

We need more parking spaces, don't we?

Keith Lawson

Head of Development Management Essex County Council



# **We need more parking spaces, don't we?**

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**Head of Development Management**

**Essex County Council**



**Parking Standards**  
Design and Good Practice

September 2009

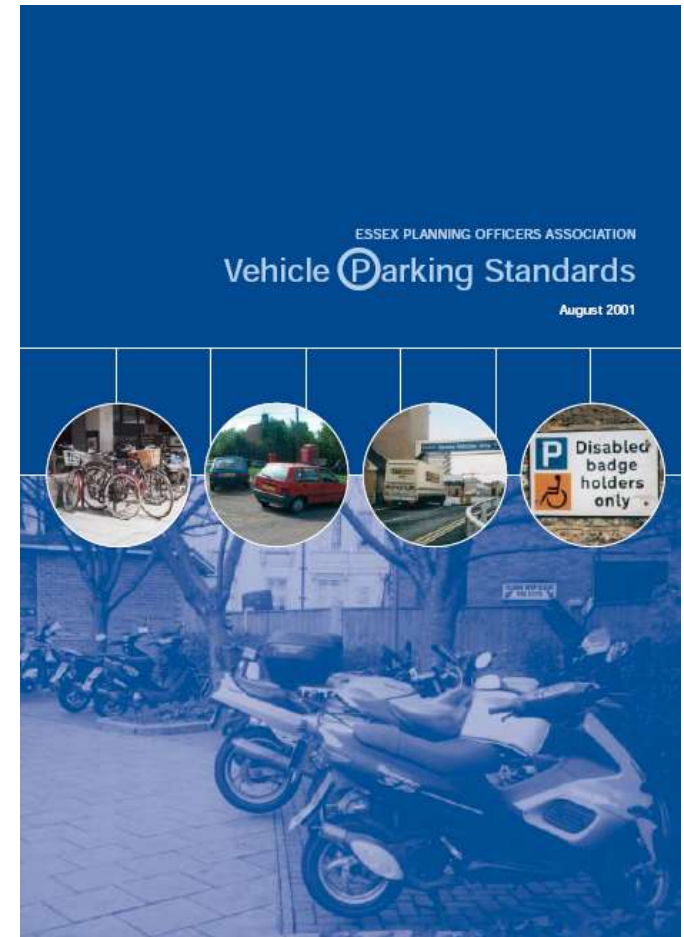
# 2009 Revised Parking Standards for Essex

Working in partnership with



# Why a new Essex Parking Design Guide?

- Concerns with residential standards
- Revisions to parking standards in PPG13 (2001)
- 2006 PPS3 on housing
- New Planning System
- Essex Planning Officers Association requested a review of 2001 Standards



# The Working Group:

- All LPA's in Essex invited
- Representatives from eight Local Authorities
- Officers from Essex County Council
- Backgrounds:
  - Planning Development Control,
  - Spatial Planning,
  - Urban Design,
  - Highways Development Management



# The Brief:



“Develop new parking standards for Essex that are functional, serve the community and enhance the living environment, deliver sustainable economic growth and employment.”



# What Status will the Guide Have:

- There was much discussion on this point
- County Supplementary Guidance under PPS12 would require one round of public consultation rather than 12
- Districts would then have to decide how to include it in there planning documents
- Power point presentations to District Members



# What the review group did:

- Looked at:
  - Background information and advice
  - Current practice via the South East Forum
  - Technical information
  - Visited recent developments both residential and commercial
  - Observed cause and effect of current standards and external influences
- Undertook residential surveys



# How we did it:

- The team visited 24 residential sites during the day by coach with respective planning officers in attendance
- Re-visited them in the evening
- Use classes were reviewed and the layout made more straight forward
- Engaged with planning colleagues through out the process







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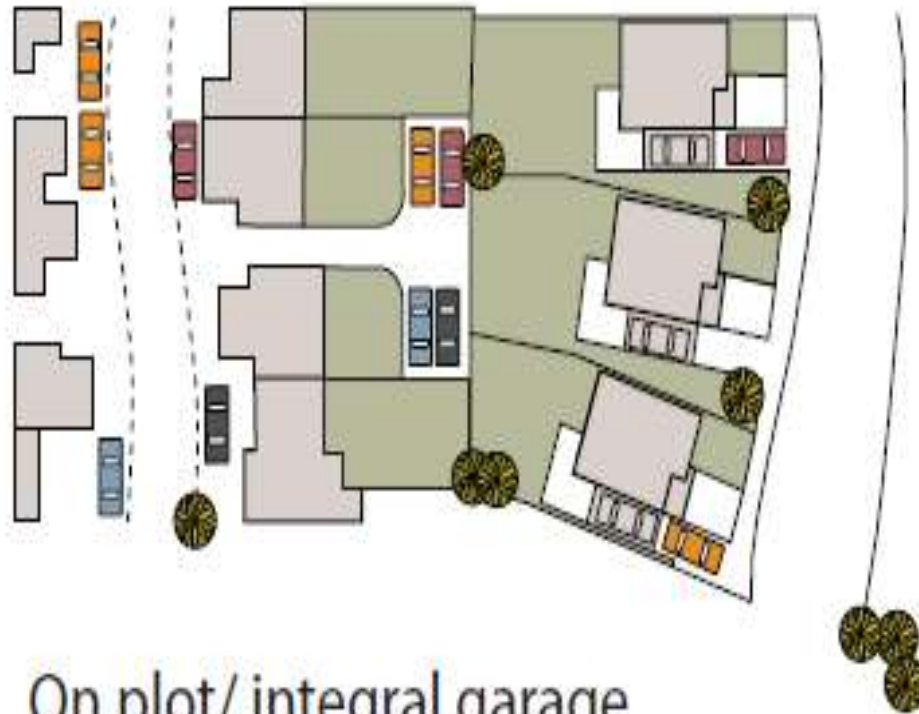
# What are the issues?

- Not what we thought they were
- Parking was about 2 spaces per dwelling
- Remote parking not used
- Not part of the built form
- 78% garages used for storage
- Not a tool for modal shift
- Step change required
- Design Guide approach was needed





# In-curtilage design



On plot/ integral garage

Cala Domus, Harlow

ref: p110 Car parking What works where

English Partnerships



# 2009 Residential Standards

- **Minimum standards (previously Maximum)**
- **0.25 spaces per dwelling visitor / unallocated**
- **Garage minimum size = 7m x 3m internal dimension, to be a parking space**

# Residential Setbacks:

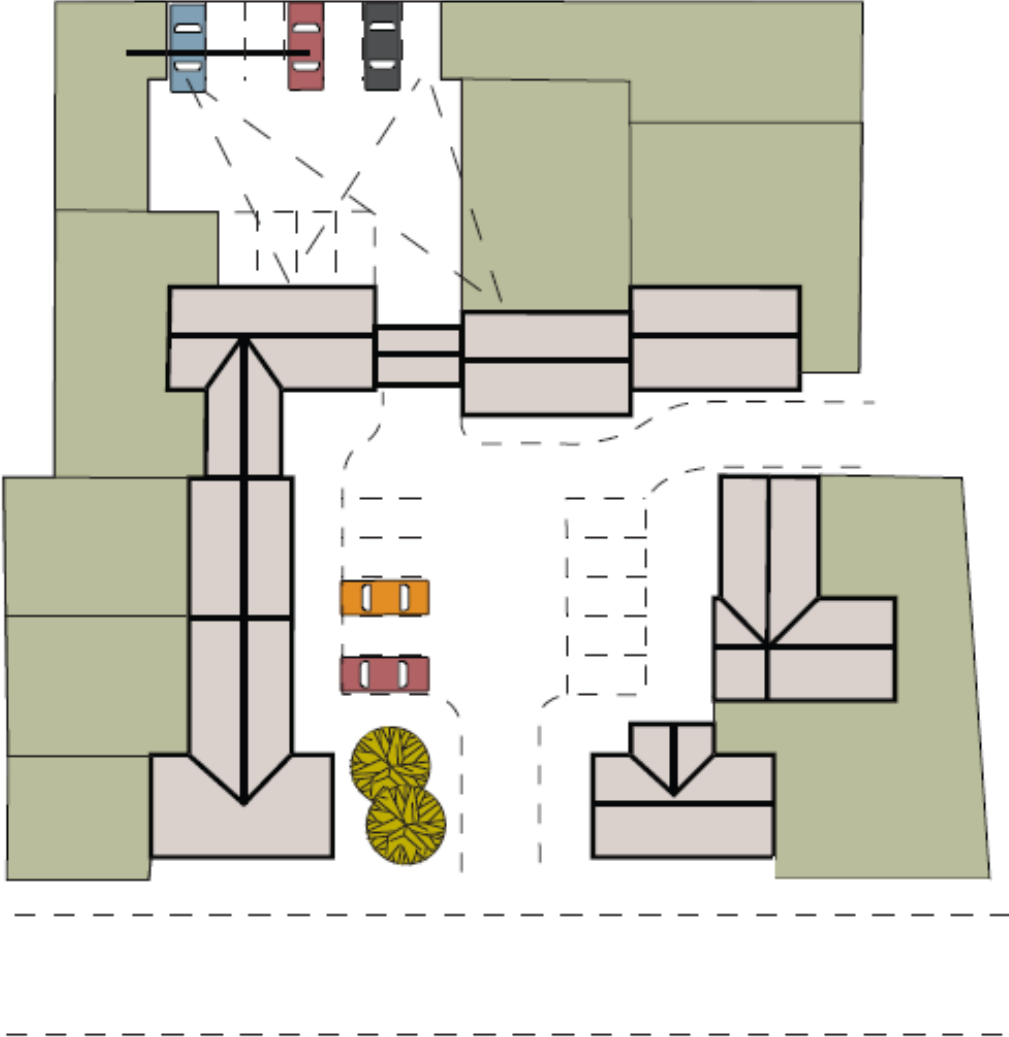


- Previous guidance of 1.5m setback lead to widespread abuse of vehicles overhanging driveways and parking over pavements and cycleways.
- 2009 guidance states that setbacks should be no more than 0.5m (to allow for the opening of a garage door), 0m (with gates) or at least 6m.

# Parking Court

overlooked rear spaces

small courtyard  
generously  
landscaped using  
appropriate planting  
and quality materials





# Parking Bays:



- Improved guidance on design, use and location.
- Parking Bay sizes – increased from min 4.8m x 2.4m to 5.5m x 2.9m to take into account of increasing car sizes
- Disabled parking bay sizes – increased in line with a standard parking bay.

# Cycles/Powered Two Wheelers:

## Powered Two Wheelers

- Standards revised to reflect realistic provision requirements.
- Previous standards required a large amount (generally an excessive amount at larger car parks).

## Cycles

- Standards for some class uses revised to allow for a more realistic level of parking.
- The 2009 standards still require generous amounts of cycle parking to encourage sustainable travel.

# Adoption:

- *Parking Standards Design and Good Practice* signed off September 2009 as County Council Supplementary Guidance
- District/Borough's can choose to append document to LDF as SPD
- Available on ECC website at: [www.essex.gov.uk](http://www.essex.gov.uk)



# What happens now on parking ?

Government Office and the Department of Transport did not respond to public consultation.

Strong Local Political Support.

If you have your evidence base you are ok the debate now seems to surround using the word Maximum rather than Minimum.

A lot of interest from the Conservative Party in what we are doing

**Any questions**