



Hertsmere Borough Council

Parking Standards Supplementary Planning Document
(2014)

Consultation Statement

July 2014

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.
 - Dwellings with 5 or more habitable rooms on the ground or lower ground floor will require 1 additional parking space per habitable room, over and above the basic off-street parking requirement, as will houses with habitable rooms on upper floors or in the roofspace. This proposed change has arisen following concerns that some planning proposals for new residential developments contained a number of rooms capable of being used as bedrooms which were given other room names on the submitted plans (for example gyms or studies). The potential for these to be used as bedrooms may well add to the parking requirement in the future.
 - Guidance on levels of car parking provision for residential and non-residential development will change from 'maximum' to 'required' levels. This reflects the removal of any requirement to have maximum parking standards in national planning policy.
 - Specific parking guidance for flats and bungalows in respect of additional habitable rooms
 - Guidance and encouragement for electric charging points for new developments
 - 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, with reference to the Council's new Parking Management Strategy. There is a clear presumption against residents of these developments being eligible for permits, meaning that those developments should seek to accommodate all of their off-street parking requirements within the development.
- 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 ran from 9th December 2013 to 20th January 2014.
- 3.2 All of the Council's Members and Planning Officers were notified as well as 375 interested parties, who have been identified from Hertsmere's development plans database.
- 3.3 The Draft document was 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 During the public consultation and pursuant to Regulation 12 (b) and 35 (1) a and b, a copy of the following was made available on Hertsmere's website at the following location www.hertsmere.gov.uk on the planning consultations page.
 - A 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.

4. Consultation response summary

4.1 A total of 3 responses were received.

Summary of the main issues raised by consultees:

4.2 A table detailing all comments that had been raised during the consultation process and an officer's response to those points raised (where required) can be found in appendix 2 of this statement of consultation.

4.3 One respondent commented more generally with wider points on parking in the Borough, another objected to the increase in parking spaces required for each dwellinghouse, while the third largely supported the SPD, while making a number of comments and suggesting additions.

How those issues have been addressed in the SPD

4.4 A table detailing the proposed changes to the draft SPD as a result of the consultation comments can be found in appendix 2. The main changes that have been made are as follows:

1. Paragraph 3.11 has been added to the SPD to reference a growing need to provide for the storage and charging of electric scooters on new developments.
2. Greater clarity has also been added to both the residential and non-residential parking standards for extra care housing. This clarifies that Extra Care housing will be considered against the C3 parking requirements unless it can be demonstrated that it is specifically for frail older persons.
3. To remove any ambiguity around habitable rooms in flats and bungalows, the SPD now only requires additional parking where there is a combined total of 6+ habitable rooms and bedrooms.

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

Appendix 2: Summary of Representations Received

Respondent	Comment Type	Summary of Representation made	HBC officer response	Text changes
1	Commenting	Parking problems have been caused in roads adjoining new CPZs, and there has also been an increase in car use which needs to be addressed. Comments that current policies do not account for this, and encourages planning for future growth in car use.	This is not within the scope of the SPD. The comments about the CPZs have been passed on to the Parking Team.	None required
2	Objecting	Objects to the increased number of parking spaces required for new developments on the grounds that it encourages private car use. References Core Strategy CS26 <i>Promoting alternatives to the car</i> and other planning authorities who are reducing parking on new developments to encourage sustainable transport use.		None required
3	Supporting	Supports new standards for elderly persons housing. Suggests provision of electric charging points on new developments of over 30 units (rather than 50). Suggests facilities	The growing need to provide for the use of electric scooters is acknowledged, and although it is not considered to be necessary to make these a requirement on all new development, it is considered that	A paragraph has been added to the SPD to reference a growing need to provide for the storage and charging of electric scooters on new developments (Paragraph 3.11).

		to charge electric scooters. Suggests flexible cycle parking for conversion to a car parking space if necessary. Supports car free residential development. Supports proposed parking standards for business use including garages and vehicle-related businesses. Comments that the Council needs to take action to prevent churches etc. hiring parking spaces to businesses where this is a breach of planning conditions, and to ensure changes of use of parking spaces to recycling facilities etc. apply for permission where needed. Supports shared business and residential parking on new sites where appropriate. Suggests provision of parking on rural land adjacent to towns where it could improve access to facilities and/or reduce congestion. Consideration should be given to allowing parking for scooters, as well	this document should encourage their provision.	
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		as parking and charging points for electric scooters the use of which is increasing amongst the population as people live longer.		
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