

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING	PLANNING COMMITTEE	18 JANUARY 2023	5
DRAFT PROVISION OF PARKING ON NEW DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Draft Provision of Parking on New Developments Supplementary Planning Document (SPD) is attached as Appendix 1. The document follows on from the Scoping document which was issued for consultation between 9th June and 7th July 2022 following consideration by this Committee. The results of the consultation are set out in Appendix 2.

The Draft SPD proposes minimum parking standards for new development sites set out in Table 2 of the document which are based on evidence of car ownership and relative accessibility of development sites. Areas of high, moderate and low accessibility are set out on maps of the Borough, allowing some variation in the standards to be applied in different areas.

The Draft SPD sets out detailed requirements for the layout, spacing, design, landscaping and siting of parking within development sites. The document also includes guidance for electric vehicle charging provisions and advice on the documentation required to be submitted with planning applications.

If members agree, this draft SPD will be subject to Sustainability Appraisal Screening, then published for consultation. A final version will be presented to Committee for consideration prior to adoption.

RECOMMENDATIONS

1. That the Draft Provision of Parking on New Developments Supplementary Planning Document as attached as Appendix 1, together with the Statement of Consultation attached in Appendix 2 with the results of the Sustainability Appraisal Screening added, be issued for public consultation.

SUMMARY OF PREVIOUS DECISIONS

8th June 2022 Planning Committee resolved that the Provision of Parking on New Developments SPD (Scoping) be issued for public consultation.

14th October 2020 Planning Committee approved the LDS 2020 which sets out a list of SPDs which will be produced by officers.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

1. Supplementary Planning Documents (SPDs) provide greater clarity as to the requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032 (incorporating Partial Review).
2. Paragraph 3.9 of the Local Development Scheme 2020 identifies an SPD addressing parking issues as one of the next suite of SPDs to be produced to support the policies of the recently-adopted Fylde Local Plan to 2032 (incorporating Partial Review). The Provision of Parking on New Developments SPD is considered necessary for a number of reasons:
 - The existing standards are out-of-date and in part not in accordance with national policy;
 - The existing standards involve a highly complicated calculation to assess provision;
 - Clarity is needed on sizes of parking spaces to reflect the increasing size of vehicles and need for provision for different types of vehicle;
 - Pedestrian circulation space around parking has often not been provided;
 - There is a lack of guidance on vehicular manoeuvring space from parking areas;
 - There is a need to ensure sustainable drainage to parking areas;
 - There is a need to reinforce good practice on cycle parking;
 - There is a need for specific guidance on design and landscaping; and
 - There is a need to provide guidance on electric vehicle charging requirements.

The Scoping Consultation

3. The Council undertook consultation on the Parking Supplementary Planning Document (Scoping), following consideration by Planning Committee. The results of the consultation are provided in the Statement of Consultation which is attached as Appendix 2 to this report. The Scoping document provided a suggested framework for the SPD and asked a series of questions to encourage consultees to state what they feel should be included within the document. The questions are set out within the table in Appendix 2, along with the consultees' replies and the Council's proposed response to the comments made. The Scoping document can be viewed on the Council's website.
4. Responses to the consultation were made by 18 consultees. Comments made included:
 - Support for the SPD particularly with regard to the promotion of active travel and cycle parking;
 - Recommend the SPD seeks to address climate change mitigation and adaption
 - Parking standards for commercial developments assessed on a case-by-case basis reflecting on location, user demand and availability/likelihood of use of alternate methods of transport
 - Ensure that parking spaces reflect the size and width of modern vehicles
 - Cycle parking facilities will be unused outside town centres

- Electric vehicle charging points should be at the discretion of the occupier;
- Inadequate road widths and garages
- Reference needed to Department for Transport's Cycle Infrastructure Design document and to Lancashire County Council's "Creating Civilised Streets" document;
- Disagree with priority to non-motorised users;
- Decisions should reflect existing pressure on on-street parking;
- Include biodiversity and landscape enhancement;
- Parking areas should prevent pollution and flooding by use of oil traps and sustainable drainage;
- Impossible to provide a Transport Assessment where an end user has not been identified for a commercial development;
- Response provides recommendation of the sizes of developments where Transport Assessments and Travel Plans should be required.

The Draft Provision of Parking on New Developments SPD

5. Chapter 1 of the Draft SPD provides an introduction to the Draft SPD. This provides background to the Draft SPD and some of the principle issues considered. In particular it notes that the SPD can only address issues of parking that relate to development proposals.
6. Chapter 2 provides a review of relevant policy, guidance and information, including national and Local Plan policy, previous parking standards and wider guidance documents.
7. Chapter 3 sets out the overall approach to decision making on parking, which will emphasise policy compliance rather than adherence to fixed numerical requirements. The guidance gives examples on how the standards would feed into decision-making.
8. Chapter 4 considers the parking standards to be used by the Council. It begins by setting out appropriate evidence, in accordance with the requirements of national policy and guidance: accessibility of different areas; type/mix/use of development; local car ownership levels; the need for electric vehicle charging points; and local context. Maps set out areas where higher levels of accessibility allow for the adoption of different minimum standards from less accessible areas. Bringing this together, Table 2 of the document sets out minimum standards for various groups of proposed uses and developments. The standards are set out for specified actual proposed uses, notwithstanding the wide range of development types contained within class E (commercial); in uses within Class E the standards will be applied on the basis of the best understanding the Council will have of the final proposed use, based on the details supplied in the application. The standards would be applied flexibly by the Council based on the circumstances of sites and the implications of the proposed levels of parking provision in relation to policy requirements.
9. Chapter 5 carries detail on design requirements for parking on development sites. This begins with guidance on the location of parking areas within the overall layout of developments. The required dimensions of spaces are set out, together with required spacing around the perimeter of parking areas, including provision for pedestrian movement. Guidance is provided on circumstances where extensions or alterations to existing properties involve alterations to the parking arrangements. Requirements for garages are set out in detail. The guidance covers gates, circulation space, operational parking, materials and landscaping, lighting and signage.
10. Chapter 6 provides detailed guidance on parking requirements for other (non-car) types of vehicle, including cycles, motorcycles, spaces for disabled users, mobility scooters, and commercial vehicles including coach parking. The guidance sets out standards and provides design requirements.
11. Chapter 7 provides guidance on provision for electric vehicle charging, on various development types. It includes explanation of permitted development rights, the requirements under Building Regulations, and issues relating to siting of equipment, in particular the development of on-street chargers.

12. Chapter 8 provides guidance on the requirement for Transport Assessments, Transport Statements and Travel Plans to accompany planning applications, including a table setting out the scale of development for which each will be required, and the outcomes that are expected from each. Examples of measures that may be included in Travel Plans are provided.

Next steps

13. If members agree, the Draft SPD will be subject to screening as to whether Strategic Environmental Assessment/Sustainability Appraisal will be required. Following this, the document will be published for public consultation. Following consideration of representations from that consultation, the final version will be brought to Committee for Members' approval and adoption.

IMPLICATIONS	
Finance	None
Legal	The Provision of Parking on New Developments SPD will undergo consultation in accordance with Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012
Community Safety	The Provision of Parking on New Developments SPD will embed good practice so that parking and cycle parking areas do not provide opportunities for theft and vandalism
Human Rights and Equalities	The Provision of Parking on New Developments SPD will ensure provision is made for the needs of all people including those with restricted mobility.
Sustainability and Environmental Impact	The Provision of Parking on New Developments SPD will promote sustainable forms of development
Health & Safety and Risk Management	The Provision of Parking on New Developments SPD will promote safety in design of parking areas on development sites and in street layouts.

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Provision of Parking on New Developments SPD (Scoping)	June 2022	https://new.fylde.gov.uk/supplementary-planning-guidance/

Attached documents:

Appendix 1: Provision of Parking on New Developments Supplementary Planning Document

Appendix 2: Statement of Consultation