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Local Development Framework: Essex Vehicle Parking Standards Supplementary Planning Document

Cabinet Member: Councillor Mrs Challis OBE – Leader of the Council

1. Purpose of Report

To report the outcomes of consultation on proposals to adopt the Essex Vehicle Parking Standards as a Supplementary Planning Document for Castle Point Borough Council and recommend the adoption of the standards for use by the Development Control service and Development Control Committee when considering planning applications.

2. Links to Council's priorities and objectives

Effective Vehicle Parking Standards have the potential to contribute towards the Council's priority of Environment – civic pride. In particular they can contribute towards the 2010/11 Objective E2: *“Development of the built environment to ensure that the Borough continues to be an attractive place to live, increasing satisfaction with the local area to 84%.”*

3. Recommendation

The Cabinet adopts the Essex Vehicle Parking Standards as a Supplementary Planning Document. The Essex Vehicle Parking Standards will be used when considering all relevant planning applications submitted to the Council on or after the 1st June 2010.

4. Background

Essex County Council, in association with the Essex Planning Officers Association has revised the vehicle parking standards for Essex.

The revised parking standards recognise that maximum parking standards are increasing the levels of car parking on residential streets. As a result, the revised standards now include minimum parking standards for residential developments. Maximum parking standards have however been retained for commercial developments, community developments and other destinations in order to try and encourage people to walk or use their bicycles or public transport more often.

The revised parking standards also set out minimum requirements for bicycle and disabled parking provision.

In addition to setting out parking standards, the new guidance sets out good design practice for the provision of parking. This has potential positive implications for the quality of streetscenes by reducing the dominance of the parked car, and ensuring that parking facilities are safe and accessible.

When consulting with the Essex County Council Highways department on planning applications, these revised parking standards are now being referred to. However, the standards have not been through the necessary process to be considered part of the Development Plan for Castle Point.

In order for the Council to adopt these revised standards as a Supplementary Planning Document, it was first necessary to undertake consultation with the statutory organisations and other parties that may be interested in this matter. This consultation was undertaken from the 22nd January until 5th March 2010.

Consultation was undertaken in the following way:

- Statutory consultees, agents and other bodies that regularly submit planning applications to the Council, and any other person or organisation who has asked to be consulted on parking standards were written to directly advising them of the consultation;
- An advert was placed in the Evening Echo on the 22nd January publicising the consultation;
- A press release will be issued, and posted on the Council's website. BBC Essex Radio subsequently interviewed a Cabinet Member;
- Documents were made available online, at the Council Offices and at local libraries.

Five consultation responses were received, as set out in the table below. The responses received either stated that the consultee did not wish to comment, or that they supported the adoption of the document.

It is recognised that the number of consultation responses received was low; however Essex County Council had already consulted on the document during its preparation. As a result the concerns of many organisations have already been taken account of during the preparation of the document by the County Council. A copy of the consultation statement prepared by the County Council is available to view at <http://www.castlepoint.gov.uk/main.cfm?type=vps>

Table 1: Essex Vehicle Parking Standards Consultation Responses

Rep ID	Consultee	Representation
VPS1	Mr Jonathon Burstard Natural England	Natural England does not wish to comment on this Supplementary Planning Document.
VPS2	Mr Eric Cooper Highways Agency	The Highways Agency has no comment to make in relation to this consultation.
VPS3	Helen De La Rue East of England Regional Assembly	The Essex County Council Parking Standards Design and Good Practice Guide Consultation document does not raise any issues of general conformity against policies of the East of England Plan.
VPS4	Ms Natalie Blaken EEDA	EEDA has no comments to make in relation to the consultation.
VPS5	Mr Roy Lewis Essex County Council	Essex County Council welcomes and fully supports the proposed adoption of the standards as a Supplementary Planning Document. The content and proposals within the document have been produced by the County Council in partnership with the Essex Planning Officers Association. The document offers a consistent basis for discussion between developers, local planning authorities and the local transport authority throughout Essex. It is consistent with current Government guidance and allows for vehicle parking standards to contribute to, and be integrated within, a design-led approach that recognises the contribution of the variety of sustainable means of travel, the particular needs and requirements of specific transport users, and safety considerations in respect of provision for commercial vehicles. The preparation of the document incorporated a formal period of public consultation, accompanied by a sustainability appraisal/strategic environmental assessment.

5. Proposals

The Essex Vehicle Parking Standards have been prepared in accordance with the Town and Country Planning (Local Development)(England) Regulations 2008, including those requirements to make the document available for consultation. It is therefore proposed that the Council adopt the Essex Vehicle Parking Standards as a Supplementary Planning Document for use when making decisions on planning applications in Castle Point.

6. Corporate Implications

a. Financial implications

None emerging from this proposal.

b. Legal implications

The Essex Vehicle Parking Standards have been prepared in accordance with the Town and Country Planning (Local Development)(England) Regulations 2008. As a result there are no negative legal implications emerging from this proposal.

c. Human resources and equality implications

None emerging from this proposal.

d. Timescale for implementation and risk factors

It is recommended that the standards set out in the Essex Vehicle Parking Standards are applied to applications received on or after the 1st June 2010.

7. Background Papers:

- Essex Vehicle Parking Standards
- Essex County Council Essex Vehicle Parking Standards Consultation Statement
- Essex County Council Essex Vehicle Parking Standards Consultation Response Summary
- Essex County Council Essex Vehicle Parking Standards Sustainability Appraisal and Strategic Environmental Assessment

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AGENDA ITEM NO.7(a)

CABINET

25th May 2010

Subject:
