**SUBJECT:** To extend the parking operational hours and to change the pay & display tariff in Coombe Lane Waitrose Car Park, Raynes Park

**Portfolio:** Environment & Regeneration

**Purpose of Report:** The report details the outcome of the statutory consultation carried out between 3rd and 25th November 2011 on the proposal to extend the parking operational hours and to change the pay & display tariff in the Coombe Lane Waitrose Car Park.

For details see plan A90509/E2/100/P2 attached as appendix 1.

This report seeks approval for the amendment of the existing TMO so as to:

1. Extend the parking operational hours to Monday - Sunday (including bank holidays, except Christmas Day and Boxing Day) 08.00am – 6.00pm.

2. To reduce the maximum stay from 5 hours to 3 hours with no return within 1 hour. The parking tariff shall be:
   - 30p for up to 1 hour
   - 60p for up to 2 hours
   - £1.50 for up to 3 hours

I agree / do not agree

(delete as appropriate)

Signature

Cormac Stokes
Head of Street Scene & Waste

Date 8/12/11
1. **BACKGROUND**

1.1 The Council has been contacted by Waitrose with a demand for the Council to increase the days of operation and to reconsider tariff and permitted maximum stay. The current parking provision in the car park is a maximum stay of 5 hours Monday – Saturday. The 5 hours is considered too long for facilitating short term parking for shoppers which according to Waitrose is having an adverse impact on their business.

1.2 The Council has also been made aware of parking difficulties on Sundays. It has become evident that due to lack of Sunday controls visitors to a nearby place of worship with a congregation of up to 1000 people park within the car park free of charge for long periods of time thereby removing the much needed parking facility for the local businesses mainly Waitrose.

1.3 To address this problem, to cater for short term parking and to manage demand for parking the Council is proposing the changes detailed in section 3 of this report.

2. **CONSULTATION UNDERTAKEN**

2.1 A statutory consultation was carried out between 3rd and 25th November 2011. This included the publication of the Council’s intentions in the local Guardian; the erection of Notices on lamp columns in the area and documents were also made available at the Link, Civic Centre.
2.2 The consultation resulted in three representations opposing to the withdrawal of the seasonal tickets. It should be noted that the provision of season tickets is not included within the existing TMOs and is, therefore, not subject to a statutory consultation. The objections are, therefore, not regarded as valid in terms of this consultation. For consideration purposes these representations along with officers’ comments are detailed in Appendix 2 of this report.

2.3 All representations received indicated that the objectors appreciate the need to change the car park operational hours and tariff, however, they are concerned about their parking provisions once the season tickets are withdrawn.

2.4 It should be noted that the Council has the authority to withdraw these permits but will continue to honour the permits already issued until their expiratory date.

3. RECOMMENDATION

3.1 It is recommended that the Head of Street Scene and Waste (under delegated powers) notes the results of the statutory consultation carried out in November 2011 and agrees to the amendment of the existing TMO and implement the following proposed changes:

3.1.1 Extend the parking operational hours to Monday to Sunday (including bank holidays, except Christmas Day and Boxing Day) 08.00am – 6.00pm

3.1.2 To reduce the maximum stay from 5 hours to 3 hours with no return within 1 hour. The parking tariff shall be:

- 30p for up to 1 hour
- 60p for up to 2 hours
- £1.50 for up to 3 hours

3.2 The proposed measures will benefit the businesses and visitors by preventing long term parking and maximising patronage.

4. TIMETABLE

4.1 If agreed, the Traffic Management Orders will be made within six weeks. This will include the erection of the Notices on the affected pay and display machines in the area, the publication of the made Orders in the Local Guardian. The documents will be made available at the Link, Civic Centre, Wimbledon Library and on the Council’s website. The appropriate changes will be made to signs and the P&D machine during the same period.

5. FINANCIAL IMPLICATIONS

5.1 To implement the changes will cost approximately £4000. This includes signs, tariff chips and the advertisement of the relevant Traffic Management Orders.

5.2 In the absence of any reliable data for this change it is not possible to quantify an actual impact on the income by reducing the maximum stay from 5 hours to
3 hours. However an assumption is made that based upon the information below whilst the restriction in hours of purchased during the day may reduce income this is likely to be compensated by the increase in hours of operation but as we have no data to compare then an estimate is that as a minimum there will be no reduction in income.

- The current charge is 5 hours at 30 pence per hour then it is a flat fee of £18
- The proposed is a maximum of 3 hours 30p for per hour up to 60p for 2 hours the maximum is £1.50 3hrs.

5.3 It is likely that on a Monday to Saturday basis the income may fall but then be compensated on Sundays etc leading to a ‘break even’ estimate. It should be noted that the changes are being introduced because of the new lease arrangement that the Council must comply with and cannot be financially driven.

6. **LEGAL IMPLICATIONS & STATUTORY PROVISION**
6.1 The Traffic Management Orders would be made under Sections 32 and 35 of the Road Traffic Regulation Act 1984. These regulations also require the Council to consider any representations received as a result of publishing the draft order.

6.2 The Council has discretion as to whether or not to hold a public inquiry before deciding whether or not to make a TMO or to modify the published draft order. However, a public inquiry is not required in this case.

7. **HUMAN RIGHTS & EQUALITIES**
7.1 The local businesses and their customers will benefit from the proposed changes by having access to short term parking bays that will increase frequency of turn over.

7.2 The Council carries out careful consultation to ensure that all road users are given fair opportunity to air their views and express their needs. The design of the scheme includes special consideration for the needs of businesses and visitors.

7.3 Bodies representing motorists, including commuters are included in the statutory consultation required for draft traffic management and similar Orders.

8. **CRIME AND DISORDER IMPLICATIONS**
N/A

9. **RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**
9.1 The risk of not introducing the proposed changes would be that the car park will continue to be used for long term parking by commuters without providing any benefit to the local businesses or their customers and the Council will be in breach of its lease Agreement.

10. **APPENDICES**
Appendix 1 – Plan, A90509/E2/100/P2
Representations against

**12264464**
The proposal will very seriously affect a large number of elderly residents in this area—myself being one of them. It means we will no longer be able to park and take the train up to town as there is nowhere else in Raynes Park to park for any length of time at all. I do ask you reconsider this decision.

**12264467**
Having that season ticket essentially allows me to take my son to school and get to work on time. It also allows us to pick him up after school. We do not know what we would do if we could not park there as we are unable to find a childminder to take him to school and collect him. Coombe Lane car park is conveniently situated within a 5 minute walk to the Raynes Park station which is perfect for both myself and my husband for getting to and from work to collect our son, it would be impossible otherwise.

**12264472**
Whilst I appreciate the need to control the parking in order to provide a solution for short term visitor parking; withdrawing the Season ticket would result in either having to consider travelling by car to central London or considering the option of finding alternative parking in the vicinity of Raynes Park train station.

**Officer's comment**

The provision of season tickets is not included within the existing TMOs and is, therefore, not subject to a statutory consultation. The objections are therefore irrelevant in terms of this consultation.

Notwithstanding the above a response to the objections is set out below:

The current parking structure allows parking up to 5 hours which is considered too long for facilitating short term parking as it allows for commuter parking. This has resulted in misuse of the limited parking bays within the car park by commuter parking and is having an adverse impact on local businesses.

The main function of the car park is to facilitate short term parking for those visiting the local amenities.

Currently the roads in the area both in Raynes Park and west Barnes are uncontrolled and the objectors can seek alternative parking within these unrestricted areas.

Additionally the Council offers season tickets at 3 other locations
Morden Town Centre £445
Wimbledon Town Centre £960
Mitcham Town Centre £300
The current charge for season tickets at Coombe Lane is £518.