Consultation and supporting statement
St Georges Court, E17 3NL

Statement in support of a full planning application for vehicular parking spaces with pedestrian and vehicular access.

April 2017 v2
1.0 **Introduction**

This document includes a statement from the London Borough of Waltham Forest Senior Development Officer followed by:

Statutory Consultation invitation (Appendix 1)
Highways and PLM environment report (Appendix 2)
Proposed Parking and landscape plan – shown at consultation (Appendix 3).
2.0 Statement from the London Borough of Waltham Forest
Senior Development Officer

St Georges new build scheme – planning application for a replacement car park for original
Following the rejection of the application for a replacement car park for the demolished original. Please find below supporting statements for a new application. I have copied in Cllr Richard Sweden who represented the views of the residents and helped us reach agreement so that we could commence work on the 8 homes for social rent.

Background
Prior to any building proposal St Georges estate had a landscaped car park with 28 marked out bays. The new scheme removed parking on a temporary basis and replaced the car park with 17 bays. The 8 new houses are to be excluded by means of the tenancy agreement from parking in those bays. However there is no parking management in operation on HRA land.
Residents were angry at the loss of their car park once contractors tried to hoard it off for the build. They were also angry that the new scheme resulted in a reduction of parking bays. The residents organised themselves and in shifts barricaded the gates, received local press coverage and demanded meetings with the Council. Over 6 months we met several times with residents to try and reach a compromise that would allow us to build the new homes. Proposals based on temporary parking solutions followed by the planned reduction to 17 bays were outright rejected. Highways would not allow residents to (permanently) join the existing CPZ schemes in the area.

The residents, supported by their local councillor, Richard Sweden, felt therefore that a replacement car park to bring the total number of parking bays up to 28 again was only fair. Residents themselves suggested the area outside the new heating plant as a preferred location for additional car park bays. Residents were consulted via meetings on the proposals and an increased number of wheelchair bays were found to be necessary due to the number of residents with mobility issues. A final meeting attended by Cllr Sweden, Highways and residents saw this proposal to apply for planning to create a new permanent area of parking in addition to the 17 bays being created in the new build scheme accepted and residents then made no further efforts to halt construction.
2.0 cont. Not an increase in parking provision
This planning application for 10 bays (including 2 wheelchair bays), brings the number of parking bays, when combined with the 17 allowed for in the new build planning permission, to 27 which is under the original 28 bays by one bay. There is therefore no additional parking to what was there before.
All residents at St Georges and Whipps Cross House were consulted via s105 consultation carried out in February 2017 on the proposal to create new car parking on the existing area in front of what is now the new energy centre. No objections or comments were received on the proposal. The letter and plan sent out are attached.

Safe Access to play area
In terms of safely accessing the retained existing play area a form the entry to the area, a length of new 1100mm high timber fencing with a gate will run from the existing cobbled mounds that surround the other 3 sides of the area so it is enclosed. Access to the play area from the existing St George’s Building will be from the rear access on the left hand side of the building, which is only 10.0metres from the new play area gate. Access to the play area from the new 8 dwelling houses will be across the new shared surface to the access way down to the new parking area; people can either stay on the shared surface down to the play area, or turn to their right and use the existing pathway which is at a shallower gradient to the shared surface.
In terms of amenity the planting on top of the cobbled mounds will be retained. The area proposed for car parking does not have play equipment, and there are other grassed areas to the side of St Georges and to the front of the building.
Appendix 1 - Statutory Consultation invitation
Dear Sir/Madam,

Statutory Consultation – Secure Council Tenants of 287 and 289 Wood Street E17 (Flats 1-124 St Georges Court & 1-22 Whipps Cross House) - Section 105 of Housing Act 1985
St Georges Court and Whipps Cross House Parking provision development proposal

The London Borough of Waltham Forest is intending to apply for planning permission for parking provision (in addition to the parking already to be provided as part of the new homes to be constructed) at St Georges Court and Whipps Cross House.

Under Section 105 of the Housing Act 1985 the Council has a legal obligation to consult its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or demolition of houses let by them, or changes in the provision of amenities.

This letter is our consultation with you about the parking provision development proposal at St Georges Court and Whipps Cross House in compliance with this statutory duty. At the same time, we are informing leaseholders of our proposals as we would welcome their comments too as leases may need to be varied. Any matters raised by leaseholders will be dealt with separately from the Section 105 consultation.

We have enclosed with this letter a drawing showing the parking provision proposal, which involves the remodelling of amenity space. The proposal includes:

- Loss of amenity space to provide 10 parking spaces (two being disabled parking bays) and one motor cycle bay – Note, the drawing also shows the 17 parking spaces (two being disabled parking bays) that already have planning consent.
- New surface finish to parking areas.
- New line markings.
- Refuse arrangement changes.
- Removal of existing gate to proposed lower parking area.
- Removal of two trees and retainer bays.
- Provision of two new trees and shrubs adjacent to play area.
- Hard and soft landscaping changes.
- New fencing and gate to play area.
- New bollards.
- New pedestrian ramp and balustrade.
- New lighting columns.
We would like to know your views on the proposal. You can provide your views by:

- Email to: housingdevelopment@walthamforest.gov.uk
- In writing to: Waltham Forest Housing, Cedar Wood House, 2d Fulbourne Road, Walthamstow E17 4GG marked for the attention of Sonia Gibson.

Please make sure we receive your comments in writing by 5pm on Monday 6th March 2017.

Before making a final decision on this matter we will consider all representations made in response to this consultation exercise.

In accordance with section 105(5) of the Housing Act 1985 a copy of the arrangements for this consultation is available online at http://www.walthamforest.gov.uk/dhwf-StGeorgesCourt and for inspection at Waltham Forest Council, Cedar Wood House, 2d Fulbourne Road, Walthamstow E17 4GG between 9am and 5pm, Monday to Friday. In addition, a copy of the arrangements will be given to any member of the public who asks for one.

Comments on the proposals may be used to update design drawings in preparation for a proposed planning application. At the planning application stage, residents will have a further opportunity to comment on the proposals as part of the statutory planning application process.

If you have any questions about this letter please contact Sonia Gibson or Louise Hannah on 020 8496 5548/3535 or at housingdevelopment@walthamforest.gov.uk.

Yours faithfully

Sonia Gibson
Development Officer
Strategic Housing

cc Ward Councillors

Enc.
Appendix 2 - Highways and PLM Environment report
1. SUMMARY

1.1. A decision is required on the way forward for:

1. Temporary parking arrangements

2. Permanent parking arrangements

2 RECOMMENDATIONS

2.1 Temporary CPZ permits, one per unit, are to be made available on application for residents of Whipps Cross House and St Georges Court for a maximum 12 month period. No visitor vouchers can be applied for.

As a permanent solution the new car park area of 28 bays within the St Georges Boundary is included in a "mini" CPZ which would be patrolled by Highways allowing anyone with a permit to park there. Residents in Whipps Cross House are included in an existing CPZ.

3 REASON FOR DECISION

3.1 A decision is required in order to commence construction of the new homes. Construction works are now 6 months delayed due to residents barring access to the site due to loss of existing car park on a temporary basis whilst works are underway and also due to reduction of provision on a permanent basis. The delay has the potential to cause substantial additional costs to the Council.

4 BACKGROUND

4.1 Housing carried out a survey on car parking on Council housing estates and as a result recommended that pilot parking schemes were trialled on five estates to establish a car parking policy for estates. We are aware that a borough wide parking policy is now being formulated and that this will propose that housing estates are incorporated into Controlled Parking Zones.

4.2 As part of the Council’s New Home building Programme 2015-18 we are in contract with Keepmoat to build eight new two bed houses (with no right to park) and 17
parking bays to replace the existing 26 bay car park at St Georges Court /Whipps Cross House. The target completion date for the new homes is March 2017 and the development is supported by the Local Growth Fund.

4.3 There has been no progress on site since residents barricaded the gates in July to prevent contractors and staff entering to demolish the existing garages and suspend parking.

4.4 Residents have objected to removal of 26 bay car park without providing any temporary parking provision and maintain that 17 bays in the new scheme is not sufficient for the number of units on the estate. There are 77 existing flats and there will be 85 units in total with the addition of the new houses. However the new homes tenancies will stipulate that these be car free apart from one house for a disabled person which will have a dedicated wheelchair car space.

4.5 There is no parking management in place so non-residents can and do park free of charge. A parking management project is being conducted by Housing with pilot schemes currently underway. Inclusion of existing car parks within a CPZ is one of the options which will be put forward. The permanent solution should reflect what the wider parking management strategy will be when it is agreed.

4.6 No agreement on how the parking issue can be best resolved has been reached. The Council is incurring costs for the delay and this means that the Council's objective to meet new build home targets for March 2017 risks being compromised.

5 CONSULTATION

5.1 The scheme received planning permission following consultation on 5th January 2016 and a s105 consultation was carried out with a report published on the Council website.

5.2 A letter and door knocking parking survey was carried out at St Georges Court and Whipps Cross House in August.

5.3 Following the blockade a meeting with residents and the Council was held on the evening of 27th July at St Georges Court attended by around 40 residents and Cllr Richard Sweden.

5.4 A meeting was held with Housing following the barricade of the gates to discuss the best way forward.

5.5 Meetings have been held with Highways to discuss CPZ inclusion on temporary and permanent basis and alternatives. Highways have asked for a parking management strategy for the site.

5.6 Cllr Sweden and a resident representative have been kept informed and updated of current proposals and a further meeting will be held with residents once a proposal for both temporary and permanent parking is decided.

6 CONSULTATION ANALYSIS RESULTS / PROPOSALS

6.1 From the survey we know that as of August there are 33 car owning residents including two blue badge holders. 11 are residents of Whipps Cross House. 22 are residents of St Georges Court.

6.2 Result of the consultation with residents as follows:
Residents rejected a proposal by the Council to provide 26 permanent permits as they felt that there was no fair way of allocating permits as there would be more cars than permits.

Residents said they wanted access to temporary CPZ permits for duration of works followed by permanent inclusion in the CPZ zone for all residents so that residents could also apply for visitor vouchers.

Residents requested a meeting with Highways to press their case for the estate to be included in a CPZ zone as a permanent solution.

Residents suggested increasing the parking provision on site by using the landscaped area behind the car park.

In response to the resident consultation architects were commissioned to design additional parking. A scheme which would increase the total number of bays to 28 (including 3 wheelchair spaces) has been created and will be submitted to planning. This increases the original provision by 2 spaces. There has been no agreement on how best to allocate the bays.

6.3 Proposal for Temporary Parking: Following Consultation with Highways there is agreement in principle that 12 month access to CPZ area can be made available. However this would be on the basis of one permit per unit, that the temporary 12 month period will not be extended and that visitors permits cannot be applied for.

6.4 Proposal for Permanent parking: If residents insist that parking is not sufficient given the survey, the 28 bays could be allocated to St Georges Court in a “mini” CPZ where they apply for permits online and Highways enforce parking whilst it not being an official CPZ. Whipps Cross could be included into an existing CPZ. From our survey of the 24 flats at Whipps Cross, 11 have a car. This would satisfy the residents as it would be more like a CPZ which is what they requested from the Council at the meeting. However Highways note that no residents from the estate have written to request inclusion in a CPZ area.

7 IMPLICATIONS

7.1 Financial

7.1.1 Permanent Parking: Highways would need to agree the enforcement of a “mini” CPZ area on St Georges Court and Whipps Cross being included in an existing CPZ. Revenue would be generated from parking penalties. Wheelchair bays which would be available for blue badge holders only. As no barrier would be required at entrance there would be no administration for housing and no maintenance costs from maintaining a barrier. Highways would need to be in agreement. The residents and local councillor would be happy with a solution that involved inclusion in a CPZ and unlikely to block construction further.

7.1.2 Temporary Parking: Lack of accessibility to visitor vouchers will not be welcomed by residents.

7.2 Alternatives Considered

Permanent Parking: 28 bays are provided overall. The bays are free of charge and not allocated. Access to the bays is restricted by a fob operated barrier at the entrance which will prevent non residents accessing the car park and also prevent the 8 new homes from parking. There is no access to the existing CPZ. The fob operated barrier may be expensive to maintain. As there are less spaces than current car owners there will be dissatisfaction with this solution.
however the number of bays provided will be 2 more than originally supplied. There is no management of bays other than a restricted entry. Fobs would be recharged if lost. There would be increased administration for housing management.

7.3 Consultation
7.3.1 A resident meeting will be held once the agreed temporary and permanent solution has been agreed by Cllr Loakes.

7.4 Timescale
7.4.1 The decision on the temporary parking proposal needs to be made by 10th October to demonstrate to Keepmoat that the council is working for a solution and to allow time for uploading of addresses to the CPZ database and residents to apply on line for permits before the car park is hoarded off.
7.4.2 The decision on permanent parking needs to be made as soon as possible in order to satisfy residents that there will be a workable reasonable long term plan.

7.5 Legal
7.5.1 The additional bays to the original planning permission will need to have full planning permission including consultation with residents.

7.6 Human Resources
7.6.1 Staff resources for the investigation, consultation, design and implementation can be fully funded within budgets made available.

7.7 Health Impact Assessment
7.7.1 There are no issues specifically relating to health arising from this report.

7.8 Equality Impact Assessment
7.8.1 There are no issues specifically relating to health arising from this report
7.8.2 Gender
There are no issues specifically relating to gender arising from this report.
7.8.3 Age
There are no issues specifically relating to age arising from this report

7.9 Disability
7.9.1 A survey has been carried out to identify blue badge holders who require parking on site.
7.9.2 Race / ethnicity
There are no issues specifically relating to race/ethnicity arising from this report.
7.9.3 Faith / religion
There are no issues specifically relating to faith and religion arising from this report.
7.9.4 Sexual orientation
There are no issues specifically relating to sexual orientation arising from this report.
7.9.5 Climate Change Impact Assessment
There are no issues specifically relating to climate change impact arising from this report.
8 CONCLUSIONS

7.1 The decision on both recommendations needs to be made urgently to avoid further delay which would incur costs and an impediment to achieving the Council's home building targets.

Approved by

Date: 14/10/16

Cllr Clyde Loakes  
Cabinet Member for Environment

Approved by

Date: 14/10/16

Vala Valavan  
Director of Highways
Appendix 3 Proposed parking and landscape 2