

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING	EXECUTIVE COMMITTEE	17 OCTOBER 2023	8
PROVISION OF PARKING ON NEW DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT - ADOPTION			

PUBLIC ITEM

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

RELEVANT LEAD MEMBER

This item is within the remit of Lead Member for Corporate and Economic Development (Councillor Karen Buckley).

PURPOSE OF THE REPORT

The Provision of Parking on New Developments Supplementary Planning Document (SPD) (Appendix 1) gives the Council support in its implementation of Policies GD7, T4 and T5 of the Local Plan, by establishing local parking standards for new development sites as set out in Table 2 of the document; setting out detailed requirements for the layout, spacing, design, landscaping and siting of parking within development sites; providing guidance on electric vehicle charging points; and advising on the documentation required to be submitted with planning applications.

The SPD has been revised from the draft version having regard to representations received during the consultation. The Summary of Responses (Appendix 2) gives details of the representations made to the consultation and provides a consideration of the responses proposed by the Council, noting where changes are considered necessary.

The Screening Opinion, which concludes that Strategic Environmental Assessment/ Sustainability Appraisal is not required on the Draft Provision of Parking on New Developments SPD, is also provided for members' information (Appendix 3).

Members are invited to adopt the Provision of Parking on New Developments SPD, having regard to the contents of this report and supporting appendices. The document will then be used to inform the validation and determination of planning applications by the council.

RECOVERABILITY

This decision is recoverable under section 7 of part 3 of the constitution.

RECOMMENDATIONS

1. That the results of the Screening Opinion conducted on the Draft Provision of Parking on New Developments SPD as set out in Appendix 3 are noted;
2. That the responses to the consultation on the Draft Provision of Parking on New Developments SPD as set out in the Summary of Representations (Appendix 2) are noted;
3. That the Provision of Parking on New Developments Supplementary Planning Document (Appendix 1) is adopted for development management purposes.

REPORT

INTRODUCTION

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) (the Local Plan).
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 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 PROVISION OF PARKING ON NEW DEVELOPMENTS SPD

3. The SPD is divided into eight chapters. Whilst it is expected that some readers will wish to go directly to the standards in Table 2, it is important that the SPD is read as a whole in order that the approach of the Council and the breadth of the requirements is understood.
4. Chapter 1 of the Draft SPD provides an introduction, setting out the background to the Draft SPD and some of the principal issues considered. In particular, it notes that the SPD can only address issues of parking that relate to development proposals.
5. Chapter 2 provides a review of relevant policy, guidance and information, including national and Local Plan policy, previous parking standards and wider guidance documents.
6. Chapter 3 sets out the overall approach to decision making on parking, which emphasises policy compliance rather than adherence to fixed numerical requirements. The guidance provides examples on how the standards would feed into decision-making.
7. 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 the 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.

8. 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.
9. 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.
10. 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.
11. 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.
12. The SPD provides a glossary of terms at the end which is not intended to be exhaustive, but sufficient to assist readers.

SCREENING AS TO WHETHER STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) IS REQUIRED

13. The Environmental Assessment of Plans and Programmes (EAPP) Regulations 2004 gave legislative effect in the UK to the EU Directive 2001/42/EC, requiring strategic environmental assessment (SEA) of certain plans and programmes. They remain in force, subject to certain amendments, following the UK's exit from the EU. In order to ensure that the SPD can be legally adopted, the Council has employed consultants to undertake a brief screening assessment on each SPD being brought forward.
14. The screening assessment of the draft SPD is presented in Appendix 3. The screening concludes that SEA is not required for the SPD (page 8 of the screening document). The statutory bodies that the EAPP Regulations states must be consulted as part of the SEA process concur with this view (Appendix to the screening document).

REPRESENTATIONS MADE TO THE DRAFT SPD AND CONSEQUENTIAL CHANGES

15. Following SEA screening, the draft SPD was published for consultation, in line with Regulation 12b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, for a period of four weeks between 29th June and 27th July 2023.
16. There were responses from 13 consultees. The full detail of the responses, and the Council's recommended response, are set out in the table in Appendix 2, which is in the order of the content of the document. Some content is repeated where it applies to more than one section of the SPD. The Council's response column notes where changes have been incorporated into the SPD.
17. The changes made from the Draft SPD are as follows:
 - Those needed to alter it to a final document, including removal of consultation information at the beginning and in the introduction, and addition of a "How to Use This Document" section in line with existing adopted SPDs.
 - Additional reference to the Active Design guidance by Sport England in Chapter 2.
 - Clarification in paragraph 4.30 that the accessibility levels identified are solely for the purpose of assessing the parking required through this SPD (rather than being a broader judgement on the overall sustainability of any individual site);

- Clarification at the beginning of Table 2 (Parking Standard) that the standards cover all parking at a site (e.g. staff as well as customers);
- Changes to the standards for dwellings to allow garages to be counted towards provision;
- Addition of a requirement of drop-off zones for schools;
- Correction to dimensions of parallel parking spaces to 6m long and addition of disabled parallel parking requirements;
- Clarification in the requirements for garages that a 0.9m buffer is for pedestrian access to the rear of the property where required;
- Addition of a paragraph requiring appropriate measures to mark out parking spaces in historic environments; and
- Addition of requirements for alternative mitigation techniques for sustainable drainage where permeable paving cannot be used.

ADOPTION

18. The Provision of Parking on New Developments Supplementary Planning Document has been the subject of extensive consultation in line with the necessary legislative framework. Where appropriate, the document has been amended to reflect the comments that have been received and so Members are invited to adopt the SPD formally, for use in the validation and determination of planning applications.

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	✓

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	The SPD incorporates the principles of Secured By Design
Human Rights and Equalities	The SPD sets out disabled parking spacing and provides for the needs of users of all types of vehicle.
Sustainability and Environmental Impact	The SPD follows the principles of sustainable development
Health & Safety and Risk Management	The content of the SPD follows principles of safe highway design where applicable, reflecting established highways practice and following existing guidance and legislation.

SUMMARY OF PREVIOUS DECISIONS
18 th January 2023 Planning Committee resolved that the Draft Provision of Parking on New Developments Supplementary Planning Document together with the Statement of Consultation with the results of the Sustainability Appraisal Screening added, be issued for public consultation.
8 th June 2022 Planning Committee resolved that the Provision of Parking on New Developments SPD (Scoping) be issued for public consultation.
14 th October 2020 Planning Committee approved the LDS 2020 which sets out a list of SPDs which will be produced by officers.

BACKGROUND PAPERS REVELANT TO THIS ITEM

Name of document	Date	Where available for inspection
Fylde Local Plan to 2032 (incorporating Partial Review)	December 2021	https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-fylde-local-plan-to-2032-incorporating-partial-review/
Draft Provision of Parking on New Developments SPD	January 2023	https://new.fylde.gov.uk/wp-content/uploads/2023/06/Draft-Provision-of-Parking-on-New-Developments-SPD.pdf
Statement of Consultation (Draft Provision of Parking on New Developments SPD)	January 2023	https://new.fylde.gov.uk/wp-content/uploads/2023/06/Reg-12a-Consultation-Statement-for-Provision-of-Parking-on-New-Developments-SPD.pdf
Parking SPD Scoping Document	May 2022	https://fylde.cmis.uk.com/fylde/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=J3PNStlcLp3B9bIEqLnzAy8iQCNJrU7sV6FcgMrTOdLfCrXPcq%2fiA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWctPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJff55vVA%3d&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmYB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBuxOr1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJff55vVA%3d

LEAD AUTHOR	CONTACT DETAILS	DATE
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Attached documents:

Appendix 1 Provision of Parking on New Developments SPD

Appendix 2 Summary of Representations Made Under Regulation 13 to the Draft Provision of Parking on New Developments SPD

Appendix 3 SEA Scoping Report