

Ward: [Marine]

## Lower Beach Road Car Park and Ferry Road Enhancement Project

### Report by the Director for the Economy

#### 1.0 Summary

1.1 This report updates the Committee on progress towards implementing the enhancement schemes for the Lower Beach Road Car Park and Ferry Road projects. The report highlights the delays to the project caused by the Traffic Regulation Order (TRO) process and a shortfall in funding that needs addressing. The report recommends that additional funding is made available from the sale of the Surrey Arms Public House to ensure that the enhancement schemes can proceed as planned without compromising the quality of the enhancement projects.

#### 2.0 Background

2.1 The Shoreham Renaissance Strategy identifies a number of key public realm enhancement opportunities. The Strategy sets out the overall aims for public realm enhancements including improving visual and physical access to the waterfront. An important aspect of the overall Strategy was to create an improved link between the Town Centre and the Beach. As Members are aware, various sections of this link have been implemented including the pedestrianisation of East Street and the opening of Ferry Bridge.

2.2 The approved footbridge was intended to be built at the same time as the tidal defences along the section of Lower Beach Road Car Park fronting the river. Given the height of the new tidal defences the 'landing point' of the bridge was designed with steps and a ramp to take pedestrians and cyclists down to grade level. It was not clear at the planning application stage how the cyclepath from the bridge would link to the coastal cycle route and how this may have impacted on the layout of the car park.

2.3 An improvement scheme adjacent to the Ferry Road shops had been prepared by Consultants BDP and an opportunity presented itself to enhance the 'landing point' for the new bridge and provide a more attractive and accessible pedestrian/cyclist link to Ferry Road, the Beach and the Coastal cyclepath. At its meeting on the 11th November 2011 the Committee resolved to:

- i) recommend Adur Council to release up to £250k from the Shoreham Renaissance ring-fenced budget towards the cost of the enhancement scheme for Lower Beach Road Car Park;

- ii) recommend Adur Council to include this scheme in the 2013/14 Adur Capital Investment Programme;
- iii) delegate authority to Officers to continue negotiations with Shoreham Port Authority to address covenant and access issues and if necessary proceed to purchase the freehold to facilitate the development;
- iv) agreed to Officers starting detailed design work immediately and implementing a scheme in consultation with the Cabinet Member to ensure the delivery of the project coincides with the completion of the footbridge.

2.4 An amended planning application was subsequently approved by West Sussex County Council in 2013 for the revised design for the Ferry Bridge landing point. To resolve covenant and access issues Adur Council has purchased the car park from the Port Authority and a detailed design for the car park enhancement scheme has been prepared.

### **3.0 Current Position**

3.1 The tender process for the enhancement schemes for Lower Beach Road Car Park and Ferry Road has been recently completed. The intention was for the Car Park works to commence in August with the Ferry Road scheme commencing in September. However, it has not been possible to award the contract yet as the TRO process has not been completed and there is a shortfall in funding for the Lower Beach Road Car Park scheme.

3.2 Both the enhancements schemes require a TRO to remove vehicular access to sections of the public highway providing enhanced pedestrian/cycle access. Despite the TRO process starting at the end of last year the formal consultation process has not yet started. A stakeholder consultation event held several weeks ago highlighted concerns from business owners in Ferry Road about the loss of parking (4 spaces) and there seems some doubt about whether the local County Council Member will agree to the formal consultation process starting with these outstanding objections. It is hoped that a decision will be taken shortly and even if the decision on Ferry Road is delayed it is hoped that the TRO for the Car Park would be agreed enabling work to still start at the end of September.

3.3 The level of funding available to undertake the enhancement scheme to Lower Beach Road Car Park has been reduced as the County Council contribution towards the works has been reduced by approximately £70,000. The contribution was to be £200,000 and this was based on the cost involved with the Contractors returning the Councils car park to its former condition. However, the Contractors had to spend more than was anticipated on the temporary ramp and access at the southern end of Ferry Bridge reducing the contribution available to spend on the enhancement scheme.

3.4 The tender process has also highlighted that the scheme will require additional funding to carry out the landscaping originally envisaged to enhance the seated area at the landing point of the new Bridge. It is anticipated therefore that a further £75,000 is required to complete the car park enhancement scheme and to avoid reducing the quality of the scheme by looking to save money on materials and finishes.

#### **4.0 Financial Considerations**

4.1 The original contribution to the Lower Beach Road Car Park scheme was £250,000. This was funded from the sale of the Surry Arms Public House which generated £987,000 and was ring-fenced for regeneration projects. It is recommended that the £75,000 required to complete the enhancement project is taken from the remaining ring-fenced capital receipt.

#### **5.0 Legal**

5.1 Section 1 of The Localism Act 2011 confers upon a Local Authority a general power of competence to do anything that individuals generally may do and in particular the power to do it for the benefit of the authority, its area or persons resident or present in its area.

#### **6.0 Recommendation**

**6.1 The Committee is recommended to release up to £75,000 towards the cost of the enhancement scheme for Lower Beach Road Car Park from the ring-fenced sale of the Surry Arms Public House.**

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

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

Shoreham Renaissance Strategy.

Planning Applications for the new Footbridge.

Plans and Report prepared by BDP on the design of the enhancement scheme and public consultation responses.

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## **Schedule of Other Matters**

### **1.0 Council Priority**

- 1.1 (i) Promoting a clean, green sustainable environment.
- (ii) Supporting and improving the local economy.

### **2.0 Specific Action Plans**

- 2.1 (i) Implementing a key objective of Shoreham Renaissance Public Realm Strategy.
- (ii) Supporting regeneration projects to enhance the streetscene and improve sustainability.

### **3.0 Sustainability Issues**

- 3.1 The proposed enhancement scheme would help to improve cycle and pedestrian routes and encourage more sustainable modes of transport.

### **4.0 Equality Issues**

- 4.1 The design of the scheme has taken into account the accessibility needs of all users.

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

- 5.1 The creation of enhanced areas of open space would increase public accessibility and help reduce the incidence of crime in the area.

### **6.0 Human Rights Issues**

- 6.1 The development would not impinge on anyone's human rights. The scheme would ensure that existing access rights to properties are retained.

### **7.0 Reputation**

- 7.1 The enhancement scheme would enhance the Council's reputation.

### **8.0 Consultations**

- 8.1 (A) Two public consultation exercises undertaken in October 2012.
- (B) Further consultation to be undertaken in connection with the Traffic Regulation Order.

### **9.0 Risk Assessment**

- 9.1 Matter considered and no issues identified.

## **10.0 Health & Safety Issues**

10.1 Matter considered and no issues identified.

## **11.0 Procurement Strategy**

11.1 The procurement of this project will follow Council's adopted procedures.

## **12.0 Partnership Working**

12.1 The implementation of this scheme requires partnership working with WSCC and the Port Authority.