

Item 6 (a) - Development of Buckhurst 2 Car Park

The attached report was considered by the Cabinet, relevant minute extract below:

Cabinet - 13 October 2016 (Minute 36)

The Chairman and Portfolio Holder for Policy & Performance presented the report which sought approval to develop the existing Buckhurst 2 car park to provide additional town centre parking capacity and residential accommodation.

He set out that there was a proven shortage of long stay parking in Sevenoaks Town Centre and that it was very important for parking provision to be addressed so as to ensure the Town's viability. He further set out that consideration needed to be given to appropriate funding models.

The Policy & Performance Advisory Committee had considered the same report and had agreed to recommend it to Cabinet.

Funding scenarios were provided to Cabinet and it was set out that the Policy and Performance Advisory Committee had decided to recommend scenario C, being the funding of the scheme by potential net income from the housing scheme and a loan from the Public Works Loans Board. The scenario assumed that all off-street parking charges were increased by 3.5% for five years.

In response to a question from Councillor Purves the Chairman set out that Kent County Council Highways would only comment on a live planning application but that earlier Highways concerns about the previous application were dealt with in 2014.

In response to Councillor Edwards-Winsor the Chairman and Chief Officer Environmental and Operational Services set out that if possible the wording 'best value for money' would replace the words 'most economically advantageous tender' when the matter was reported to Council. In response to another question the Chief Officer Environmental and Operational Services explained the number of floors to be erected on the car park.

Councillor Edwards-Winsor further asked about the section 106 and CIL contributions and the Chief Finance Officer explained that the total contributions under both regimes came to £600,000. It was further explained that as none of the houses constructed as part of the scheme were likely to fall within the definition of affordable there was provision for off-site affordable housing.

In response to another question from Councillor Edwards-Winser the Chief Finance Officer confirmed that the Public Works Loans Board rate of interest would be fixed for the loan period and that the current rate was 2.24%. The Chairman also confirmed that off-site provision would be made for the displaced parking.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Council that

- a) a planning application be submitted to provide additional long stay parking at the Buckhurst 2 Car Park, Sevenoaks;
- b) the planning application includes provision for residential accommodation to partly offset the costs of the proposed car park;
- c) the preferred funding method be scenario C as detailed within the report.