

Report to	Planning Committee
Date	13 August 2020
By	Director of Planning
Title of Report	Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document (SPD) – draft for consultation
Purpose of Report	Approve for consultation the draft Guidance on Parking for Residential and Non-Residential Development SPD

Recommendation: The Committee is recommended to

- 1) Approve the draft Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document for public consultation**
- 2) Delegate to the Director of Planning, in consultation with the Planning Committee Chair, authority to make further minor changes to the SPD prior to public consultation.**

I. Summary

- I.1 The South Downs Local Plan (SDLP) was adopted on 2 July 2019 and includes Development Management Policy SD22: Parking Provision. Along with compliance with all other relevant policies, this Policy permits development that provides an appropriate level of cycle and vehicle parking in accordance with the relevant adopted parking standards for the locality. This Supplementary Planning Document (SPD) is one of a number of SPDs and technical advice notes that are being prepared by the Authority following the adoption of the Local Plan, which aim to assist with its implementation.
- I.2 The Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document (SPD), referred to hereafter as the “Parking SPD”, provides parking standards for the South Downs National Park (SDNP). Therefore, the Parking SPD supports the implementation of the SDLP. The purpose of the Parking SPD is to give clear direction to all those involved in the planning decision making process regarding the provision of cycle and vehicle parking for new development in the SDNP. The Parking SPD applies to both residential and non-residential development and, along with some locally specific Neighbourhood Development Plan policies, replaces all previous standards provided by the county councils in the SDNP. The draft SPD forms **Appendix I** of this report.
- I.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) require local planning authorities to consult the public for a minimum of six weeks. The SDNPA’s Statement of Community Involvement (SCI) (Version 3, Aug 2017) states that consultation will be carried out on all development plan documents for a minimum of eight weeks. Officers have checked the SCI to ensure that this consultation complies with its requirements in full taking into account any current restrictions arising as a result of the pandemic.

- 1.4 Planning Committee Members are therefore asked to approve for public consultation the draft Parking SPD.

2. Structure and Key Requirements

- 2.1 The Parking SPD has two overarching principles: landscape led and sustainable location.
- 2.2 For residential schemes, these two principles will be applied to a development proposal, plus a parking calculator and together these will form the standard for determining parking provision.
- 2.3 The parking calculator uses data on expected levels of car ownership to give figures for the number of spaces to be provided by a residential scheme. The results from the parking calculator are a guide and may need to be varied as the principles of landscape led and sustainable location are applied to a residential scheme. The calculator forms appendix 2 of this report.
- 2.4 For non-residential schemes the two principles will be applied along with the parking numbers in table 2 on page 11 of the SPD (**Appendix 1**). The figures in table 2 are initial guidance and developers will need to carry out site specific parking assessment for a proposed scheme.
- 2.5 The two principles being applied to proposed schemes is to allow flexibility in decision making rather than rigidly applying parking numbers. This is to avoid harm to the landscape through visually intrusive parking provision in sensitive locations where the negative impact cannot be overcome through the design and arrangement of the proposed scheme. Also some locations may allow for a variation in parking provision due to the availability of alternative means of travel other than the private car.
- 2.6 Disability parking provision is explicitly covered in the guidance reflecting the importance of making development accessible for all users.
- 2.7 Cycle parking guidance is provided with separate standards for both residential and non-residential development.

3. Next stages

- 3.1 Planning Committee is recommended to approve the draft version of the Parking SPD and its parking calculator presented as **Appendices 1 and 2** respectively for public consultation for a period of eight weeks. The anticipated timetable for the Parking SPD is therefore as follows:

13 August 2020	Planning Committee authorises the draft SPD for consultation
Sep – Oct 2020	Statutory public consultation undertaken for an eight week period
Nov 2019	Produce consultation statement giving summary of main issues raised and how these have been addressed
Dec 2019 – Jan 2020	Consultation statement along with amended draft SPD made publically available for comment
Feb 2020	Planning Committee formally adopt the SPD

- 3.2 Statutory public consultation is anticipated to take place in September and October 2020 for eight weeks. The requirements of our SCI that documents be available at the South Downs Centre and notifications sent out can be safely met from the beginning of August 2020. However, if restrictions related to Covid-19 were to be increased, for example, places such as the South Downs Centre had to be closed to the public then there may be an unavoidable failure to meet the requirements of the SCI. In that case we would review the situation and take all necessary actions to meet both national and local guidance.

- 3.3 When the consultation is carried out the main issues raised will be summarised in a consultation statement, which will be made publically available along with the amended draft SPD for a further five weeks for comment. This is in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004. As a result of consultation changes may be made to the SPD and a revised version will be presented to Planning Committee for formal adoption.
- 3.4 When adopted the Parking SPD will be a material consideration in the determination of planning applications. The SPD will guide decision making to ensure the appropriate level of cycle and vehicle parking provision for new development whilst making the landscape led approach and sustainability considerations core to the process.
- 4. Sustainability Appraisal and Habitats Regulations Assessment screening**
- 4.1 The European Union Directive 2001/42/EC sets out legislation on the assessment of the effects of certain plans and programmes on the environment (known as 'Strategic Environmental Assessment' or 'SEA'). Where the Authority determines that SEA is not required then under Regulation 9(3) the Authority must prepare a statement setting out the reasons for this determination.
- 4.2 The SDNPA has therefore produced a draft SEA Screening Statement. Full determination cannot be made as to whether or not an SEA is required until three statutory bodies have been consulted: The Environment Agency, Natural England and Historic England. Nevertheless, and subject to the outcome of this consultation, it is not considered that the Parking SPD is likely to have any significant environmental effects, and therefore does not require an SEA.
- 4.3 As required by Habitats Regulations Assessment (HRA), the SDNPA has also assessed whether the policies and proposals set out in the Parking SPD will have any significant impacts on Natura 2000 sites, thereby necessitating an Appropriate Assessment to consider the impact on the integrity of any such sites. The HRA Screening Statement concludes that the SPD does not set the principle of development nor does it direct development to a specific location. Therefore, there are no linking impact pathways present and there are no HRA implications. Subject to the outcome of consulting the three statutory bodies listed in paragraph 4.2 above, it is considered that a full appropriate assessment is not required.
- 4.4 The combined SEA Screening Statement and HRA Screening Statement is presented as **Appendix 3** to this report.

5. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	Yes. The final version of the SPD will need to be adopted by Planning Committee. It is anticipated that the revised SPD will be presented to Planning Committee for adoption in February 2021.
Does the proposal raise any Resource implications?	The SPD has been produced using internal resources, with the exception of the work on the Parking Calculator which was carried out by a specialist external consultant. The remaining stages of the SPD will be completed using internal resources.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	The Parking SPD will guide decision making to ensure appropriate levels of cycle and vehicle parking in new development. Appropriate parking levels will benefit all persons including those with a protected characteristic. The SPD provides specific guidance to ensure that appropriate levels of vehicle parking are included in new development for those with a disability.

Are there any Human Rights implications arising from the proposal?	None.
Are there any Crime & Disorder implications arising from the proposal?	The guidance in the SPD will contribute to well designed, safer parking areas for all types of new development.
Are there any Health & Safety implications arising from the proposal?	None.
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy?	<p>1.Living within environmental limits</p> <p>The SPD supports policy SD22 and the expectation that parking areas in new development will contribute to ecosystem services, while protecting the landscape and contributing to the spatial strategy for the National Park.</p> <p>3.Achieving a sustainable economy</p> <p>Provision of appropriate levels of parking will support the movement of people and goods to ensure effective functioning of a sustainable local economy.</p>

6. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
Consultation on the SPD attracts significant objection, thereby damaging the reputation of SDNPA and/or undermining the adopted South Downs Local Plan.	3	2	<p>The SPD clearly links to adopted Local Plan policies that have been subject to independent examination.</p> <p>Where objections are made, they will be considered and where appropriate the SPD will be revised to take into account concerns that have been raised.</p>
Increase in Covid-19 restrictions results in the South Downs Centre being closed during the consultation with failure to meet the Statement of Community Involvement (SCI) requirement to make copies available. Consultation postponed as a result.	3	5	<p>If local restrictions were to be increased, we would review the situation and take all necessary actions to meet both national and local guidance.</p> <p>The SCI is due to be updated this year. When this happens it could be amended to require making copies available on the SDNPA website rather than hard copies. This amendment to the SCI would still comply with the legal requirements for planning consultation as the law was recently changed to allow copies to be made available online only.</p>

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Appendices	<ol style="list-style-type: none"> 1. Draft Guidance on Parking for Residential and Non-Residential Development SPD 2. Draft Parking Calculator 3. Draft SEA Screening Statement and draft HRA Screening Statement
SDNPA Consultees	Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning
External Consultees	None
Background Documents	<p>South Downs Local Plan 2014-33</p> <p>https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf</p> <p>Local Development Scheme</p> <p>https://www.southdowns.gov.uk/wp-content/uploads/2015/02/Statement-of-Community-Involvement-August-2017.pdf</p>