

HERTSMERE BOROUGH COUNCIL

Meeting name	COUNCIL
Date	10 July 2019
Agenda item	6
Report title	Newberries Car Park Development Project
Report reference no.	C/19/23
Wards affected	All wards
Report author, job title & email	Donald Graham, Chief Executive Donald.graham@hertsmere.gov.uk
List of Appendices	Appendix 1 - (EX/19/27) – Newberries Car Park Development Project Appendix 2 - SADM Policies relating to flood risk Appendix 3 – Sequential and Exception Tests Appendix 4 - Flood Zone Map Appendix 5 – Planning Mini Review
Reason for urgency	Not applicable
Portfolio Holder	Councillor John Graham, Finance and Property Portfolio holder

PUBLIC REPORT - this report is available to the public.

1 RECOMMENDATION

- i. That the Council approves to relinquish the current approved Newberries car park development scheme and to place the site on the open market to explore development opportunities.
- ii. That the Officers notify both external parties to the scheme that is Marks and Spencer as well as Travelodge accordingly.

2 PURPOSE OF THIS REPORT

- 2.1 The Council approved the current Newberries car park development project on 20 January 2016 (C/16/12), however in light of a number of consultations on this development scheme, the Executive has decided to revisit the project scope and explore the market for further opportunities.
- 2.2 The town centre location at Radlett lends itself to a number of opportunities that would be of benefit to local business and the community. The council is seeking a development that has the potential to support the vitality and

viability of the centre and its high street thereby creating jobs, increasing spend whilst supporting the local community.

- 2.3 The car park surface at Newberries continues to deteriorate due to the hiatus over an investment decision for its future. It is therefore imperative that the appraisal of any bids from the market are evaluated within the calendar year. This will then enable the council to move forward on a preferred scheme while retaining the existing number of car parking spaces to meet the demand for car parking at Newberries.

3 REASONS FOR RECOMMENDATION

- 3.1 The reasons for the recommendation are set out in detail in Appendix 1.

4 ALTERNATIVE OPTIONS

- 4.1 The alternative options are set out in detail in Appendix 1.

5 BACKGROUND

- 5.1 The background to this recommendation is set out in Appendix 1.

6 FINANCIAL AND BUDGET FRAMEWORK IMPLICATIONS

- 6.1 As set out in Appendix 1.

7 LEGAL POWERS RELIED ON AND ANY LEGAL IMPLICATIONS

- 7.1 As set out in Appendix 1.

8 EFFICIENCY GAINS AND VALUE FOR MONEY

- 8.1 As set out in Appendix 1.

9 RISK MANAGEMENT IMPLICATIONS

- 9.1 As set out in Appendix 1.

10 PERSONNEL IMPLICATIONS

- 10.1 As set out in Appendix 1.

11 EQUALITIES IMPLICATIONS

- 11.1 As set out in Appendix 1.

12 CORPORATE PLAN and POLICY FRAMEWORK IMPLICATIONS

- 12.1 As set out in Appendix 1.

13 ASSET MANAGEMENT IMPLICATIONS

- 13.1 As set out in Appendix 1.

14 HEALTH AND SAFETY IMPLICATIONS

14.1 As set out in Appendix 1.

15 BACKGROUND DOCUMENTS USED TO PREPARE THIS REPORT

15.1 As set out in Appendix 1.

16 CONSULTATION ON DRAFT REPORT

16.1 As set out in Appendix 1.