

North East Derbyshire District Council

Cabinet

7 November 2019

**Proposed Residential Parking Strategy
Pilot parking projects in Holymoorside, Apperknowle and Ashover**

Report of Councillor Richard Welton, Portfolio Holder for Housing

This report is public

Purpose of the Report

- To consider the adoption of a new Residential Parking Strategy (**Appendix 1**) to improve the parking provision in North East Derbyshire.
- To consider and seek approval to progress three pilot parking projects in the priority areas of Holymoorside, Apperknowle and Ashover.

1 Report Details

- 1.1 Each part of the District has different parking needs, requiring solutions unique to the location. The proposed strategy sets out a number of ways to deliver more parking. This is likely to be a mix of driveways on individual houses and shared parking areas.
- 1.2 The strategy outlines a new approach to proactively support customers through technical advice and an easy to use application process so they can install their parking through an appropriately skilled person/contractor.
- 1.3 The strategy also sets out an option appraisal process (**Appendix 2**) to review old outdated garage/plots sites which have the potential to provide a funding source.
- 1.4 Three pilot projects have been identified in priority areas of Holymoorside, Apperknowle and Ashover.
 - a. **Holymoorside** - There is a significant parking problem in Holymoorside, specifically in the area close to the local primary school and in the neighbouring Cul-de-sac Pinfold Close. Following a meeting with the local Ward member it was agreed that Rykneld Homes Ltd (RHL) would undertake an initial survey of the area with a view to providing additional parking. This can be achieved by making use of the existing garage site and grassed open spaces. A member of staff from the Council's Engineering team is working with RHL to provide options after surveying utilities, services and the position of trees in the area. Following formal approval to proceed, RHL will commence consultation with local residents and

discuss design options with the local ward member in the first instance, with a further report to Cabinet.

- b. Apperknowle** – This is a further priority area where there is a lack of parking for local residents. The ward member for Apperknowle asked RHL representatives to meet with the local community to respond to complaints about the lack of parking in the area. This meeting also provided an opportunity to discuss future parking solutions for the area. Following positive feedback, it was proposed that a further meeting be held in January 2020 to provide some parking options based on what is feasible in the location. Following approval to progress this project, RHL and the engineering team will undertake a survey and develop options for the area.
- c. Kelstedge**, – There have been long standing issues and complaints about parking in a specific area of Westedge Close, Kelstedge. Representatives from NEDDC and RHL have been invited to numerous Parish and County meetings to respond to complaints from residents and local ward members. There is a former garage site that could be used for housing development, but which has yet to be investigated. This could generate funding for NEDDC which could be used to provide some parking solutions in both Kelstedge and in the village of Ashover. An initial survey was undertaken recently to facilitate an options appraisal for the site. Formal approval is now sought to progress this project.

2 Conclusions and Reasons for Recommendation

- 2.1 The three areas proposed as priorities are areas that have had numerous complaints and longstanding issues with lack of parking. In Holymoorside there are also health and safety concerns relating to the lack of parking near the Primary school on a busy main road.
- 2.2 Lack of parking facility has been identified as the number one issue identified in annual customer satisfaction surveys.
- 2.3 The numbers of cars congesting estate roads continues to increase causing access problems and damage to grass verges and estate aesthetics.
- 2.4 Current parking provision for through garage sites is outdated, not fit for purpose due to increase in car size and located away from customers' homes. This has led to a decline in the number of people on waiting list and an increase in vacant garages and garage plots.
- 2.5 The current position is not sustainable in the long term.
- 2.6 A proposed review of the old outdated garage/garage plot sites has the potential to deliver funding for new parking provision and deliver brownfield development sites for new housing.
- 2.7 All proposals will be seen by the Asset Management Group prior to consideration for approval.

3 Consultation and Equality Impact

- 3.1 A programme of resident consultation will be undertaken before any parking solutions are finalised.
- 3.2 The review of garage sites would consider usage and potential options for alternative local parking provision. Where appropriate this will include consultation with local users and could consider re-provision for displaced garage site tenants. Owner Occupiers using garage sites for access to their properties (potential easements by prescription) would be considered as part of this process.
- 3.3 There are no equality impacts arising from this proposal.

4 Alternative Options and Reasons for Rejection

- 4.1 Do nothing – this option is not recommended due to the increasing number of cars on estates and the declining demand and increasing investment required in existing garage parking provision.
- 4.2 Invest in garage sites – this is not recommended due to the change in customer expectations, people prefer to park their cars next to their home.
- 4.3 Increase rent payments to pay for new parking facilities to each individual home. This is not recommended because the repayment period is economically prohibitive and not economically viable for customers on low incomes.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 The proposed option appraisal process will identify potential funding opportunities to cross subsidise the delivery of new parking provision.

5.2 Legal Implications including Data Protection

- 5.2.1 There are no legal or Data Protection implications arising from this proposal.

5.3 Human Resources Implications

- 5.3.1 There are no Human Resource Implication arising from this proposal.

6 Recommendations

- 6.1 Cabinet considers and agrees the proposed new Residential Parking Strategy.
- 6.2 Cabinet agrees to give delegated power to the Chief Executive Officer in consultation with the Leader and the Portfolio Holder to approve the three pilot projects in Holymoorside, Apperknowle and Ashover once full details are known.
- 6.3 Cabinet refers the delegation to Standards Committee with a view to including a permanent delegation in the Council's Constitution to approve projects dealing with parking problems.

7 Decision Information

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC: Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>No. The proposal applies to all District Wards but the effect of this report is not significant, so it is not a key decision.</p>
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	<p>No</p>
<p>Has the relevant Portfolio Holder been informed</p>	<p>Yes</p>
<p>District Wards Affected</p>	<p>All</p>
<p>Links to Corporate Plan priorities or Policy Framework</p>	<p>Our Residents</p> <ul style="list-style-type: none"> • Help Communities address local issues and concerns • Improving housing stock <p>Our Services</p> <ul style="list-style-type: none"> • Creating a safe district in which to live and work

8 Document Information

Appendix No	Title
1	Residential Parking Strategy
2	Appraisal Process
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
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