



## CABINET REPORT

<b>Report Title</b>	<b>DRAFT PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT</b>
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**AGENDA STATUS: PUBLIC**

<b>Cabinet Meeting Date:</b>	24th July 2019
<b>Key Decision:</b>	YES
<b>Within Policy:</b>	YES
<b>Policy Document:</b>	YES
<b>Service Area:</b>	Planning
<b>Accountable Cabinet Member:</b>	Councillor James Hill
<b>Ward(s)</b>	All wards

### 1. Purpose

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- 1.1 This report seeks Cabinet's approval to publish the draft Parking Standards Supplementary Planning Document for consultation.

### 2. Recommendations

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- 2.1 It is recommended that;
- 2.2 Cabinet note the contents of the draft Parking Standards Supplementary Planning Document and agree its release for public consultation (Appendix 1).
- 2.2 The Head of Planning be given delegated authority in consultation with the Cabinet Member for Planning to make minor non-material spelling, formatting, mapping and other amendments to the consultation documents where they do not alter the intent of those documents.

### **3. Issues and Choices**

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#### **3.1 Report Background**

- 3.1.1 This Supplementary Planning Document (SPD) has been prepared to provide guidance for applicants and decision makers as to the appropriate amount of car parking necessary to support new development. The principles in this SPD will be used to guide schemes in making efficient use of land and resources, and to demonstrate good design.
- 3.1.3 This guidance provides further details on the implementation of policies contained in the submission draft Northampton Local Plan Part 2 and the West Northamptonshire Joint Core Strategy. It takes into consideration the objectives contained in the Central Area Action Plan and the relevant saved policies in the 1997 Northampton Local Plan.
- 3.1.4 The most recent parking standards document was issued by Northamptonshire County Council in September 2016 and is a material consideration in the determination of planning applications. This SPD will provide additional guidance to the Northamptonshire County Council standards, and will still refer to aspects of the Northamptonshire County Council standards. The County guidance covers the whole of Northamptonshire, and as such the particular needs of a large urban town differ from those of the rural districts and within Northampton town itself.
- 3.1.5 The SPD reflects the local circumstances, context and requirements for individual developments and the local area and expands on the previous parking standards. The previous countywide parking standards, Parking SPG (March 2003) focused on setting a maximum parking standard. This was introduced as part of the Government's Sustainable Development Strategy, which recognised that the continued growth in road transport would have harmful social, environmental and economic effects. Parking was used as a demand management tool thereby using a lack of available parking to encourage drivers to use other modes of transport and move away from car ownership. This model of parking control has not proved effective and car usage has continued to rise, which has led to car parking issues within many residential developments. The parking standards outlined in this document will be set as minima; this is to encourage well designed, adequate and convenient parking as part of a development, whilst also actively encouraging a modal shift to alternative modes of transport where journeys are appropriate and choices are available.
- 3.1.6 The SPD will refer to the recent Parking Standards issued by Northamptonshire County Council in relation to Use Classes. The aim of producing a new comprehensive Parking Standards Supplementary Planning Document (SPD) is to cover all planning and local uses within the Borough. The SPD expands the Northamptonshire County Council standards to incorporate parking design considerations and also considers new

technologies such as electric vehicles and the infrastructure required for these.

- 3.1.7 Following on from public consultation, and any subsequent revisions to the SPD, the Council will need to adopt the document, which requires the publication of an Adoption Statement, make the document available for general inspection, and publish the documents on the website.

### **3.2 Planning process**

- 3.2.1 Car ownership is high in Northampton and is expected to grow over the coming years. Many parts of the Borough suffer from congestion and insufficient parking. Therefore it is important that future development provides adequate well designed and convenient parking. This SPD will be used to guide developers and planning applicants on addressing and managing these issues.

- 3.2.2 The SPD will provide guidance on the appropriate amount of car parking necessary to support new development. Since it also includes guidance for the design and layout of residential car parking, this has the benefit of bringing the standards and design guidance into one document.

### **3.3 Public consultation**

- 3.3.1 Cabinet is requested to approve this consultation draft SPD, to enable a formal 8 week public consultation exercise to take place from 8<sup>th</sup> August to 3<sup>rd</sup> October 2019. This timescale accords with the legal requirements contained in the Planning & Compulsory Purchase Act 2004 (updated 2008).

### **3.4 Choices (Options)**

#### **Option 1: Approve the draft SPD attached in Appendix 1 for consultation**

- 3.4.1 The draft SPD can be issued for consultation. Once representations have been considered it can, if necessary, be amended and then adopted. It will provide the necessary updated guidance and clarification to developers and applicants so that they are clear about what needs to be provided, in terms of parking provisions and design.
- 3.4.2 This SPD will strengthen the Council's negotiating position in seeking to ensure that the relevant parking provisions, which have been identified as a direct result of the proposal, are fully justified. It will also provide greater clarity in respect of the negotiation process and assist in accelerating the process of determining planning applications.

#### **Option 2: Do not agree to consult**

- 3.4.3 The Council will continue to rely entirely on using the Parking Standards issued by Northamptonshire County Council. This guidance is county wide and as such applies the same standards to rural village and town centres and these standards are open to interpretation. Clearer justification is required to assist in the decision making process. This option is not recommended.

## **4. Implications (including financial implications)**

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### **4.1 Policy**

- 4.1.1 The draft Parking Standards SPD sets out the principles for parking provision and design, which have been shaped by the policies in the submission draft Northampton Local Plan Part 2, the West Northamptonshire Joint Core Strategy, the Northampton Central Area Action Plan, the Northampton Local Plan 1997 and the National Planning Policy Framework.
- 4.1.2 The SPD will be a material consideration in the determination of planning applications.

### **4.2 Resources and Risk**

- 4.2.1 Financial Implications – none. The Guide will be one of the many tools used to determine planning applications.

### **4.3 Legal**

- 4.3.1 The draft document has been produced in accordance with the relevant planning regulations contained in the Planning and Compulsory Purchase Act 2004 (as amended 2012). Once adopted as a Supplementary Planning Document, it will become a significant material consideration in the determination of planning applications.

### **4.4 Equality and Health**

- 4.4.1 There are no equality and / or diversity implications arising from the proposed recommendation of this report. Both the submission draft Northampton Local Plan and the Joint Core Strategy have been subject to an Equality Impact Assessment. A separate assessment for this SPD is not therefore required.

### **4.5 Consultees (Internal and External)**

- 4.5.1 Internal colleagues within the following sections assisted in shaping the document: Development Management.
- 4.5.2 Public consultation: A formal 6 week public consultation will be undertaken.

### **4.6 How the Proposals deliver Priority Outcomes**

- 4.6.1 The implementation of this document by developers and Development Management officers will result in an effective planning process and the provision of appropriate parking infrastructure to service new development and mitigate adverse impact. By clarifying and increasing the effectiveness of determining planning applications, the Council will meet its priorities in delivering excellent customer service and in delivering value for money services.

### **4.7 Other Implications**

4.7.1 None.

## **5. Background Papers**

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Appendix A – Draft Supplementary Planning Document – Parking Standards,  
July 2019

National Planning Policy Framework February 2019

Submission Draft Northampton Local Plan Part 2 (May 2019)

Northamptonshire Parking Strategy September 2016

West Northamptonshire Joint Core Strategy December 2014

Northampton Central Area Action Plan January 2013

Northampton County Council Local Transport Plan March 2012

Northampton Local Plan June 1997

## **6. Next Steps**

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- 6.1 The results, and the adopted version of the SPD, will be reported to Cabinet later on in 2019

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