

Bolsover District Council

Planning Committee

21st November 2018

Parking Standards Supplementary Planning Document

Report of the Interim Planning Policy Manager

This report is public

Purpose of the Report

- To update members in relation to progress on the Parking Standards Supplementary Planning Document (SPD)
- To seek approval for a four week consultation on the document to obtain the views of interested parties.

1. Report Details

Background

- 1.1. National direction in regards to parking provision have changed over the years. Whilst standards used to reflect the minimum parking spaces required, a change in 2001 (PPG 13) saw national maximum standards introduced with the intention of limiting private vehicle usage, by limiting parking opportunities and promoting the use of more sustainable modes of transport.
- 1.2. Maximum standards however were abolished in 2011 in recognition that they were not achieving the desired results. Instead, they were seen as a major cause of problematic parking and did not lead to a decrease in private vehicle usage.
- 1.3. In a Ministerial Statement published 25th March 2015, the importance of providing adequate parking provision was raised and national planning policy was amended to further support the provision of car parking spaces. It added the following text to be read alongside the existing parking standards covered in paragraph 39 of the 2012 NPPF:

“Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.”

1.4. This recognises that parking is an issue that differs between locations and that local planning authorities are best placed to determine the needs of their areas.

1.5. In response to the Consultation Draft Local Plan (CDLP), Derbyshire county Council as the Local Highways Authority stated:

“The CDLP needs to make more reference to parking in addition to indicating that where appropriate developments should make provision for off-street parking, service and emergency access. Parking Standards, for example, need to be identified”.

1.6. Therefore, policy ITCR11: Parking Provision, has been formulated within the Publication Local Plan and a Parking Standards SPD is intended to support this policy. The SPD sets out the requirement for parking provision for both residential and non-residential development. The document refers to the latest 6C’s guidance ‘Delivering Streets and Places’ for design considerations and focuses on the actual provision in terms of the numbers of spaces required and the format of these spaces, including space dimensions. The draft document has developed through consultation with relevant stakeholders; in particular Derbyshire County Council as the Local Highways Authority, as well as discussions with Development Management Officers, the Senior urban Design Officer and consideration of the responses received on parking provision from the Regulation 19 consultation on the Publication Local Plan.

1.7. As a Supplementary Planning Document, the process to adopt the document is governed by the Town and Country Planning (Local Plan) (England) Regulations 2012.

2. Issues for Consideration

2.1. The independent Planning inspector appointed to examine the Publication Local Plan, in her Initial Questions for the Council, has raised, as an issue, that the Publication Local Plan currently defers important policy matters to the Parking Standards SPD. She stipulates that such matters should be before the Examination for testing. It is therefore important that the SPD is progressed in advance of the Examination in Public hearing sessions and agreed parts in relation to parking requirements are included within the Local Plan. .

2.2. In order to progress towards formal adoption, it is necessary for the SPD to be subjected to a formal consultation period of a minimum of four weeks. This consultation will allow any interested parties the opportunity to comment on the draft document.

2.3. Officers can then consider the responses to the consultation in order to suggest modifications the policy where necessary in advance of the hearing sessions. This will be in accordance with the delegation of authority to the Chief

Executive Officer to approve Modifications to the Publication Local Plan for Bolsover District in consultation with the Leader and Deputy Leader of the Council and the Chair of Planning Committee, as agreed at the Planning committee of 26th September 2018.

- 2.4. Towards the end of the Examination, all of the Modifications agreed will need to be consulted on and any responses shared with the Inspector who will consider whether additional sessions are required to address those issues.
- 2.5. Following the close of the Examination and agreement to all modifications, it will remain a decision for the full Council to adopt the Plan or not. However, it is clearly important that any modifications agreed as part of the process are supported by the Council to allow for the adoption of the Plan.

THE PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

- 2.6. The document explains its purpose and the role of Supplementary Planning documents in the Introduction. It then sets out the existing Policy requirements both nationally and locally. The methodology section explains how the document has been developed, before the standards section sets out what the parking requirements will be. This is followed by a quick reference section which points out:
 - a) Residential parking standards are set out in **Table 2**.
 - b) Non-residential (and residential institution) parking standards are set out in **Table 3**.
 - c) Accessible (disabled) parking provision should equate to a **minimum of 6% of the total parking provision** in non-residential development, although certain developments may require more. Where residential development is intended for disabled users, the parking provision should be in accordance with **paragraph 4.9** of this document.
 - d) Minimum parking space dimensions are set out in **table 4**.
- 2.7. It is worth noting here that residential requirements will be one space per unit for 1 bedroom units, plus a visitor space per 2 units, 2 spaces for 2/3 bed units and 3 spaces for 4+ bed units. It is also proposed to enlarge car parking bays to reflect the larger vehicles which are more common today

3. Conclusions and Reasons for Recommendation

- 3.1 Significant work has been carried out to produce a Parking Standards SPD that sets out to achieve the right balance of providing an adequate number of well-designed spaces without leading to an inefficient use of land.
- 3.2 The Parking Standards SPD builds upon policy ITCR11: Parking Provision, to provide detailed information on what is required from the policy. It is therefore essential that this document is available in advance of the hearing sessions of Publication Local Plan's Examination in Public.

- 3.3 It is recommended that the Planning Committee note the contents of this report and agree the four week consultation on the Parking Standards SPD.

4. Consultation and Equality Impact

- 4.1. An Equality Impact Assessment was carried out as part of the Local Plan process. During the Regulation 19 consultation on the Publication Local Plan, one representation was received in relation to policy ITCR11: Parking Provision.

5. Alternative Options and Reasons for Rejection

- 5.1. There are two alternative approaches:

- 1) the Council could decide to not produce a Parking Standards SPD, and instead, direct proposals to external guidance documents; or
- 2) the Council could decide to set out the principal parking standards within the Local Plan document, and refer to external guidance for more detailed considerations.

- 5.2. It is acknowledged that from the Inspectors Initial Questions for the Council, further detail may need to be added within the Local Plan document. However, the two alternative options would give less control over parking matters, potentially leading to granting planning permissions to poorer quality schemes than what could be achieved.

6. Implications

Finance and Risk Implications

- 6.1. Assessed as part of Local Plan process. No additional implications to note.

Legal Implications including Data Protection

- 6.2. If the SPD is to be progressed, the proposed consultation is required under the Town and Country Planning (Local Plan) (England) Regulations 2012. The adoption process is also governed by the regulations. The consultation will be undertaken in accordance with the Council's Statement of Community Involvement and the General Data Protection Regulations (GDPR).

Human Resources Implications

- 6.3. None.

7. Recommendations

- 7.1. That the Planning Committee:

- i. Agree a consultation on the draft Parking Standards SPD for a period of four weeks, to allow the progression of the document and its availability in advance of the Local Plan Examination in Public hearing sessions.

8 Decision Information

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/></p> <p><input type="checkbox"/> Please indicate which threshold applies</p>	<p>No</p>
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	<p>No</p>
<p>Has the relevant Portfolio Holder been informed</p>	<p>Yes</p>
<p>District Wards Affected</p>	<p>All</p>
<p>Links to Corporate Plan priorities or Policy Framework</p>	<p>The new Local Plan will identify suitable areas for development to help to deliver the Council's Growth Agenda. It will assist both developers and local residents by providing certainty about the way the district will develop over the Plan period. As a document that's purpose is to support a policy within the Plan, it contributes to the same Corporate Aims and their identified priority actions:</p> <ul style="list-style-type: none"> • Unlocking Our Growth Potential (main aim); • Supporting Our Communities to be Healthier, Safer, Cleaner and Greener.

9 Document Information

Appendix No	Title
	Parking Standards Supplementary Planning Document
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
N/A	
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