

Comments from Cllr Melanie StevensMAIN ROAD BIGGIN HILL**On Street Parking Bays on Main Road between Spice Fusion Restaurant and Lebanon Gardens Car Park**

TIMED Parking Bays

TOTAL - 45 Parking Bays

42 – time-limited to 30 minutes

Includes: 2 Police Parking Bays outside Biggin Hill &amp; Darwin Police Offices and 1 Disabled Bay.

**Public Car Parks on Main Road between Waitrose Car Park and Lebanon Gardens Car Park**

|  |  |
|--|--|
| FREE Waitrose Car Park.<br>TOTAL - 150 parking spaces - time- limited to 2 hours.<br>Includes - 10 Disabled parking bays – unlimited<br>Normally many spare spaces | FREE Tesco Car Park<br>TOTAL - 35 parking spaces - time-limited 1 hour.<br>No disabled parking bays<br>Normally many spare spaces.                         |
| CHARGE -Private car park (shared with Car Dealer, Flat Owners and Shop Staff Parking)<br>TOTAL - 21 parking spaces<br>50P per hour / £6 per day.                   | CHARGE - LBB car park in Lebanon Gardens. (used by patients using adjacent GP Surgery and Pharmacy).<br>TOTAL - 25 spaces<br>40P per hour / £2.60 per day. |

**SUMMARY**185 - time limited **free** spaces in Supermarket Car Parks

46 - paid for parking spaces in LBB and the Private car parks

42 - on road **free** time limited 30 minute bays**Shop & Retail Units/Outlets on Main Road**

TOTAL - 43 Shops/Units

6 - New Shops/Retail units currently under construction.

1 - Void shop unit (Very low % compared to other Shopping centres).

2 - Charity shops (**Paying only 20% Business rates**).

8 – Independent Shops (\*\*) directly threatened by Waitrose and free Car Park as they sell similar/same products

**plus** - an efficient café with free coffee/tea and pharmacy**MAIN ROAD SHOPS FROM LEBANON GARDENS TO WAITROSE.***Independent* Builder's Office*Independent* Dry Cleaners*Independent* Kebab Shop

Estate Agent

*Independent* Indian Take Away

Estate Agent. advertising window

**2 -New Shops (under construction)**

Biggin Hill Social Club

Bookmaker

*Independent* Florist \*\**Independent* Hairdresser and beauty treatment.*Independent* Beauty treatment, Tanning and exercise classesFactory Shop. (13<sup>th</sup> busiest out of 150 countrywide).*Independent* Gifts and Card shop \*\*Barclays Bank - *only High Street bank left**Independent* Spitfire Café \*\***2 New Shops (under construction)***Independent* Small General Store \*\**Independent* Health and Beauty Salon*Independent* Barbers*Independent* Kebab Take Away

Fish and Chips Takeaway

*Independent* Post Office and General Store \*\*

Opticians

*Independent* Vaping Equipment*Independent* New Specialist Butcher \*\*

New Life Church

Waitrose large Supermarket with car park

**MAIN ROAD SHOPS FROM WAITROSE TO SPICE FUSION RESTAURANT**Void large shop unit *Independent* formerly pet supplies

Dominos Pizzas

Tesco Express store with car park

Pet Supplies Store \*\*

*Independent* Restaurant Chinese*Independent* Dentist

Charity Shop

Off Licence \*\*

*Independent* Angling Specialist Shop*Independent* Restaurant Indian

Estate Agent  
Costa coffee shop, (Franchise) \*\*  
Undertakers  
Charity Shop  
**2 -New Shops (under construction)**

*Independent Beauty Treatment*  
*Independent Dry Cleaners*  
Undertakers  
*Independent Spice Fusion Restaurant*

In context and background.....

Most people travel by car to shop on Main Road due to poor public transport links and the many hills. Shops are all one side of Main Road and stretch for some 9 minute walk although parking bays are both sides. Most shops are small independently run with private parking for owners and staff to the rear and therefore they do not take up parking bays. Newly reformed Business Association is actively working on encouraging more independent bespoke shops into the 6 new units. There is a desire by residents and shop keepers to be a destination shopping centre and are setting up street markets etc. to increase footfall for all retailers.

Waitross/Tesco' shops and car parks are ¾ way to the top of the shopping parade to the opposite end of Lebanon Gardens Car Park.

Both Supermarkets sell a huge range of stock and are in direct competition with the Main Road Butchers, cafes, general stores, post office, florist, card and gift shop, pet suppliers, off license and to an extend the takeaway food outlets.

If Pay and display were to be introduced it would no doubt push people to use the free facilities to the rear of these stores. Once in the car parks you either have to walk through Waitross or past Tesco's front door, what incentive is there for people to walk further down the road?

To be able to park for free outside a florist, butcher or card shop to nip in and buy something versus free parking and nipping into Waitross?

The report itself ..... makes statement without any evidence of support.

- Enforcement is very difficult and drivers move from one bay to another
- There is long term parking in many of the bays.
- Turnover of parking is reducing passing trade for shop owners

As you will all know we are active within our ward and regularly attend the Residents and Business Association meetings and we have not had any complaint regarding any parking issues in relation to trade more of people parking on DYL causing a safety issue.

If the need to introduce Pay and Display is about freeing up parking bays this too would need to be enforced to ensure compliance. Enforcement of the 30 minute bays would not be so difficult and no more problematic that enforcing Pay and Display.

All 45 bays which are on either side of the road could be checked by walking up one side of the parade and down the other taking 30 minute to achieve and PCN could be issued as and where appropriate if long term parking is truly the reason for implementing Pay and Display. This route would still be required to enforce Pay and Display.

Working on some rough figures gained today the business rates for the florist is £8,800, one of the hairdressers is £12,250 with the betting shop £15,250, this money comes to Local Authority. 3 small units = £36,300. We have 6 new units to be opened in the near future.

If we drive away the casual shopper from these independent stores everyone losses, we as a rent collector the shops as thriving enterprises for small business owners .

What is the point in having empty shops with no income for the council, against raising £13,900 net income against an outlay of £14,500.

Elsewhere in the agenda tonight at page 78 point 3.21it states “that there is a decline in paid for parking across borough”.  
Why pay for parking on street when you can drive a few more seconds and park for free!