


|   |         | <b>AGENDA ITEM NO.</b>  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
|--|---------|---|--|------------|---------|-----|------------------|----|--|------------------|----|--|-------------------|-----|------------------|-------------------|----|--|--|----|--|
| <b>Report Cover Sheet</b>  |         |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Name of Meeting:</b>  |         | Executive   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Date of Meeting:</b>  |         | 22 <sup>nd</sup> October 2007   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Report Title:</b>   |         | Supplementary Planning Document on Vehicle Parking Standards  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Summary of report:</b>  |         | This report requests that the Council adopts the Vehicle Parking SPD for use in decision making for development control purposes. |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>For Further Information Please Contact (report author):</b>   |         | Claire Parlett,<br>Policy, Projects and Conservation  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Would the recommended decision be contrary to the Policy Framework:</b>   |         | No  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Would the recommended decision be contrary to the Budgetary framework:</b>  |         | No  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Wards of the District directly affected by this decision:</b>   |         | All   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Key Decision?</b>   |         | Yes   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Included within the Forward Plan?</b>   |         | Yes – Ref 17  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>  |         | No  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Date and name of meeting when issue was last considered and relevant minute number:</b>   |         | N/A   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Background Papers:</b>  |         | Warwick District Local Plan 1996 - 2011   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <b>Consultation Undertaken</b>   |         |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.   |         |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| <table border="1"> <thead> <tr> <th>Consultees</th> <th>Yes/ No</th> <th>Who</th> </tr> </thead> <tbody> <tr> <td>Other Committees</td> <td>No</td> <td></td> </tr> <tr> <td>Ward Councillors</td> <td>No</td> <td></td> </tr> <tr> <td>Portfolio Holders</td> <td>Yes</td> <td>Cllr John Hammon</td> </tr> <tr> <td>Other Councillors</td> <td>No</td> <td></td> </tr> <tr> <td>Warwick District Council recognised Trades</td> <td>No</td> <td></td> </tr> </tbody> </table> |         |   |  | Consultees | Yes/ No | Who | Other Committees | No |  | Ward Councillors | No |  | Portfolio Holders | Yes | Cllr John Hammon | Other Councillors | No |  | Warwick District Council recognised Trades | No |  |
| Consultees   | Yes/ No | Who   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| Other Committees   | No      |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| Ward Councillors   | No      |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| Portfolio Holders  | Yes     | Cllr John Hammon  |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| Other Councillors  | No      |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |
| Warwick District Council recognised Trades   | No      |   |  |            |         |     |                  |    |  |                  |    |  |                   |     |                  |                   |    |  |  |    |  |

|  |             |                                  |
|--|-------------|----------------------------------|
| Unions   |             |                                  |
| Other Warwick District Council Service Areas   | No          |                                  |
| Project partners   | No          |                                  |
| Parish/Town Council  | Yes         | As part of consultation exercise |
| Highways Authority   | Yes         | As part of consultation exercise |
| Residents  | Yes         | As part of consultation exercise |
| Citizens Panel   | No          |                                  |
| Other consultees   | Yes         | As part of consultation exercise |
|  |             |                                  |
| <b>Officer Approval</b>  |             |                                  |
| With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services. |             |                                  |
| <b>Officer Approval</b>  | <b>Date</b> | <b>Name</b>                      |
| Relevant Director(s)   | 24/9        | Craig Anderson                   |
| Chief Executive  | 27/9        | Chris Elliott                    |
| CMT  | 27/9        |                                  |
| Section 151 Officer  | 27/9        | Mary Hawkins                     |
| Legal  | 24/9        | Simon Best                       |
| Finance  | 24/9        | Marcus Miskinis                  |
|  |             |                                  |
| <b>Final Decision?</b>   |             | Yes                              |
| <b>Suggested next steps (if not final decision please set out below)</b>   |             |                                  |
|  |             |                                  |

1. **RECOMMENDATION(S)**

- 1.1 That the Vehicle Parking Standards Supplementary Planning Document attached as Appendix 1 to this report is adopted by the Council for use in decision making.

2. **REASON(S) FOR THE RECOMMENDATION(S)**

- 2.1 The Council has set out its commitment to prepare a Supplementary Planning Document on Vehicle Parking Standards in the Local Development Scheme where it is scheduled for adoption in October 2007. The SPD expands upon Policy DP8 of the Warwick District Local Plan 1996 – 2011 by providing detailed guidance on the Council's requirements for vehicle parking throughout the District.

3. **ALTERNATIVE OPTION(S) CONSIDERED**

- 3.1 None. The Council is not required to produce a Vehicle Parking Standards SPD however it has publicly committed to do so in the Local Development Scheme and in Policy DP8 of the Warwick District Local Plan 1996 - 2011.

4. **BUDGETARY FRAMEWORK**

- 4.1 There are no budgetary implications resulting from the Supplementary Planning Document which will be implemented using existing resources.

5. **POLICY FRAMEWORK**

- 5.1. The Supplementary Planning Document accords with the Council's planning policies contained in the Warwick District Local Plan 1996 – 2011.

## **Background**

### **1. Introduction**

- 1.1 This Supplementary Planning Document is one of five identified in the Council's Local Development Scheme. Its purpose is to set out the Council's detailed planning policy requirements for vehicle parking across the District based on Policy DP8 of the Warwick District Local Plan 1996 - 2011.
- 1.2 The Draft Vehicle Parking Standards SPD and Background Documents were approved by the Council's Executive on the 26<sup>th</sup> March 2007 for public consultation. A six week period of public consultation was carried out between the 10<sup>th</sup> April 2007 and 21<sup>st</sup> May 2007.
- 1.3 A total of 23 objection forms / letters were received over the six week period. The revised version of the SPD which includes the changes made as a result of the consultation exercise is attached as Appendix 1. A summary of the representations, together with my response and proposed changes is set out in Appendix 2. In addition a number of other minor changes were made to the SPD to reflect internal consultation, updated guidance and to address any typographical errors.
- 1.4 The Council is required to produce a number of background documents to support the SPD which are identical to those provided with the draft version. These are available on the Council website therefore it is considered that there is no need to replicate these again here.
- 1.5 In accordance with the regulations a full Sustainability Appraisal was prepared with the Draft SPD. This was revisited following the consultation exercise and the non technical summary is attached as Appendix 3 to this report. The full Sustainability Appraisal can be viewed on the Council website at:  
<http://www.warwickdc.gov.uk/WDC/Environment+and+planning/Planning/Parking+Standards+in+New+Development.htm>.

### **2. The Consultation Exercise**

- 2.1 The Draft SPD, background documents and representations forms were made available at 11 deposit points throughout the district which included the Council House, libraries and one stop shops. The documents were also placed on the Council's website. Letters were sent out to those who had expressed an interest through the Statement of Community Involvement together with other statutory consultees. A notice advertising the consultation period was published in the local newspaper.

### **3. Summary of Representations**

- 3.1 Representations were received from a total of 23 individuals, companies and organisations. These included:
  - 5 Residents (2 undisclosed respondents)
  - 3 Parish and Town Councils
  - Solihull Metropolitan Borough Council
  - 3 Civic Society groups
  - 7 Public Bodies / Organisations / Statutory Groups.
  - 4 Commercial businesses
- 3.2 Generally, consultation feedback was supportive of the SPD. Of the respondents, 14 indicated that they supported the principle, 7 did not specify or were unsure and 2 did not support the intention of the SPD. No objections were received to the Sustainability Appraisal which informed the production of the Draft SPD.

- 3.3 In response to the objections raised, a number of changes all of which were considered to be minor were made to the SPD. Further wording was added to clarify and expand upon the criterion set out in sections 2.2 and 2.3 of the SPD which set out the instances through which parking below the maximum standard may be appropriate. This included clarification of what is meant by a worsening of the parking situation, and to ensure that the safety and convenience of residents and other occupiers is taken into account. Additional wording was also included to clarify the difference between high and low accessibility zones for non residential uses.
- 3.4 Various changes were made to the standards for particular land uses set out in table 1 and 2 of the SPD. The most significant of these was to allow a higher level of provision for two bedroom dwellings in rural areas following an objection raised by the Warwickshire Rural Housing Association. In response to this further work comparing rural and urban car ownership within the district was carried out which confirmed that car ownership is slightly higher in rural areas. Other changes included amending the standard for tennis, badminton and squash courts and for general industry and storage and distribution in high accessibility zones.
- 3.5 In response to comments made by Warwickshire County Council the recommended dimensions for parking spaces were amended.
- 3.6 There was concern that as the SPD states that the maximum standard will be appropriate in most instances the standards will actually operate as minimum standards. It was suggested that this may be contrary to government guidance which requires that local authorities set maximum standards. However this approach as set out in Policy DP8 has been endorsed by the Local Plan Inspector through the inquiry process and therefore is considered to be consistent with national guidance.

#### **4. Implementation of the Policy**

- 4.1 Subject to approval by Executive it is proposed to adopt the SPD for use in decision making for development control purposes.

#### **5. Further Information**

- 5.1 For more information on the Supplementary Planning Document please contact Claire Parlett on 01926 456331 (email [claire.parlett@warwickdc.gov.uk](mailto:claire.parlett@warwickdc.gov.uk))

John Archer  
Head of Planning and Engineering  
October 2007