

**Parking Standards Design and Good Practice
Supplementary Planning Document
Consultation Statement (Regulation 17 Statement)**

In the preparation of draft Supplementary Planning Guidance the Department for Communities and Local Government advises authorities to informally involve local communities and other stakeholders in the development of policies.

Work on the Parking Standards Design and Good Practice document commenced in May 2007 by the forming of a Parking Standards Review Group. This group was led by officers of the Essex County Council Strategic Development section working with colleagues from both within Essex County Council and Essex local authorities. A list of those involved is included on page iii of the document.

The development of the draft Parking Standards Design and Good Practice document has taken place over a 24-month period and comprised the following main activities:

Residents Survey (to complement a related existing survey undertaken in 2006)	May- September 2007
Group Site visits	June – July 2007
Individual site visits, evening and weekends	June – July 2007
Education meeting	August 2007
Regular Review Group meetings	May – April 2008
Review of other authority Parking Standards SEA	May – April 2008
Public Consultation	September 2008 – March 2009 March – April 2009

The scope and outcome of these activities are summarised below:

1. Residents Survey

A survey was undertaken by Essex County Council term consultant's Mouchel, to ascertain the opinions of local residents from housing developments that had recently been constructed regarding current parking provision. In total 162 residents were surveyed.

The main conclusions of the survey found that:

- Houses up to 3 bedrooms generally had a parking space demand of less than 2 spaces, whereas houses with 4+ bedrooms had a demand over 2 spaces;
- Flats had a parking demand of above one parking space on average;

- A significant amount of residents regularly parked on-street;
- Residents were often content to park on-street so that their garages could be used for storage;
- A significant proportion of residents commented that their garages were not large enough for them to easily park their cars;
- The provision of poorly designed courtyard spaces for dwellings that front on to distributor roads can restrict access along the road due to the presence of parked vehicles.
- Residents comments suggest that provision for visitor parking should be made on future estates.

A previous survey “Transport Views on New Estates” was carried out prior to the Parking Standards review but contains some relevant survey data.

2. Group Site Visits

A day of site visits for the review group to undertake took place, looking at residential developments across Essex.

Sites visited:

- Oakwood Park, Felsted
- Nottage Crescent, Braintree (Ex-Tabor School site)
- Panfield Lane (off roundabout nr Tabor School)
- Mary Ruck Way, Black Notley (ex hospital site)
- Bridge Hospital Development, Witham
- Maltings Lane, Witham
- Balkern Hill, Colchester
- Horizons, Colchester
- St James Park, Colchester
- Highwoods, Colchester
- George Williams Way, Colchester
- Churchill Gate, Colchester Garrison, Colchester
- Beaulieu Park, Chelmsford
- Chancellor Park, Chelmsford
- The Village, Chelmsford

All members of the group acknowledged there was a parking issue within newly built residential development in Essex, however the group visit enabled everyone to see the problems first hand and discuss the issues.

An obvious issue witnessed was the fact that so many vehicles were parked on street, in some situations, rear parking courts were available but people chose to park at the front of their dwellings, on street.

Residents/visitors are prepared to park over the footway and displace pedestrians.

It was clear that many cars parked in front of garages would not fit into them.

Setbacks allowing 1.5m for pedestrian visibility were being abused and resulted in cars parking in this area and across the footway.

The size of dwelling did not appear to have much relation to the size or type of vehicle owned.

Locational issues play a major role, the relationship to other attractors such as transport interchanges (railway stations and bus stops) or employment areas can have an impact on the amount of residential congestion (on-street parking).

Members of the group also contributed their own evidence in the form of photographs and summarised their experience from visiting sites outside of Essex, e.g. Poundbury and Kings Hill, Kent

3. Individual Site Visits

Site visits were also undertaken at different times of the day and at weekends to gather as broader range of evidence as possible.

Sites visited included some of the sites visited with the group as well as additional ones:

- Sawyers Grove, Brentwood
- Clements Park, Brentwood
- New Hall, Harlow
- Church Langley, Harlow
- Walter Mead Close, Ongar
- The Gables, Ongar
- The Village, Chelmsford
- Chancellor Park, Chelmsford
- Maltings Lane, Witham
- Bridge Hospital site, Witham
- Mary Ruck Way, Black Notley (ex hospital site)
- Nottage Crescent, Braintree
- Oakwood Park, Felsted
- Harlow Industrial Estates
- Southfields, Basildon
- Laindon, Basildon (regeneration)

Observations were made and recorded (via photos) of the situation and fed back at work group meetings via a slide show to discuss the issues presented.

4. Meeting with ECC Education department

It was suggested by many that existing education parking standards were not working and causing many issues in the vicinity of schools. A meeting was held with officers from ECC Education department and ECC Planning department to discuss the issues and look at their requirements. Primary and Secondary schools were looked at on a separate basis. Scenarios of varying pupil/staff numbers were looked at and a formula for parking provision developed with the support of the Education department. It was coincidental that the formula for Primary and Secondary schools is the same.

5. Regular Review Group meetings

Regular Review Group meetings were held from the inception of the group (May 2007) through the development of the document to the point where the document was ready to be put together and desk top published (April 2008).

Initially the group consisted of ECC officers with the invitation of involvement extended to members of Essex Planning Officers Association or their representatives. By the second meeting there were representatives present from 4 District Councils as well as other departments within ECC. Some District Councils were content to not be involved in the working group but 5 were involved throughout the development of the document. Following consultation, a positive response was received from 11 out of the 12 Local Authorities within Essex, the 12th authority provided no response.

At the meetings debates were held on all areas of the current parking standards and how they were working on the ground. By having a varied group with representatives from across the County, good discussion was had and well justified and evidenced conclusions/decisions were reached.

6. Review of other authority standards

As part of the process to review the existing Essex standards, a range of other authority's standards were looked at. It was found that many of had similar standards to the existing Essex Standards, however the majority of the documents looked at were written around a similar time to the existing Essex Standards (2001).

7. SEA

One point that was raised at the working group meetings was giving the document a greater status than the 2001 Parking Standards so it could be adopted in each of the 12 LPA's Local Development Framework.

It was decided that the Parking Guide could be County Council Supplementary Guidance and be of a weight commensurate to a Supplementary Planning Document (SPD) to be appended to individual LPA's LDF (as per paragraph 6.3 of PPS12). For the document to become this status it required a Strategic Environment Assessment and a public consultation.

The Strategic Environmental Assessment delayed the publication of the document, however, once complete, the Sustainability Appraisal formed a companion document to the Parking Standards Design and Good Practise draft consultation.

8. Public Consultation

A public Consultation of the document was undertaken for 6 weeks from Friday 13th March.

A variety of people and organisations were consulted (see Appendix 1 for full list)., including County Councillors, District, Borough, Town and Parish Councils, neighbouring authorities, key departments within Essex County Council, house builders, organisations, transport consultants, and EPOA members.

A press release was prepared, with many local and national media organisations running articles on the subject (including The Times and BBC Radio 2), the vast majority were supportive of what the document contained.

The document was also available on the Essex County Council website for the public to view.

A total of 578 people/organisations were consulted. Responses were received from 78 respondents (see Append 2 for a full list).

APPENDIX 1

People/Organisations that were consulted:

District/Borough Councils

- Basildon District Council
- Braintree District Council
- Brentwood Borough Council
- Castle Point Borough Council
- Chelmsford Borough Council
- Colchester Borough Council
- Epping Forest District Council
- Harlow District Council
- Maldon District Council
- Rochford District Council
- Tendring District Council
- Uttlesford District Council,

Parish/Town Councils

- All Town/Parish Councils in Essex

County Councillors

- All County Councillors in Essex

Neighbouring Authorities

- Bedfordshire County Council
- Bracknell Forest
- Brighton and Hove
- Broxbourne Council
- Buckinghamshire
- Cambridge County Council
- City of London
- East Sussex County Council
- Enfield Council
- Government Office for the East of England
- Hampshire
- Hertfordshire County Council
- Isle of Wight
- Kent County Council
- Lee Valley Park
- Luton Borough Council
- Medway
- Milton Keynes
- Norfolk County Council
- Northamptonshire County Council
- Oxfordshire

- Peterborough City Council
- Portsmouth
- Reading
- Royal Borough of Windsor and Maidenhead
- Slough
- Southampton
- Southend-on Sea Borough Council
- Suffolk County Council
- Surrey County Council
- Thurrock Council
- West Berkshire
- West Sussex
- Wokingham

Essex County Council departments

- Adults, Health and Community Wellbeing
- Area Manager - East
- Area Manager - Mid
- Area Manager - South
- Area Manager - West
- Asset Management
- Commercial, Property & Infrastructure Services
- Facilities Manager (Motorbike enthusiast)
- Head of Built Environment
- ITS & Congestion Manager
- Minerals and Waste Planning
- Network & Safety Manager
- Schools Organisation and Planning
- Urban Design Manager
- Workplace Travel Planning

House builders

- Barratt Eastern Counties
- Bellway Homes (Essex)
- Bovis Homes Limited (SE Region)
- Countryside Properties PLC
- Croudace Homes
- George Wimpey East Anglia
- Leach Homes
- Moody Homes Limited
- Persimmon homes Essex
- Redrow Homes (Eastern) Ltd.
- Wickford Development Company Limited

Organisations

- AA
- Arriva East Herts and Essex
- Association of British Drivers
- British Motorcycle Federation
- British parking association
- CABE
- CTC
- Cycling England
- Deafblind Uk
- Department for Transport
- Disability Essex
- East of England Ambulance Service NHS Trust
- East of England Development Agency
- East of England Regional Assembly
- East of England Strategic Health Authority
- English Heritage
- Environment Agency
- Essex Access Groups
- Essex Blind Charity
- Essex Chambers of Commerce
- Essex Coalition of Disabled People (ECDP)
- Essex County Fire & Rescue Service
- Essex Equality & Disability Network (EEDN)
- Essex MIND partnership
- Essex Participation Advisory Group (EPAG)
- Essex Police
- Federation for Small Businesses
- First Essex Buses
- Ford
- Freight Transport Association
- Highways Agency
- Home Builders Fed. (Eastern)
- Home Builders Federation
- ILA
- Institute of Highway Incorporated Engineers
- Living Streets
- Mid Essex PCT
- Motorcycle Action Groups (central office)
- Natural England
- North East Essex PCT
- Older People's Planning Group (OPPG) including "Older People as Researchers"
- Options for Independent Living Transport (OIL)

- Participation Network Forum (PNF)
- Planning Advisory Service
- RAC Motoring Services
- RAD
- South East Essex PCT
- South West Essex PCT
- Sustrans
- The Institution of Highways & Transportation
- The Royal Town Planning Institute
- Transport for London
- Vaxhall
- West Essex PCT

Consultants

- Andrew Martin Associates
- Ardent Consulting Engineers
- Colin Buchanans
- Corporate Associates Ltd
- Cottee Transport
- Dovetail Architects
- Intermodal Transportation
- JCN Associates
- JTS Partnership
- Mayer Brown
- MLM
- Mouchel
- RPS
- Savil, Bird & Axon
- T A Millards
- Terence O'Rourke
- Waterman Boreham
- WSP

APPENDIX 2

People/Organisations which responded to consultation

1. ECC Education
2. Car Free
3. ECC (Motorcycles)
4. EEDA
5. Navestock PC

6. Resident
7. Ashford BC
8. Resident, Colchester
9. Harlow Councillor
10. County Cllr
11. Resident
12. Resident, Lt Dunmow
13. Environment Agency
14. Harlow Councillors
15. Witham TC
16. Community Inclusion
17. Denis Wilson
18. Tiptree PC
19. SWF TC
20. Lt Baddow PC
21. Stanway PC
22. Loughton Town Residents Asc
23. Billericay TC
24. Colchester BC
25. Ridgewell PC
26. ECC Construction Management Group
27. Asc. British Drivers
28. Ardent Consulting Engineers
29. Countryside Properties
30. Earls Colne PC
31. Scott Wilson
32. Maldon DC
33. Essex Police
34. Alresford PC
35. Savell Bird & Axon
36. Brentwood BC
37. Chelmsford BC
38. Natural England
39. Gt Waltham PC
40. Loughton TC
41. Sturmer PC
42. Dr A Burns on behalf of McCarthy & Stone
43. ECC Capital Programme and Building Development
44. Resident
45. EFDC
46. ECC Travel Planning
47. Epping TC
48. Stock PC
49. Tendring DC
50. Birchanger PC
51. Hockely PC

52. Resident
53. Frinton & Walton TC
54. Brentwood BC
55. Rochford DC
56. Luton BC
57. North Weald Bassett/Birdbrook PC
58. Boreham PC
59. EERA
60. Fingringhoe PC
61. Cambell Reith
62. Broomfield PC
63. Bovis Homes
64. Gt Bardfield PC
65. Silver End PC
66. Castle Point DC
67. Braintree DC
68. Gt Totham PC
69. Harlow DC
70. Danbury PC
71. Cllr Perry Uttlesford DC
72. Uttlesford DC
73. RNIB
74. Shotgate PC
75. Althorne PC
76. Resident
77. Resident
78. City and Country