

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL –19 MARCH 2015

EXECUTIVE – 2 JUNE 2015

REPORT BY EXECUTIVE MEMBER FOR STRATEGIC PLANNING  
AND TRANSPORT

DRAFT APPENDIX TO THE DISTRICT PLAN CONCERNING VEHICLE  
PARKING STANDARDS

WARD(S) AFFECTED: ALL

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**Purpose/Summary of Report**

- This report presents revised vehicle parking standards which will form an appendix to the District Plan.

**RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE  
PANEL AND EXECUTIVE: That:**

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| <b>(A)</b> | <b>The draft District Plan Appendix concerning Vehicle Parking Standards be noted, with a decision on its final content being deferred and considered alongside the rest of the District Plan;</b> |
| <b>(B)</b> | <b>A replacement Supplementary Planning Document on Vehicle Parking be prepared alongside the District Plan which will include updated guidance on design issues.</b>                              |

1.0 Background

- 1.1 At present, the vehicle parking standards for East Herts are contained both within the Adopted Local Plan, 2007, at Appendix II, and within the 'Vehicle Parking Provision at New Development Supplementary Planning Document (SPD), 2008' which supplements the Adopted Local Plan and provides additional guidance on provision beyond the standards themselves. The existing 'maximum' standards reflect a local interpretation of the content of Hertfordshire County Council's 'Best Practice Guide: Parking Provision at New Development' (2003), which in turn was based on Supplementary Planning Guidance to the now

superseded Hertfordshire Structure Plan. The currently adopted standards are also based on the now deleted PPG 13, which only allowed for the provision of 'maximum' standards based on average provision of 1.5 spaces per dwelling across the district.

- 1.2 Recent decisions taken by Inspectors through Local Plan Examinations demonstrate a clear preference for including any policy requirements or standards within the Local Plan document itself. This report therefore presents a draft Appendix to the East Herts District Plan to enable new standards to be included which better reflect current circumstances and which, while partly based on the currently adopted parking standards, also reflect provisions contained within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

## 2.0 Report

- 2.1 Current guidance at Paragraph 39 of the National Planning Policy Framework (NPPF) indicates that, in setting local parking standards, regard should be had to the following:

- i) The accessibility of the development;
- ii) The type, mix and use of development;
- iii) The availability of and opportunities for public transport;
- iv) Local car ownership levels; and
- v) An overall need to reduce the use of high emission vehicles.

- 2.2 Parking standards should therefore strike a balance between delivering sustainable development which encourages the use of alternative forms of transport to the car, while recognising that East Herts is a rural district with a dispersed settlement pattern and a high level of car ownership.

- 2.3 The proposed vehicle parking standards identified within **Essential Reference Paper B** are largely reflective of the current adopted standards. However for clarity the proposed changes to these standards are identified below:

- i) Car parking standards are no longer referred to as being 'maximum' standards, which will enable provision to reflect local circumstances on a site specific basis;
- ii) Car parking standards for residential dwellings with 1, 2 or 3 bedrooms (Use Class C3) have been amended to allow for a

small increase in parking provision in comparison to current adopted standards;

- iii) Accessibility zones, which are currently in place, are maintained, but would now apply to all forms of development as opposed to applying solely to C3 use as under the current adopted standards;
- iv) The revised zonal system introduces greater flexibility by allowing the full car parking standard to be applied in all zones, dependent on local circumstances;
- v) There is now an acknowledgement that 'car free' developments may occasionally be appropriate in certain instances.

2.4 Plans identifying the location of the accessibility zones are not currently contained within the draft Appendix in **Essential Reference Paper B**. It is not proposed that the zones themselves will change, but the plans will need to reflect the allocations contained within the District Plan. The draft Appendix, including revised accessibility zone plans, will therefore be presented to a future meeting of this Panel in due course alongside the rest of the District Plan.

2.5 It should be noted that, as well as identifying parking standards, the currently adopted Vehicle Parking Provision at New Development SPD contains a considerable amount of design guidance. It is intended that a replacement SPD will be prepared which will contain updated design guidance, and that this would be prepared, and eventually adopted, alongside the District Plan.

### 3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

### Background Papers

- Vehicle Parking Provision at New Development SPD (adopted June 2008)

Contact Member: Cllr Mike Carver - Executive Member for Strategic Planning and Transport  
[mike.carver@eastherts.gov.uk](mailto:mike.carver@eastherts.gov.uk)

Contact Officer: Kevin Steptoe - Head of Planning and Building  
Control  
01992 531407  
[kevin.step toe@eastherts.gov.uk](mailto:kevin.step toe@eastherts.gov.uk)

Report Author: Chris Butcher - Senior Planning Policy Officer  
[chris.butcher@eastherts.gov.uk](mailto:chris.butcher@eastherts.gov.uk)