

Hertsmere Borough Council
Draft Revised Parking Standards SPD
(November 2013)

Pre-Formal Consultation Statement

1. Introduction

- 1.1 A review of the Council's Parking Standards SPD, which relates to the provision of off-street parking for new residential and non-residential development, has been undertaken.
- 1.2 The SPD was originally adopted in 2008 setting set out the Council's off-street parking standards for new developments and providing guidance on the levels of car parking, cycle parking, motorcycle parking and disabled parking that should be provided on development sites. An update in 2011 incorporated some changes in relation to accessibility zones and disabled car parking provision.
- 1.3 A limited number of further revisions are proposed as part of this consultation, summarised as follows:
 - 6 bedroom dwellings will require 5 car parking spaces per unit (and one additional space per bedroom thereafter). Previous guidance required 4 car parking spaces for 5 or more bedrooms.
 - Houses with additional habitable rooms on upper floors or in the roofspace will require 1 extra car parking space per habitable room above ground floor. Similarly, houses with 5 or more habitable rooms on the ground or lower ground floor with also require 1 additional car parking space per habitable room. In both instances, this is *in addition* to the basic off-street parking requirement.
 - Specific parking guidance for flats and bungalows in respect of additional habitable rooms
 - Guidance and encouragement for electric charging points for new developments
 - Guidance on levels of car parking provision for residential and non-residential development changing from 'maximum' to 'required' levels, to reflect the removal of any requirement to have maximum parking standards in national planning policy.
 - Takes account of other updated policy background.
 - Provides an update of changes in legislation and national planning guidance.
 - Provides greater clarity over how the Council will consider requests for parking permits from residents of new developments within existing Controlled Parking Zones, having regard to the Council's new Parking Management Strategy.
- 1.4 This statement has been produced in accordance with Regulation 12 (a) i of the Town and Country Planning (Local Planning) (England) Regulations 2012 and sets out those persons that have been consulted in the preparation of the draft revised SPD and how those persons have been consulted.
- 1.5 Once the formal consultation period has been completed, this statement will be updated to include a summary of the main issues raised by those persons and how those issues have been addressed in the draft SPD, pursuant to Regulation 12 (a) ii and iii of the afore mentioned Regulations.
- 1.6 The consultation has been undertaken in accordance with Regulation 12 (b) and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. Informal Consultation

- 2.1 Officers have undertaken a collaborative approach whilst reviewing and updating the Parking Standards SPD.

Officers:

- 2.2 Planning Policy Officers have undertaken an informal consultation amongst the Development Management (DM) team in order to gauge whether the proposed changes would be acceptable in practice in order to support appropriate development.

Members:

- 2.3 Planning Policy Officers delivered a presentation of the proposed changes the Hertsmere Member Planning Panel in September 2013. The Panel noted the proposed changes which were well received.
- 2.4 Following a limited number of further changes, the draft SPD was agreed by the Portfolio Holder for Planning and Localism on 29th November 2013 for consultation and on an interim basis in the determination of all planning applications registered on or after 9th December 2013.

Further:

- 2.5 The draft document was published on Hertsmere's website on the planning publications page with details setting out that the document is to undergo a period of public consultation.

3. Formal Consultation

- 3.1 The formal consultation period will run from 9th December 2013 to 20th January 2014.
- 3.2 All of the Council's Members and Planning Officers will be notified as well as several hundred interested parties, which have been identified from Hertsmere's development plans database.
- 3.3 The Draft document had been published on Hertsmere's website with the changes clearly highlighted using 'track changes'.
- 3.4 Appendix 1 outlines the specific groups that have been consulted, in-line with Hertsmere's Statement of Community Involvement.

Website

- 3.5 Pursuant to Regulation 12 (b) and 35 (1) a and b, a copy of the following will be made available on Hertsmere's website at the following location www.hertsmere.gov.uk on the planning consultations page.
 - This pre-formal consultation statement.
 - The draft revised SPD (November 2013)
 - A copy of the covering letter
 - A notice outlining the address where representations can be sent to (via letter and/or email) and by which date they are to be made by, including the address and opening times of the inspection points (including the Civic Offices as the principal office) where hard copies of the documents can be viewed.

Appendix 1: A List of statutory consultees.

London Colney Parish Council
Hertsmere Borough Council
Shenley Parish Council
Aldenham Parish Council
Elstree & Borehamwood Town Council
Stevenage Borough Council, Civic Offices
St Albans Council
East Hertfordshire District Council
Dacorum Borough Council
Broxbourne Borough Council
London Borough of Barnet
London Borough of Enfield
London Borough of Harrow
Three Rivers District Council
Watford Borough Council
Welwyn Hatfield District Council
North Hertfordshire District Council
Hertfordshire County Council
County Architectural Liaison
HCC Director of Environment
HCC Estates and Asset Management
Defence Estates
Defence Infrastructure Organisation (DIO)
Department for Transport
Natural England (Countryside Agency, EofE Region)
English Nature
Highways Agency
Hertfordshire Partnerships NHS Foundation Trust
National Grid Transco
National Trust
Nationalgrid Property
National Grid Plant Protection
Network Rail (Town Planning)
Royal Town Planning Institute
The Forestry Commission
The Planning Inspectorate
West Hertfordshire PCT
Veolia Water Central Limited
Hertfordshire Biological Records Centre, c/o
Environment Department
North East Thames Area Office