for recommendation to full Council that capital funding is allocated. The cost of this redevelopment is not known at this time.</p>
<b>Legal and Human Rights Implications</b>	<p>The Council may redevelop its parking assets but would be subject to the normal planning process, if it wishes to do so.</p> <p>The Council is under no statutory obligation to provide parking and is not required to make an allocation for parking within the Local Plan, but is committed to supporting the economy and local development through the provision of parking.</p>
<b>Environmental and Sustainability Implications</b>	None - any implications associated with redevelopment will be covered in any subsequent report.
<b>Human Resource Implications</b>	None
<b>Key Risks</b>	Failure to allocate funds and enable feasibility studies to be carried out at this time will delay the delivery of this project.
<b>Equalities Impact Assessment</b>	The parking needs of minority groups will be considered in any subsequent report.

<b>Related Decisions</b>	None
<b>Background Documents</b>	None
<b>Appendices</b>	None

<b>Performance Management Follow Up</b>	The Cabinet Members for each of the key services involved in the Parking Demand Project (Forward Planning, Enterprise and Partnerships, and Planning and Housing) sit on the Board as well as a Cirencester Ward Member. Progress with the project is reported to the Board at each meeting.
<b>Options for Joint Working</b>	Key stakeholders in Cirencester, including the Town Council, Chamber of Commerce and Community Groups, will be involved with the project. There may also be options for delivering additional parking provision through partnerships with the Private Sector.

<p><b>Background Information</b></p> <p>1. In April 2015 the Council launched a project to "<i>effectively manage the availability of parking to meet the current and future parking needs of Cirencester reflecting the development growth identified within the Local Plan</i>".</p>
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2. The project is required:

- to ensure current and future off-street parking demands in Cirencester are effectively managed;
- to inform Local Plan Policies for existing and future car parks, including opportunities for alternative use;
- to ensure a co-ordinated approach to the consideration of planning applications in Cirencester which have parking implications, the Council's acquisition and disposal of land and property and the management of the Council's existing parking assets;
- to ensure well-informed planning decisions are made based on up-to-date evidence.

3. The project will assess current parking capacity and the likely increase in parking demand as a result of anticipated development in the town, in line with the Local Plan. Solutions for meeting that future parking demand will be developed, which will include direct provision by the Council or provision by the private sector. The project will be steered by a Member-led Board.

4. As part of this work, the Council needs to consider options for maximising the effectiveness of its existing car park assets and will therefore consider the options including redesign to maximise capacity and provision of decked car parks. Issues such as site size and layout, highway access and proximity to neighbouring dwellings need to be considered as well as ground conditions, flood risk etc. The Council does not have the resources and, in some cases, the skill set required to carry out all of these feasibility works and it is therefore proposed consultants are employed to:

- i. Undertake a high level desk top study of all CDC car parks in Cirencester and short-list sites that may be suitable for redevelopment or minor increases in capacity.
- ii. Review existing feasibility study for Waterloo car park, including updated flood risk assessment and mitigation report.
- iii. As necessary, undertake archaeological and geotechnical surveys on proposed sites.
- iv. Undertake detailed feasibility studies on short-listed sites (anticipated to be two or three sites).

5. This feasibility work will inform the overall project, which will also include consultation with stakeholders. The first stakeholder consultation meetings are taking place in September.

6. Once future parking needs have been assessed and solutions identified, a further report will be brought before Cabinet. The report will include the financial implications which will be used to inform the update of the Council's MTFs, particularly with regard to the adequacy of existing capital provision for investment in car park improvements.

7. Parking Demand Project Board Members considered this draft report on 3<sup>rd</sup> September and recommend the report to Cabinet for approval.

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