

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member - Environment
Date:	9 March 2010
Title:	Project Appraisal: Regeneration of Older Urban Areas Initiative Environmental Improvement Scheme - West Street, Fareham
Reference:	1360
Report From:	Director of Environment

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1. Executive Summary

1.1. The purpose of this project appraisal is to seek approval to implement environmental improvement works in Fareham town centre, utilising Regeneration of Older Urban Areas Initiative and Fareham Borough Council funding. The scheme will provide improved pedestrian facilities and accessibility for all and enhanced provision for bus users, and contribute towards the regeneration of the town centre. The Executive Member approved the inclusion of this scheme on 30 April 2009 as part of the Quality of Place programme in the Capital Programme 2009–2010 Sub Programme report.

HAMPSHIRE COUNTY COUNCIL

EXECUTIVE MEMBER - ENVIRONMENT

PROJECT
APPRAISAL

9 MARCH 2010

PROJECT: REGENERATION OF OLDER URBAN AREAS INITIATIVE
ENVIRONMENTAL IMPROVEMENT SCHEME - WEST
STREET, FAREHAM

COMMENCEMENT DATE: APRIL 2010 PHASE 1 STREET LIGHTING
JUNE 2010 PHASE 2 MAIN WORKS

(PHASE 1 – STREET LIGHTING
IMPROVEMENTS, FUNDED BY FAREHAM
BOROUGH COUNCIL)

COMPLETION DATE: JULY 2010

PLANNED YEAR OF START IN ACCORDANCE WITH CAPITAL
PROGRAMME: 2010/11

1. FINANCE (Client Department, Director of Property, Business and Regulatory Services [Estates Practice] and County Treasurer)

<u>Capital Expenditure</u>	Current Estimate (at 2010 prices) £'000	Capital Programme (at 2010 prices) £'000
Land to be purchased	Nil	Nil
Construction	255	255
Fees	50	50
	<hr/>	<hr/>
	305	305
Less developers/ other contributions	205	205
	<hr/>	<hr/>
	100	100
	<hr/>	<hr/>

Financial provision for total scheme

	<u>Total Cost</u>
1. From Capital Programme	
(a) Capital programme (as above)	100
Regeneration of Older Urban Areas Initiative	
(b) Other	
	<hr/>
2. From other resources	
(a) Fareham Borough Council	205
(b)	
(c)	
	<hr/>
	TOTAL
	<hr/>
	305
	<hr/>

Value of land for this project in HCC ownership £

Variations from capital programme

<u>Revenue implications</u>	£'000	% variation to Committee's budget
Net current expenditure	3.5	0.003
Capital charges	6.1	0.005
	<hr/>	<hr/>
TOTAL net expenditure	9.6	0.008
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2. EXECUTIVE SUMMARY

- 2.1 The purpose of this project appraisal is to seek approval to implement environmental improvement works in Fareham town centre, utilising Regeneration of Older Urban Areas Initiative and Fareham Borough Council funding. The scheme will provide improved pedestrian facilities and accessibility for all, and enhanced provision for bus users, and contribute towards the regeneration of the town centre. The Executive Member approved the inclusion of this scheme on 30 April 2009 as part of Quality of Place programme in the Capital Programme 2009–2010 Sub Programme report.
- 2.2 The proposed scheme will provide the following improvements to the east end of West Street:
- (i) increased pedestrian areas and wider footways;
 - (ii) improved access for those with impaired ability;
 - (iii) provision of high quality paving materials and surfaces to enhance the quality of the public realm;
 - (iv) improved street lighting to enhance light levels and to complement the Conservation Area;
 - (v) provision of street tree planting;
 - (vi) new street furniture including seats, litter bins and cycle racks;
 - (vii) provision of improved road surface;
 - (viii) new waiting facilities for bus passengers;
 - (ix) improved access for buses into West Street; and
 - (x) provision of pedestrian signals.

3. Contextual Information

- 3.1 West Street is the principal shopping area in Fareham town centre.
- 3.2 Fareham is an important centre for public services, transport, business, leisure and retail. The town centre serves a wide catchment area including localised pockets affected by multiple deprivation.
- 3.3 Fareham is one of four centres in the South East Regional Plan's Sub-regional Strategy Area 1 where the need to focus resources on investment in a variety of uses to address issues of deprivation has been recognised.

- 3.4 Fareham Town Centre is also identified in the South East Regional Plan as a secondary regional centre. The town centre is of sub-regional importance and will be the focus for:
- (i) major retail developments;
 - (ii) uses which attract large numbers of people including major cultural, tourist, social and community venues;
 - (iii) employment, particularly large scale leisure and office (Class B1a) developments; and
 - (iv) a range of housing, where possible provided as part of wider mixed use developments.
- 3.5 These developments will support the town centre to serve the additional future population of some 23,000 that is planned as part of the Strategic Development Area north of Fareham.
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4. STATEMENT OF NEED/JUSTIFICATION FOR PROJECT (Client Department)

Background

- 4.1 The County Council's West Street Transport Study 2007, and the emerging Town Access Plan, recommends a number of improvements, including:
- (i) environmental enhancements;
 - (ii) slowing traffic; and
 - (iii) added pedestrian crossing facilities.
- 4.2 Following improvements to the western end of West Street in 2007-08, these recommendations now need to be addressed at the eastern end, including part of the High Street Conservation Area, where there is evidence that business activity is held back by a poor quality public realm, inadequate public transport facilities and accessibility problems, particularly for disabled and visually impaired visitors. The need to address these issues is heightened by a planned 70,000 square foot food store (approval currently awaited) adjacent to the town centre. One of the principal routes between the new store and the town centre will be provided by Quay Street.
- 4.3 Informed by the Community Strategy, the Local Development Framework (LDF) Core Strategy includes the following objective:
"to regenerate and enhance the environment of the West Street area."

This is listed as a high priority in Fareham Borough Council's adopted Corporate Vision.

The Site

- 4.4 The eastern end of West Street is a key arrival point for pedestrians, cyclists and bus passengers. However, on the southern side there is conflict with the busy West Street and Quay Street junction.
- 4.5 Traffic and pedestrian surveys were undertaken in November 2008. A survey position adjacent to the junction of Quay Street and West Street counted a total of 8,424 pedestrian and 201 cyclist movements during the day. Of these, approximately 1,631 pedestrians and 59 cyclists crossed the northern end of Quay Street during the same period. The 2005 Retail Study by Nathaniel Lichfield recorded a significantly higher level of pedestrian activity in the same location with a rate of 560 per hour (yearly average).
- 4.6 The Quay Street and West Street junction is signal controlled. However, the existing apparatus does not include a pedestrian phase. General traffic is one-way, north-bound, with only buses able to travel south-bound. Traffic signals are remote from the crossing, and pedestrians cannot see them at a distance as there are visibility problems along the narrow street.
- 4.7 Information from the Passenger Transport Group indicates that the West Street bus lay-by and passenger facilities are used by 10 services, with 50% of these operating at a frequency of an hour or less. An all day two-way total of approximately 200 buses and 16 coaches was recorded.
- 4.8 A survey of Fareham residents and visitors to the town centre was undertaken as part of the development of the LDF. When asked "*What do you think should be done to improve the town centre?*" approximately 21% said more trees and better outdoor streets and spaces. Over one third of respondents thought that West Street needed to be improved.

Targets and Outcomes

- 4.9 The principal objectives of this scheme are to create a better quality of place and provide greater accessibility for all by introducing improved crossing facilities and enhanced footways. The scheme will meet the needs of pedestrians, cyclists, public transport users and the mobility impaired. The scheme will contribute towards the following Local Transport Plan (LTP) objectives:

- (i) increase accessibility to services;
- (ii) promote safety;
- (iii) widen travel choice accessibility;
- (iv) contribute towards improvement in air quality;
- (v) support wider quality of life objectives; and
- (vi) encourage value for money and efficient asset management.

4.10 The scheme will also contribute towards Hampshire County Council's Local Area Agreement Accessibility and Transport targets as listed below.

LTP2 Targets

LTP1 – Accessibility.

BVPI 224 a – Road Condition. Classified non-principal roads.

BVPI 187 - Footway Condition

BVPI 104 – Public Transport. Satisfaction with local bus services.

LAA Targets

NI 47 - People killed or injured in road accidents;

NI 175 – Access to services and facilities by public transport, walking and cycling;

NI 176 – Working age people with access to employment by public transport (and other specified modes).

5. ROAD IMPROVEMENT PROPOSAL (Client Department)

Details of Scheme and Design Standards

- 5.1 The existing traffic signals at the West Street/Quay Street junction will be upgraded to include a pedestrian crossing facility.
- 5.2 Pedestrian surfaces will be upgraded with higher quality paving materials, including sandstone flag and setts, granite setts, kerbs and resin bonded surface dressing.
- 5.4 Carriageway surfaces will be resurfaced with red aggregate bitmac.
- 5.5 A limited amount of tree planting will be included where possible.
- 5.6 New street furniture, including litter bins, seats and bus shelters, will be provided, consistent with models used on previous schemes in West Street.
- 5.7 Work to improve street lighting will be undertaken and funded by Fareham Borough Council, starting in April 2010, in advance of the main works. The new street lighting is a continuation of previous work carried out by the Borough Council in West Street.

Environmental Impact

- 5.8 There are no adverse impacts on the ecological or historic environment. The overall environmental impact of the scheme will be to improve access to services and the attractiveness of the area. It is intended that the scheme will act as a further catalyst to continue works in other areas of Fareham Town Centre consistent with the Area Action Plan and the Fareham Town Access Plan.

Land Requirements

- 5.9 No land acquisition is required. All works are within the highway boundary.

Statutory Procedures

- 5.10 Planning permission is not required for any elements of the works. There will be no change to existing Traffic Regulation Orders.

Public Consultation

- 5.11 This scheme is being jointly promoted by the County Council and the District Council. The scheme was approved for implementation by the Borough Council Executive on 7 December.
- 5.12 The scheme was the subject of wide public consultation between 23 June and 31 July 2009 with local residents and businesses, special interest groups and the wider community. There is broad support for the scheme and the layout has been amended in response to the issues identified during consultation.
- 5.13 An audit of the crossing facilities by the Fareham Active Blind Group and Fareham Access Group during 2009 recorded poor sightlines and inadequate provision for the mobility and visually impaired. They have requested improvements to the crossing on safety grounds. The infrastructure for a new pedestrian crossing will be included in the scheme.

Local Member's View

- 5.14 The local Members, Councillor Bryant and Councillor Ellis, support the scheme.

Maintenance Implications

- 5.15 The proposals include full refurbishment of sections of the carriageway and footways; therefore future maintenance requirements are not expected to significantly increase.
- 5.16 The materials used will be of good quality stock that is readily available. A section 58 notice will be issued which will protect the site from utilities work for a minimum of three years. Any street furniture will be maintained by Fareham Borough Council.

- 5.17 The scheme will be designated as 'Special Surfacing' to set the standard for any reinstatement work. Fareham Borough Council will retain a store of surplus material at its own expense and will make these available to the County Council and utilities for maintenance and repairs.

Sustainability

- 5.18 The improvements are integral to the ongoing regeneration of Fareham town centre.
- 5.19 The scheme will offer good improvements for pedestrians, encouraging more people to walk. The scheme will provide a safer and more attractive place for people, enabling improved access to and use of town centre facilities, and promoting the local economy. Materials used will be of good quality but will be easily replaced and maintained. The materials used and the design of the scheme is consistent with the overall design approach, and the Fareham Town Centre Area Action Plan.

6. ROAD IMPROVEMENT - ALTERNATIVES CONSIDERED
(Client Department)

- 6.1 Do nothing was rejected as the improvements, utilising available funding, are needed to provide a safer and more attractive environment for all those living, working and visiting West Street. The proposals respond to the local issues, needs and priorities identified by the local community.
- 6.2 This final version reflects a refinement of the consultation proposals and rejection of more comprehensive improvements to Quay Street as a lower priority and following concerns to minimise disruption to businesses.

7. **Recommendation**

- 7.1 That the Project Appraisal for the construction of Accessibility and Environmental Improvements in West Street, Fareham, at an estimated cost of £305,000, be approved and that the County Council's contribution is set at a ceiling figures of £100,000.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
West Street, Fareham – Environmental Improvements Project Files	Landscape Planning and Heritage, Capital House, Winchester
Planning and Transportation Environmental Improvement Scheme - West Street (Eastern End) Fareham	Planning and Transportation, Fareham Borough Council Civic Offices, Fareham

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. The improved footways will help the more vulnerable user access facilities. The provision of the crossing technology will assist all users to cross the road safely.

2. Impact on Crime and Disorder:

- 2.1. The scheme will have no direct impact on the Crime and Disorder Act but is a continuation of comprehensive improvements to the town, which will contribute towards its regeneration for the future. Improvements to the street lighting will make people feel safer.

3. Climate Change:

- a) How does what is being proposed impact on our carbon footprint / energy consumption?

The scheme reduces the need to travel by:

- Offering good improvements for pedestrians encouraging more people to walk.
- Providing a safer and more attractive place for people, enabling improved access to and use of town centre facilities, and promoting the local economy.

- b) How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

The scheme contributes to climate change mitigation and adaptation measures by:

- Reducing solar gain - provision of shade through tree planting.
- Using robust / long life materials to ensure long term sustainability.
- Careful design and selection of planting which recognises climate change impacts.
- Partnership working to ensure future management is provided for.
- Improve comfort of pedestrian / cycle routes and public transport facilities.
- Planting to improve air quality.