



## **Introduction of Pay and Display at Ropetackle Car Park, Shoreham-by-Sea**

### **Report by the Executive Head of Technical Services**

#### **1.0 Summary**

- 1.1 The report outlines the case for introducing pay and display parking at Ropetackle.

#### **2.0 Background**

- 2.1 The development of the Ropetackle site involved the loss of a number of public car parking spaces. The District Council entered into a s.106 planning obligation to provide spaces to replace these. The Cabinet Member is recommended to agree to commence pay and display parking at Ropetackle on 1<sup>st</sup> October 2008.

#### **3.0 Proposals**

- 3.1 In order to free up the Ropetackle site for development Adur District Council needed to close the public car park that made up part of the site. This required a variation of the Adur District (Shoreham by Sea, Southwick and Lancing Off-Street Parking Places) Order 1991, which in turn required the consent of West Sussex County Council. The County Council required Adur District Council to enter into a planning obligation, pursuant to s.106 of the Town and Country Planning Act 1990, to provide 30 parking spaces for public use as a condition of giving its consent to the variation. The s.106 Deed was executed on 4 January 2000.
- 3.2 While the development has been completed for some time and the car parking spaces were provided at the time of construction, confusion over who owns the piece of land where the parking spaces are situated has delayed the installation of a pay and display machine and the implementation of parking orders governing the charging regime. This issue has now been overcome, removing the obstacle to include this car park in the off-street parking service operated by Adur District Council.
- 3.3 Parking spaces have been provided in two adjoining locations on the site. Nineteen spaces have been provided at the north end of the site adjacent to the railway arches. It is anticipated that these spaces will be operated as a short stay car park, with waiting limited to a four hour period. Charges would be at the same level as all other short stay car parks in Adur.
- 3.4 Another five spaces have been provided adjacent to an unadopted service road slightly to the south of the bulk of the spaces, but crucially on a different level. In practical terms it will be difficult to include these as part of the short-stay car park. It is not considered cost effective to provide a pay and display machine that would

service these five spaces. It is suggested therefore that these five spaces could be offered on a first come, first served basis as season ticket only spaces. The rate charged would be the same as the annual charge for long stay car park season tickets (currently £330 per year). The County Council Highways Department have agreed to this pragmatic approach.

- 3.5 A further fifteen spaces will be provided at the south end of the site on the public highway as 'on-street' spaces with a two hour limit. These additional spaces are not being considered for inclusion in the pay and display car park. The total number of spaces will be 39 in number, exceeding the minimum number originally agreed but short of the target of 50 when all become available.

#### **4.0 Legal**

- 4.1 Two separate car parking orders relating to Ropetackle Car Park have been drafted. One order will cover the pay and display area while the other would cover only the area dedicated to season ticket holders. These relate to the physically separated parking areas provided within the development as previously referred to. Before the two regimes are implemented, the parking orders need to be displayed on site for a period of four weeks.

#### **5.0 Financial implications**

- 5.1 It is expected that Ropetackle Car Park will generate an income of approximately £500 per week. The five season ticket spaces are expected to generate an annual income of £1650 as they are likely to always be in demand.

#### **6.0 Recommendation**

- 6.1 The Cabinet Member is recommended to support the proposal for introducing pay and display short term parking at Ropetackle with effect from 1 October 2008.

#### **Local Government Act 1972**

##### **Background Papers:**

None

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## **Schedule of other matters**

### **1.0 Council Priority**

- 1.1 This will promote the Council's commitment to create lively economies by providing additional public parking for people seeking to use Shoreham Town Centre.

### **2.0 Specific Action Plans**

- 2.1 Provision of public parking at Ropetackle will increase accessibility to Town Centre services (P3) and provide a new revenue stream (P4).

### **3.0 Sustainability Issues**

- 3.1 Matter considered and no issues identified

### **4.0 Equality Issues**

- 4.1 Matter considered and no issues identified

### **5.0 Community Safety Issues (Section 17)**

- 5.1 Matter considered and no issues identified

### **6.0 Human Rights Issues**

- 6.1 Matter considered and no issues identified

### **7.0 Reputation**

- 7.1 Matter considered and no issues identified

### **8.0 Consultations**

- 8.1 During May a meeting was convened between the statutory bodies, the developer and representatives from the residents of Ropetackle to outline the planning history of the site, how the proposed car parking regime came about and how the proposal would work in practice. Although the residents were not happy with what was being proposed, they at least conceded that Adur District Council are following the legal agreement already set in place before the development was constructed.

### **9.0 Risk Assessment**

- 9.1 The Council would be in breach of the section 106 agreement if public parking spaces were not provided at this location. The outcome of not implementing pay and display short term parking could be that the allocated spaces are rendered unusable by the presence of residents' cars parked on a more or less permanent basis.

### **10.0 Health & Safety Issues**

- 10.1 Matter considered and no issues identified

## **11.0 Procurement Strategy**

11.1 Matter considered and no issues identified

## **12.0 Partnership Working**

12.1 Matter considered and no issues identified