

**Meeting of the Cabinet – 7<sup>th</sup> December 2011**

**Report of the Director of the Urban Environment**

**Draft Review of the “Parking Standards Supplementary Planning Document” – Approval For Public Consultation**

**Purpose of Report**

1. To seek Cabinet approval to consult on the draft review of the “Parking Standards Supplementary Planning Document” for six weeks public consultation.

**Background**

2. The Council’s Parking Standards Supplementary Planning Document (SPD) sets out detailed guidance on the way Dudley Council expects parking standards and travel plans in the Borough to be applied. It is intended to inform the Development Control process and to provide a guide for developers and land use managers about the principles applicable to parking.
3. The initial Parking Standards and Travel Plans SPD was adopted in March 2007 with the intention of setting out guidance to apply the relevant policies within the UDP. Following the recent changes in National Policy in relation to parking standards and the partial replacement of the UDP by the Black Country Core Strategy (BCCS) (adopted February 2011) the SPD is now in need of revision. It also requires amending to cater for future expected parking levels for residential development.
4. This review is required for the following reasons:
  - To ensure guidance remains inline with good practice
  - To address the implications of the recently adopted Black Country Core Strategy and other policy updates
  - To take account of evidence gathered by Council appointed consultants, Phil Jones Associates. Surveys were carried out to analyse the local relationships between dwelling type, size, tenure, location and car ownership.
  - Update the document in line with the revised PPG13, Transport which was published in January 2011.
  - Update the evidence base for car parking standards and review formulas for parking standards where appropriate

- Reflect the view that Government is no longer stipulating that residential car parking standards should be expressed as maximums and that Local Authorities have the flexibility to set their own residential parking standards as they see fit.
5. There is an expectation in national policy that car parking will need to take into account expected levels of car ownership, alongside considerations of good design and the efficient use of land. The information within the tables in the draft SPD indicate the levels of expected parking which are based on the research undertaken by Dudley MBC in conjunction with Phil Jones Associates.
  6. The review of the SPD has been prepared in consultation with other Council Directorates. It will be available for a statutory 6 week public consultation period as set out in the Planning and Compulsory Purchase Act (2004) for any comments or suggested improvements. A copy of the reviewed SPD is available in the Member's Room or can be viewed electronically on the Council's 'Committee Management Information System' pages. The SPD is accompanied by a Consultation Statement explaining who the Council will be consulting, which will also be available in the Members Room and on the 'Committee Management Information System'.
  7. Any representations following this consultation period will be assessed and incorporated, if appropriate, into a final version of the document which will be presented to Cabinet later in the year for full adoption. The reviewed SPD will then become a material consideration in the determination of planning applications.

### **Finance**

8. All costs associated with the review and adoption of the Parking Standards SPD will be funded from within existing budgets.

### **Law**

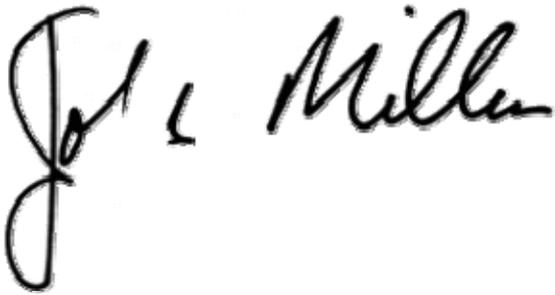
9. The review of the SPD is being prepared under the provisions of the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Development) (England) Regulations 2004 (amended 2008).

### **Equality Impact**

10. The draft review of the SPD has been prepared in accordance with the Council's policy on Equality and Diversity, ensuring that it provides benefits for adults, children and young people alike, promoting equal opportunities for all.
11. The SPD seeks to promote sustainable development and ensure that the infrastructure necessary to support future residential and commercial growth is delivered through the appropriate provision of car parking.

### **Recommendation**

12. The Cabinet are asked to approve the draft review of the Parking Standards SPD publication for a statutory public consultation period of six weeks.



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### **List of Background Papers**

Appendix 1 - Draft Revised Parking Standards Supplementary Planning Document