

**Report of Head of Built Environment**

**Town Centre Area Action Plan – Car Parking Strategy**

**1 Purpose of Report**

1.1 This report :

- (a) Provides details about the Town Centre Area Action Plan's (TCAAP) strategy for the provision of phased Car Parking during the delivery of the TCAAP from the present provision to what is estimated to be the provision will be by 2021 ;
- (b) Provides analysis of the parking strategy and costs for the provision of temporary Car Parking during the phased development of the Town Centre as well as the final provision by 2021 to ensure the continued viability of Wellingborough retail area.

**2 Executive Summary**

2.1 The TCAAP provides the Master Plan for the extensive redevelopment and enhancement of the retail offer of Wellingborough town centre. The TCAAP recently went through an examination in public to establish the "soundness" of the proposal. Critical to the soundness of these proposals required the Council to detail the present provision and how temporary replacement car parking could be provided during the construction of the different phases and importantly the estimated future requirements that would be needed to be built into the different phases of the proposals by 2021. The Parking Strategy is attached for consideration.

2.2 The Strategy has been amended to take account of different phasing of development because of the economic environment and the Tresham delay.

**3 Proposed Action:**

3.1 **The Committee is invited to RESOLVE that the Wellingborough Town Centre Car Parking Strategy be adopted.**

3.2 **The Committee is invited to RECOMMEND that a further report be considered by the Resources Committee for the financial implications of this report as and when appropriate.**

## **4 Background**

- 4.1 The TCAAP forms the master plan for the regeneration of Wellingborough Town Centre in its bid to become a 21<sup>st</sup> Century Market Town. The Borough is also part of the Milton Keynes and South Midlands Growth Area and as such is designated an area which will see substantial population growth over the next eleven years to 2021 and possibly beyond. To cope with some of this anticipated growth and demand for shopping facilities additional retail provision will be required. Wellingborough together with Corby Kettering and Rushden have been recognised in the North Northamptonshire Core Spatial Strategy as Town Centres that will need to be improved and increased in size.
- 4.2 The regeneration of Wellingborough is entering an important and exciting phase. Over the last few years the Borough Council has focused on working with local people and stakeholders of the town centre to shape the framework and policies needed for regeneration. The Car Parking Strategy is one of a number of documents supporting the TCAAP proposals.
- 4.3 The Council has made some very significant investments towards the ambitions for the Town Centre with the proposals for the first phase centered on the High Street /Jackson Lane area and importantly the relocation of the Tresham Institute which will see the construction of a modern state of the art college facility for the Borough. Plans are now being formulated for the Church Street and Market Square area.
- 4.4 The Car Parking Strategy takes account of the need to phase provision of car parking spaces as the construction programme for the town centre is delivered and the need to continually increase parking provision to cope with the anticipated demand between now and 2021.

## **5 Discussion**

- 5.1 The report proposes a strategy for future parking provision in Wellingborough Town Centre attached as Appendix A.
- 5.2 The proposals take into account the present car parking provision together with future need including new provision and the estimated cost of these proposals. The strategy explores the options for the funding of these costs including the Council considering the implementation of charges, but no decision on any charging is required as part of this report. Further consideration would be required through the relevant committee at the appropriate time. (Appendix 8 of the report should be read in conjunction with Appendix B of this report).
- 5.3 The predicted housing growth in the Borough will be accompanied by significant employment and retail growth and enhancements of the Town Centre. It is predicted that there will be a greater shift to other modes of transport. Planning for future car parking provision therefore is a complex task. The provision therefore takes in to account these planned improvements in public transport, facilities for cyclists and pedestrians.
- 5.4 Members are recommended to adopt the Car Parking Strategy for the Town

Centre noting that the provision of car parking spaces can be accommodated and phased with the proposed development set out in the Town Centre Area Action Plan. Members should also note that this strategy forms part of the evidence base for the TCAAP and that decision on funding this strategy will be made at the appropriate time when further reports will be brought before the relevant Committee.

## 6 Legal Powers

- 6.1 Local Government Act 1972, Local Government Act for Housing 1989, Local Government Act 2000, Planning and Compulsory Purchase Act 1991 and 2004, Town and Country Planning Act 1990,

## 7 Financial and Value For Money Implications

- 7.1 The financial implications of the proposals are contained sections 2.0, 3.0, 8.0, 9.0. and report appendices 4, 5, 7 and 8

## 8 Risk Analysis

<b>Nature of risk</b>	<b>Consequences if realised</b>	<b>Likelihood of occurrence</b>	<b>Control measures</b>
Insufficient parking available for existing businesses during town centre redevelopment	Deterioration of trading position for existing businesses	Medium	Adoption of a phased strategy to plan future provision and temporary replacement parking and appropriate fiscal provision
Financing the provision of new car parking within the phases of the TCAAP delivery	Insufficient parking provision for future demand. Viability of the retail centre	Medium	The adoption of a phased strategy to plan future provision and appropriate fiscal provision
Attracting a developer to provide much of the new car parking	Viability of providing multi-storey Car Parks. Threatening the Soundness of the TCAAP	Medium	Using expert opinion to ensure proposals are attractive to developers and sound in relation to the development of the Town Centre

## **9 Implications for Resources**

- 9.1 The Council supplements its permanent project team with specific professional and technical consultant help
- 9.2 The timetable for the implementation of the Town Centre Regeneration will require a constant review of the resources required at each phase.
- 9.3 The Development Committee at each of its meetings reviews progress through a Red Amber Green risk analysis report which provides information on resources

## **10 Implications for Stronger and Safer Communities**

- 10.1 One of the primary objectives of the Regeneration of the Town Centre is to achieve and demonstrate community cohesion, and community safety using the experts from partner organisations which have been engaged since the start of this Area Action Plan process

## **11 Implications for Equalities**

- 11.1 The AAP process has developed an Equalities impact assessment which evaluates the impact of proposals on different groups in Wellingborough. This includes the requirements when delivering the AAP projects.

## **12 Author and Contact Officer**

Head of Built Environment – Steven Wood

## **13 Consultees**

Chief Executive – Lyn Martin Bennison  
Deputy Chief Executive – Joe Hubbard  
Corporate Director of Development – James Wilson  
Sustainable Development Manager – Paul Thompson  
Planning Policy Manager – Mike Haybyrne  
Strategic Growth & Development Manager Victoria Phillipson  
Property Service Manager – Robert Vaughan

## **14 Background Papers**

- 14.1 Northamptonshire Local Transport Plan 2006-2011, Northamptonshire County Council
- 14.2 North Northamptonshire Core Spatial Strategy, Adopted June 2008, North Northamptonshire Joint Planning Unit
- 14.3 North Northamptonshire Transport Model Developer Impacts –

Wellingborough Town Centre Area Action Plan – Preferred Option, January 2008, Atkins

- 14.4 Parking Supplementary Planning Guidance, March 2003
- 14.5 Transport Strategy for Growth – Wellingborough Town Strategy, Draft for Cabinet, January 2007, Northamptonshire County Council
- 14.6 Wellingborough Town Centre – Area Action Plan Development Plan
- 14.7 Document, Submission Version, June 2008, Borough Council of

