



Council supplementary guidance on 18 September 2009.

6. Following the County Council decision, officers have investigated how the new parking standards could be adopted as planning policy by this Council. The current Development Plan for Epping Forest District includes the "saved policies" of the Local Plan and the Local Plan Alterations. Policy ST6 (vehicle parking) of the Local Plan Alterations states that the Council will expect all development proposals to provide on-site parking in accordance with the adopted 2001 standards or its successor documents. As the new parking standards of 2009 are "successor documents" these can be linked into the existing Policy ST6.
7. Paragraph 6.3 of PPS12: Local Spatial Planning refers to supplementary guidance produced by a County Council and advises that such guidance is not a supplementary planning document. However where appropriate consultation and sustainability appraisal has been carried out the supplementary guidance can be afforded a weight commensurate with a supplementary planning document in decision making. This is more likely to be the case where the supplementary guidance is endorsed by the District Council.
8. We are satisfied that the County Council carried out consultation on the draft parking standards in accordance with Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended. We are also satisfied that the County Council conducted a process of strategic environmental assessment/sustainability appraisal that has influenced the final version of the document.
9. The Head of Planning received an email from GO East on 10<sup>th</sup> December 2009 raising concern over the use of minimum parking standards across Essex for residential areas. GO East also referred to PPS3: Housing which allows local planning authorities some discretion in setting parking standards for their area provided the approach can be justified. GO East were of the opinion that minimum parking standards may be justified for specific areas. However they had reservations about whether this approach should be applied to the whole of the County.
10. Essex County Council carried out extensive survey work on current parking problems within residential developments in the County. Officers are satisfied that the evidence collected shows that the problem of under provision is common to all areas of the County including Epping Forest District. The survey work also highlighted other common problems for example changes to the minimum dimensions for garages required by increases in vehicle size.
11. Notwithstanding GO East's reservations, The Committee remain satisfied with the approach taken by Essex County Council.
12. Accordingly we are recommending that this Council adopts the new parking standards as supplementary guidance.
13. The full Parking Standards document is available from the Essex County Council website on the following link:

[http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/content/binaries/documents/Parking\\_Standards\\_2009.pdf?channelOid=null](http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/content/binaries/documents/Parking_Standards_2009.pdf?channelOid=null)