

Executive

BRYAN HOUSE BICESTER REDEVELOPMENT SCHEME

7 SEPTEMBER 2009

Report of Head of Economic Development and Estates, Head of Housing Services, and Head of Urban and Rural Services

PURPOSE OF REPORT

To consider options for progressing the redevelopment scheme

This report is a public report

Recommendations

The Executive is recommended:

- (1) To approve a land exchange with Sanctuary Housing to enable the redevelopment of the Bryan House site with affordable housing, with the loss of one public car parking space.

Executive Summary

Introduction

- 1.1 For some time the Council has been working with Sanctuary Housing to bring forward a scheme to redevelop the Bryan House site in Chapel Street Bicester. The site was transferred to Charter Community Housing in 2004 as housing for older people but has been empty since July 2006 as it was no longer fit for purpose.
- 1.2 In 2006 the Council produced some informal development principles to guide the redevelopment of the site, and these were adopted by the Executive in December 2006. One of the objectives of the Council's approach was to infill with housing the gap sites on Chapel Street that are currently occupied by the Council's car parks, and to relocate public car parking behind the building line, on land partly in Sanctuary's ownership. Sanctuary have developed a scheme in accordance with the guidance provided, and have support in principle from the homes and communities agency for a level of grant which achieves financial viability.

- 1.3 In order to undertake the development as proposed, it will be necessary for there to be a land exchange between the Council and Sanctuary, as it is proposed that the land allocated for public car parking be changed. The current design complies with the development principals but means that there is a net loss of nine public car parking spaces. However, by deleting two housing units the loss of public car parking can be reduced to one space.

Proposals

- 1.4 It is proposed that Sanctuary be asked to amend their scheme to minimise the loss of public car parking, but the option exists to maximise the amount of affordable housing by agreeing to the loss of nine public car parking spaces.

Background Information

- 2.1 The Council's development principles propose that some of the gaps in the Chapel Street frontage are filled by building on the Chapel Street car park, and on a small part of the Chapel Brook car park. It proposes that the layout of the site provides for replacement public car parking on land which is currently in the ownership of Sanctuary, to form an enlarged Chapel Brook car park.
- 2.2 Currently there are 43 general purpose public car parking spaces in the two car parks. However, when the adjoining Willows scheme for older people was built, the Council agreed to allocate nine car parking spaces to staff or residents of the Willows. These are currently located in the private car park serving Bryan House. The scheme prepared by Sanctuary provides for 43 car parking spaces on the assumption that nine would be allocated to the Willows, resulting in a loss of nine public spaces.
- 2.3 A plan showing the proposed development scheme is annexed to this report. This provides 23 social housing units, served by their own allocated parking spaces. It also shows the 43 public car parking spaces highlighted in yellow, 9 of which would have to be reserved for the Willows under the agreement made when that scheme was developed. If the Council is not prepared to see the loss of nine public car parking spaces, it would be possible to delete from the scheme the block of 2 units in the centre of the site marked Block 3, between the public and private car parks. This would enable the public car park to be extended accommodating eight additional spaces, resulting in the loss of only one public space.
- 2.4 The issue to be decided is whether it is more desirable to maximise the amount of affordable housing provided, and accept the loss of nine public car parking spaces, together with the associated loss of revenue income, or to minimise the loss of public car parking
- 2.5 It is relevant to note that, during the implementation of the Bicester town centre redevelopment scheme, there will be substantial disruption to public car parking. The Council will be making arrangements to replace the car parking spaces lost, including constructing an extension to the Cattle Market car park. However, there may be some small, temporary reduction in parking available. However, when the town centre scheme is completed, there will be significantly more public spaces than at present.
- 2.6 Whichever option is chosen, it is proposed that the Council and Sanctuary exchange the relevant areas of land, to ensure that the housing development site is in Sanctuary's ownership, and the public car park is in the Council's ownership. Sanctuary will be responsible for constructing the car park to a specification agreed with the council, at their own cost, including the relocation of ticket machines etc.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 The issue is whether maintaining the number of parking spaces is more important than maximising the number of affordable houses.

The following options have been identified. Any other option would be a significant departure from the Development Principles adopted by the Council in December 2006.

Option One Proceed with the scheme as currently proposed, resulting in the loss of nine public car parking spaces

Option Two Ask Sanctuary to amend their scheme to delete two housing units, and reduce the loss of public car parking spaces to one. This is the option put forward in the recommendation.

Consultations

None

Implications

Financial: Currently the income received by the Council at these car parks is approximately £850 per space per annum. Consequently, the loss of income from nine spaces would be £7,600 pa, and from one, would be £850 pa. These figures are the worst case scenario, and ignore the possibility of displacement to other CDC public car parks. Under either option, it is anticipated that Sanctuary will not require grant from the Council towards the cost of the housing.

Comments checked by Eric Meadows, Service Accountant 01295 221552

Legal: In addition to the necessary land exchange, it will be necessary to amend the car park orders regulating the public car parking.

Comments checked by Richard Hawtin, Team Leader – Property and Contracts 01295 221695

Risk Management: No significant risks relating to these proposals have been identified.

Comments checked by Stephen Newman, Head of Exchequer 01295 221861

Wards Affected

All Bicester Wards

Corporate Plan Themes

A district of opportunity

Executive Portfolio

Councillor Norman Bolster

Portfolio Holder for Economic Development and Estates

Councillor Michael Gibbard

Portfolio Holder for Planning and Housing

Councillor Nigel Morris

Portfolio Holder for Community Safety, Street Scene and Rural Services

Document Information

Appendix No	Title
Appendix 1	<i>Site plan</i>
Background Papers	
None	
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