

<b>COMMITTEE:</b>	<b>CABINET</b>
<b>DATE:</b>	<b>WEDNESDAY 9 JANUARY 2002</b>
<b>SUBJECT:</b>	<b>DRAFT SUPPLEMENTARY PLANNING GUIDANCE ON NEW POLICY FOR PARKING STANDARDS FOR DEVELOPMENT IN EAST SUSSEX</b>
<b>REPORT OF:</b>	<b>DIRECTOR OF PLANNING, REGENERATION AND AMENITIES</b>
<b>Ward(s):</b>	All
<b>Purpose:</b>	To update Members on the draft Supplementary Planning Guidance for parking standards for development and to consider a number of options for amendment to the document.
<b>Contact:</b>	Lisa Rawlinson, Senior Planning Officer, Telephone 01323 415255 or internally on extension 5255
<b>Recommendations:</b>	<b>That Members support the basis of the draft Supplementary Planning Guidance and agree the responses to the amendment options at Appendix 1. However, wish to express serious concern about the maximum standard approach to car parking provision as this may be unreasonably restrictive and could stifle further development.</b>
<b>1.0</b>	<b><u>Introduction</u></b>

1.1	Members will recall that on 30 July 2001, Cabinet approved the draft Supplementary Planning Guidance on parking standards for development, for public consultation.
1.2	The draft Supplementary Planning Guidance (SPG) sets out the County Council's new policy for parking standards for new development in East Sussex.
1.3	The SPG is supplemental to the East Sussex and Brighton and Hove Structure Plan 1999-2011 but only applies to East Sussex.
1.4	The wider planning policy context for this SPG includes Government guidance and the Local Transport Plan.
1.5	The publication of recent Government advice in documents such as Regional Planning Guidance and Planning Policy Guidance Notes 3 and 13 (PPG3 : Housing and PPG13 : Transport), have seen major revisions to parking policy. The conclusion drawn from these is that the Government believes there is a need for a more prescriptive transport planning policy to ensure a sustainable future.
1.6	The County Council's Cabinet authorised consultation on the draft SPG in September 2001. The consultation process is currently being undertaken jointly between the County Council and the District and Borough Councils in East Sussex.
2.0	<b><u>Content of the SPG</u></b>
2.1	The guidance reflects Government policy in promoting maximum rather than minimum standards for parking provision at new developments. The existing standards for residential developments are not being altered, but they will now be maximum standards rather than minimum and their application will continue to take account of accessibility and other factors.
2.2	The maximum parking standards for <b>non-residential</b> development are detailed in the guidance. The standards which are to be demand-based provide a starting point which is adjusted in accordance with an agreed set of criteria.

2.3	Urban and Sub-urban areas are divided into zones with reference to their accessibility by all travel modes and levels of retail and commercial activity. Zones with greater travel choices and a more buoyant local economy can operate with lesser parking provision allowing greater floor space to be realised on the same site. The parking requirement of each zone type is as follows:	
	Zone 1 - 0-25% of parking standard provided on site	
	Zone 2 - 25-50% of parking standard provided on site	
	Zone 3 - 50-75% of parking standard provided on site	
	Zone 4 - 75-100% of parking standard provided on site	
	The range within each zone type gives flexibility to allow the actual parking provision to be adjusted to reflect specific site conditions.	
2.4	However a change to the above parking requirement has been suggested by the County Council. This amendment and the Council's proposed response are detailed at Appendix 1.	
2.5	The recommended zonal approach for Eastbourne is restricted to Zones 1, 2 and 3 for the town centre with the remainder of the Borough falling within a Zone 4.	
2.6	The guidance recommends the zones are updated if there are significant changes in the local economy or accessibility. The parking standard to be applied to a development also depends on Transport Assessment results and other policy requirements.	
2.7	With reference to the provision of parking for persons with disabilities, minimum standards will apply, in accordance with DETR Traffic Advice Leaflet 5/95 and they also apply to cycles and powered two-wheelers.	
2.8	The draft SPG enables an increase in the density of development that can be achieved on sites which are located in a buoyant economic environment and are served by a variety of travel choices. This encourages development to be located in such areas that are not solely reliant on the use of the private car for access.	

<b>3.0</b>	<b><u>Consultations</u></b>	
<b>3.1</b>	Supplementary Planning Guidance is a very useful planning tool but it is clear that it will be given more value in the planning process if it has been subject to consultation with appropriate bodies.	
<b>3.2</b>	Consultation on the draft SPG is currently being undertaken jointly between the County Council and the District and Borough Councils in East Sussex.	
<b>3.3</b>	A report back to Cabinet in the New Year will detail the responses received as a result of the consultation exercise and will provide a final version of the SPG for formal adoption.	
<b>4.0</b>	<b><u>Human Resource Implications</u></b>	
<b>4.1</b>	There are no staffing implications as a result of this report.	
<b>5.0</b>	<b><u>Environmental Implications</u></b>	
<b>5.1</b>	The SPG promotes sustainable development by retaining greater site area for landscaping or built form design, in areas that are not solely reliant on the use of the private car for access.	
<b>6.0</b>	<b><u>Other Implications</u></b>	
<b>6.1</b>	There are no financial, youth, anti-poverty, community safety or human rights implications as a result of this report.	
<b>7.0</b>	<b><u>Conclusion</u></b>	
<b>7.1</b>	This report updates Members on the draft SPG for parking standards in East Sussex and provides responses to a number of changes to the document which have been suggested by the County Council for consideration during the consultation process. Following the outcome of the consultation the Cabinet will be informed of the responses received and will be asked to consider a final draft.	

<p><b>Lisa Rawlinson</b></p> <p><b>Senior Planning Officer</b></p>	
<p><b>Background Papers:</b></p> <p>The Background Papers used in compiling this report were as follows:</p> <p>East Sussex and Brighton &amp; Hove Structure Plan 1991-2011</p> <p>Eastbourne Borough Plan (1998)</p> <p>Eastbourne Borough Plan (2001-2011) Revised Deposit Draft</p> <p>To inspect or obtain copies of background papers please refer to the contact officer listed above.</p>	