

Local Plan Panel	
Meeting Date	5 September 2019
Report Title	Draft Car Parking Standards SPD
Cabinet Member	Cllr Mike Baldock, Cabinet Member for Planning
SMT Lead	Emma Wiggins
Head of Service	James Freeman
Lead Officer	Andy Jeffers, Development Manager
Key Decision	Yes/No
Classification	Open
Recommendations	<ol style="list-style-type: none"> 1. Members are invited to comment on the revised draft Vehicle Parking Supplementary Planning Document (SPD) produced following the Local Plan Panel meeting on 25 July 2019 at Appendix I; 2. Consider any further comments received as a result of posting the draft on the Council's website; 3. Indicate any appropriate amendments to the draft prior to formal public consultation; 4. To agree the timetable for the eventual adoption of this document.

1 Purpose of Report and Executive Summary

- 1.1 The purpose of this report is to invite Members to consider and comment on the revised draft version of the Vehicle Parking Supplementary Planning Document (SPD) , which has been amended in the light of Members comments at the Local Plan Panel meeting on 25 July 2019 and agree the way forward for formal public consultation.
- 1.2 Once formally adopted the SPD will provide bespoke parking standards for Swale and as it is pursuant to Policy DM7 of the Adopted Local Plan , the document will carry considerable weight in the determination of planning applications.

2 Background

- 2.1 Supplementary Planning Documents (SPDs) are defined in the National Planning Policy Framework as :

“Documents which add further details to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. “

2.2 In this case the Vehicle Parking Standards SPD is pursuant to Policy DM7 of the Bearing Fruits Local Plan (Adopted 2017). This policy states the following:-

“ Until such time as a local Swale Borough Supplementary Planning Document (SPD) can be adopted, the Council will continue to apply extant Kent County Council vehicle parking standards to new development proposals .When prepared ,the Swale Vehicle Parking SPD will provide guidelines for:

1. *Car parking standards for residential development ,which will:*
 - a. *Take into account the type, size and mix of dwellings and the need for visitor parking ,and*
 - b. *Provide design advice to ensure efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it.*
2. *Vehicle parking for non – residential uses , which will take into account:*
 - a. *The accessibility of the development and availability of public transport;*
 - b. *The type, mix and use of the development proposed.*
 - c. *The need to maintain an adequate level of car parking within town centres to ensure that viability of the centres is not compromised and*
 - d. *That development proposals do not exacerbate on street car parking to an unacceptable degree.*
3. *Cycle parking facilities on new developments of an appropriate design and in a convenient, safe, secure and sheltered location.”*

2.3 The draft SPD has been prepared by Consultants and has been the subject of a Member workshop on 21 February 2019, and issues raised then have been incorporated into the draft. At the workshop members requested that the Borough’s Controlled Parking Zones be reflected within the document and that parking standards within different types of locations should reflect the parking pressures associated with them such as within town centre, edge of centre, suburban and rural areas.

2.4 The original June 2019 version of the document reported to the 25 July Local Plan Panel meeting was published on the Council’s website on 24 June 2019 for informal comment. The document now needs to be revised for formal public consultation in line with the Statutory Regulations for production of SPD.

At their meeting of 25 July the Local Plan Panel members resolved :

“(1) That the Consultants consider the comments raised at the meeting and present a revised document to a future meeting of the Local Plan Panel in September (date to be confirmed), prior to public consultation.”

Members asked for the draft to be updated to reflect their comments (as outlined in the above minute) and the comments made by parish councils. The Chairman confirmed that the draft SPD would come back to a future meeting of the Panel, before going out to public consultation. Key areas for review included mixed use (business and residential use); electric charging points and/or infrastructure, and

consideration of phasing this in to reflect the increase in use of hybrid/electric vehicles in the future; and to review the proposed numbers of parking spaces required for residential development. The minutes from the July Panel meeting can be viewed at Appendix 2 of this report.

The consultants have responded to the Panel's comments and produced a revised draft of the SPD document for consultation. A copy of this document is attached at Appendix 1 to this report. Within this document more information is provided on EV charging and the required provision of passive charging points for residential and non residential uses has been increased from 10% to 100%. The minimum number of parking spaces for residential development in suburban and rural areas for 3 and 4 bed dwellings has been increased to reflect members concerns - see Appendix A – Residential Car Parking Standards of the revised draft SPD at Appendix 1 to this report.

There is also a new section on the Public Realm at paragraphs 30 to 44 of the revised SPD which encourages developers to introduce much more landscaping to developments which include the following - parking to the front of dwellings , tandem parking, on street parking facilities or for flatted developments. Furthermore the planting of trees should be designed in accordance with guidance contained within Manual for Streets and surface materials for parking should reflect the palette of materials suggested by KCC and the Kent Design Guide and not just black tarmacadam.

Finally at Appendix 3 to this report the consultants have provided a table of responses to the main issues (based on the minutes to the meeting) raised by members at the July local plan panel meeting.

Main Issues Covered By the SPD

- 2.5 This draft document aligns with the current national approach to residential parking. The proposed standards require a minimum amount of car parking at origin, unless the development is deemed highly accessible by sustainable modes. For non- residential uses, recommended standards are provided and the actual parking provision should take account of the form and location of the development and the need to encourage the use of non-car travel.
- 2.6 The report looks at trends in car usage and ownership and the importance of considering the location of a new development in defining its parking provision. The report argues that residential parking is not just a “numbers game”. The parking provision should satisfy reasonable demand bearing in mind the location, be well designed with usable spaces and make the best use of the land available. It goes on to consider a range of parking options including: car barns, car ports, garages, parking courts, driveways, visitor parking, tandem parking, van parking, cycles, disabled parking and parking for electric vehicles.
- 2.7 For non residential parking standards the report notes that limiting the amount of parking provided at the end destination of a trip can discourage journeys by car. This is especially so where there are a range of alternative modes available in

sustainable locations. Therefore the parking standards for different use classes considered here are maximum standards and lower provision is considered to encourage travel by other modes where appropriate.

Comments Received to Date

2.8 As a result of the informal consultation of the June 2019 draft version on the Council's webpages, comments were received from Bobbing, Borden, Iwade and Tunstall PCs which were circulated to Local Plan Panel members and tabled at the 25 July Panel meeting. The Parishes comments can be briefly summarised as follows:

- More EV charging (Tunstall and Borden) and EV charging for cycles (Borden)
- More visitor parking (Tunstall)
- Discourage use of garages for storage (Tunstall)
- More parking required (Iwade and Bobbing but interestingly not stated by Tunstall or Borden)
- Attention to details within this report – pattern of parking for elderly, use up to date reports, special needs schools, disabled parking provision, etc (Borden)

2.9 In addition, Jeff Kitson the Council's Parking Services Manager wanted to remind members where paragraph 2.3 of the draft SPD document mentions Controlled Parking Zones that Members have already formally agreed to exclude new/converted properties from the residents parking Scheme and the Traffic Regulation Order has since been updated.

2.10 No other comments have been received at publication deadline for this item – however a verbal update will be given at the meeting.

Summary of Key Issues - recommendations for inclusion in the Consultation draft SPD

2.11 In terms of the layout of the report it could do with explaining at the start exactly what an SPD is (not all readers will have a planning background) and perhaps at the end have a "Next Steps" section to explain the consultation phase and adoption process that the document will need to go through.

2.12 In terms of air quality (AQ) the SPD needs to strike a difficult balance between providing adequate parking and discouraging people from using cars with the consequent AQ impacts. Perhaps the report could consider a zoned approach – i.e. within 250m of a bus stop or 500m/1km of a train station there should be lower limits for parking provision (0/1/2 spaces) whilst further away / in rural areas etc parking will be more generous? Clearly from an AQ perspective one would like to see lower parking standards but is this realistic in Swale?

2.13 The report could also include how developments could minimise the impact of parking on the public realm – location, screening, reducing scale of car parking areas by adding trees /planting. The surface finish of car parks is not discussed – the quality of these surfaces is important and there are opportunities for

encouragement of permeable surfaces. More consideration should also be given to integrating car parking with other forms of transport including cycle and pedestrian movement together with the lighting of such car parks – need to consider the issue of safety v excessive light.

Next Steps in the SPD Process

2.14 Whilst Statutory Regulations require the SPD to be subject to formal public consultation for a minimum of four weeks from publication, the Council's Statement of Consultation Involvement (SCI) 2018 , requires a minimum consultation period of 6 weeks for such a document .The results of this consultation will then be reported back to a future Local Plan Panel together with recommendations for any appropriate changes to the SPD before Members adopt it. The anticipated timetable is the following:

- Formal consultation period starts 30 September for 6 weeks (in accordance with SCI) and therefore ends on 10 November 2019.
- Developers workshop - September / October
- Report back to Local Plan Panel on 30 January 2020 with consultation responses and suggested recommended amendments to SPD, in order that Local Plan Panel can then agree final version for adoption.

3 Proposals

3.1 The recommendations are therefore:

- 1) Members are invited to comment on the revised draft Vehicle Parking Supplementary Planning Document at Appendix I;
- 2) Consider any further comments received as a result of posting the draft on the Council's website;
- 3) Indicate any appropriate amendments to the revised draft prior to formal public consultation;

4 Alternative Options

4.1 Members could opt not to pursue this SPD and simply rely upon Policy DM7 and the existing KCC Parking Standards. However, these have proved unsatisfactory in some cases e.g.in terms of some appeal decisions that we have received and where planning committee members have raised frequent concerns about lack of car parking for infill residential schemes often in edge of centre locations. These issues and problems have led to Member requests to pursue such an SPD for the purposes of considering the determination of planning applications. Consequently, the alternative of not having one is not recommended.

5 Consultation Undertaken or Proposed

- 5.1 It should be noted that the initial draft version of the SPD was published on the Council's webpages from 24 June 2019 for Members and Parish Council's to comment upon .Comments from Borden, Bobbing, Iwade and Tunstall Parish Councils have been received as a result .These comments have been circulated to Panel members and reported at the Panel meeting. The only other comments received have been from the Council's Parking Services Manager regarding controlled parking zones as Members had already formally agreed top exclude new/converted properties from the residents parking scheme.
- 5.2 Public consultation is a compulsory part of SPD production. In accordance with the Council's Statement of Community Involvement (SCI) the period for public consultation for such a SPD is proposed to be for a minimum 6 weeks (displayed on the Council's website) seeking the views of all town/parish councils, members of the public, Kent County Council Highways and Transportation Team and various other relevant parties, including developers.

6 Implications

Issue	Implications
Corporate Plan	In line with the current Corporate Plan the adoption of this SPD will help to deliver regeneration and to improve the quality of life for residents and businesses in the Borough.
Financial, Resource and Property	None identified at this stage
Legal, Statutory and Procurement	SPD is produced in line with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations Statutory Instrument 767 (2012)
Crime and Disorder	None
Environment and Sustainability	None
Health and Wellbeing	None
Risk Management and Health and Safety	None
Equality and Diversity	None
Privacy and Data Protection	None

7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix I: - Swale Borough Council Draft Parking Standards SPD Revised August 2019 - See attached
 - Appendix 2 - Minutes for Local Plan Panel meeting 25 July 2019 – <http://10.201.65.162/documents/g2194/Printed%20minutes%2025th-Jul-2019%2019.00%20Local%20Plan%20Panel.pdf?T=1>
- Appendix 3 – Consultants response to Members comments raised at Local Plan Panel meeting 25 July 2019 – See attached

8 Background Papers

Bearing Fruits 2031 : The Swale Borough Local Plan 2017 – see Policy DM7 (Page 229) -

<http://services.swale.gov.uk/media/files/localplan/adoptedlocalplanfinalwebversion.pdf>