

Chichester District Council

Cabinet

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Land at Western End of Terminus Road

1. Contacts

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2. Recommendation

- 2.1 Cabinet approves the release of £20,000 from reserves to appoint a design team to proceed to planning and to tender for the construction of a car park at the western end of Terminus Road. A further report will be presented to cabinet on the outcome of the tender process.**

3. Background

- 3.1 Officers engaged Transport Planning consultants 'Bright Plan' to consider options available to bring into use 'scrubland' areas of land, sited between the Enterprise Centre and the A27 Fishbourne roundabout, as shown shaded at Appendix 1. There is an unmet need for parking for occupiers of premises on Terminus Road and as such primary consideration was given to the provision of parking facilities, which in turn would generate the Council additional revenue.
- 3.2 The sites are heavily vegetated, particularly around the perimeter and it is anticipated that for the most part only low-lying vegetation will need to be removed to accommodate parking on this land. Much of the vegetation viewed from the highways surrounding the sites is situated within the adopted highway boundary (shown hatched at Appendix 1) and will be unaffected by the proposals.
- 3.3 Bright Plan reported on a number of potential schemes for both northern and southern land parcels as well as the contiguous vacant plot to the south of the Enterprise Centre. Viability considerations for traffic numbers, speeds, visibility and A27 improvements were analysed in forming their report. The most feasible and viable option relates to the northern land parcel and would utilise the existing access point currently serving the Enterprise Centre. Although requiring some reconfiguration of the existing parking area adjacent to the Enterprise Centre, this option could create approximately 138 new parking spaces overall. An indicative layout plan is shown at Appendix 1.

4. Proposal

- 4.1 It is proposed to progress the option to create additional parking on land to the north of the western end of Terminus Road, utilising the existing access point off the adopted highway. Due to the challenges identified in the options appraisal work, options relating to the other land areas are not being progressed.
- 4.2 Officers request the release of £20,000 from reserves, which will be added to the £5,500 remaining from the funds agreed for the initial options appraisal work. The total budget of £25,500 will fund the development of a final design and specification plus preparing and submitting a planning application. Following this and the grant of planning permission, a procurement exercise can take place and once tender prices have been received officers will bring a further report to Cabinet.
- 4.3 The proposed option will necessitate reconfiguring the adjacent land currently used for storage of cars and construction materials, which cannot take place until expiry of the short term leases currently held for those sites. The proposed timeline for the work set out in Paragraph 4.2 will accommodate this, with officers expecting to complete the tender exercise early in Q2 2023.

5. Outcomes to be Achieved

- 5.1 To support local businesses with the provision of additional parking.
- 5.2 To generate additional revenue income for the Council, as shown in paragraph 7.2 of this report.
- 5.3 To bring back into short to medium term use a redundant piece of land.

6. Alternatives Considered

- 6.1. Do nothing, given the uncertainty around the A27 highway improvements. However, if those improvements do not proceed in the near to medium term future, which is the most likely scenario at this time, then doing nothing would mean a lost opportunity for additional revenue income for the Council.
- 6.2. Develop the land to the south of Terminus Road for additional parking provision. The shape of this parcel of land would significantly compromise any potential use. Further challenges of this site are the proximity to the Strategic Road Network (SRN) and the adjacent land parcel access point, its position on the inside of a carriageway bend, plus existing traffic congestion approaching the Fishbourne Roundabout. For similar reasons, it is not considered feasible to create a new access to the northern parcel of land directly off Terminus Road.
- 6.3. Develop the land for commercial purposes. This option was considered following an approach by an agent acting for a well-known coffee chain. Pre-app planning advice obtained by the agent flagged the potential land requirement for changes to the A27, which meant this option has no realistic prospect of being commercially viable given the level of investment that would be required.

7. Resource and Legal Implications

- 7.1. Estimated construction costs range from £90,000 for a temporary aggregate finish to £170,000 for a full asphalt/tarmac finish. The funds requested in this report will enable a full design to be developed including selection of a surface finish appropriate for the site and assuming a life span of around 10 – 15 years.
- 7.2. Estimated additional revenue income is £30,000 per annum.
- 7.3. Officer time in procuring and managing the works and subsequent management of this site will be needed. It is anticipated that this will be accommodated within the existing Estates team resources.

8. Consultation

- 8.1. An initial informal comment from Planning Officers has identified some high level schemes for Local Plan mitigation, stating that any future nationally funded A27 scheme may look different and may have alternative land take requirements. The recommendation from a Planning viewpoint is that a cautious approach is needed as there is little certainty about what land may be required in the future.
- 8.2. The Economic Development Panel has considered the proposals and provided feedback to officers. The Panel was supportive of the recommendation to seek to provide additional parking on the land, agreeing that there is an unmet demand for parking in this area. Comments were made that excavation work should seek to limit disruption to biodiversity and vegetation should be retained where possible. Officers responded to a question regarding the suitability of the site for a park and ride, advising that the site is too small for such use.

9. Community Impact and Corporate Risks

- 9.1. Should the A27 Fishbourne Roundabout junction improvements be brought forward sooner than expected then there is a risk that the costs associated with implementing the proposal may not be recovered through the revenue generated.
- 9.2. There is a risk that planning permission may not be granted, although this risk can be managed by early engagement with the planning authority.
- 9.3. Cost inflation continues to pose a risk, with a large degree of cost uncertainty. This risk can be managed through ensuring the design and specification is clear and proportionate to the desired eventual outcomes.
- 9.4. There is no guarantee that demand for parking will continue indefinitely, which would impact on revenue income. Alternative uses such as open storage could help reduce this risk.

10. Other Implications

	Yes	No
Crime and Disorder		x
Climate Change and Biodiversity		x
Human Rights and Equality Impact		x

Safeguarding and Early Help		X
General Data Protection Regulations (GDPR)		X
Health and Wellbeing		X
Other (please specify)		X

11. Appendix

10.1 Appendix one – Plans

12. Background Papers

None