



Notice of the adoption of Essex Parking Guidance - Supplementary Planning Document

In accordance with

The Planning and Compulsory Purchase Act 2004 (as amended)

The Town and Country Planning Act (Local Planning) (England) Regulations 2012 (as amended)

Notice is hereby given that (in accordance with above-mentioned legislation) Castle Point Borough Council formally adopted the 2024 Essex Parking Guidance as Supplementary Planning Document (SPD) on 8th October 2025 and revoked the Essex Parking Standards September 2009.

In line with Chapter 9 of the National Planning Policy Framework, the 2024 Essex Parking Guidance delivers advice to planners, developers, architects and members of the public to:

- a) Determine appropriate levels of parking provision for new developments.
- b) Assist the determination of planning applications by ensuring that applications submitted include an appropriate level of cycle parking, car parking and electric vehicle parking provision.
- c) Ensure that parking designs and arrangements operate effectively and safely.

The Parking Guidance is designed to ensure that new developments achieve a balanced approach between encouraging a reduced reliance on private vehicles whilst still providing sufficient parking arrangements. The guidance ensures the provision of safe and accessible travel by all transport modes, in a way that does not prejudice the safety or quality of new development.

The recommended parking requirements for Essex developments are defined within the guidance and incorporate essential design principles and technical provision details. The guidance includes provisions for private vehicles, electric vehicles (EV), powered two-wheelers (PTWs), disabled motorists and cyclists.

The draft Essex Parking Guidance was published for consultation by Essex County Council on behalf of the Essex Planning Officers Association on 16th October 2023 to 16th February 2024 in accordance with Regulation 13 of the Town and Country

Planning (Local Planning) (England) Regulations 2012 (as amended). Modifications have been made to the Essex Parking Guidance in response to the consultation.

The key changes made include:

- More detailed connectivity mapping to enable better implementation of accessibility based standards
- Standards for 2 bedrooms or more have been expressed as a minimum to allow for greater flexibility on parking space provision
- 3 parking spaces for homes of 4 bedrooms or more have been kept for areas of low connectivity to ensure there is not a rise of on street parking
- Further guidance on parking stress has been provided including requiring developers to provide parking stress surveys when providing parking that is under requirements.

Any person with sufficient interest in the decision to adopt the 2024 Essex Parking Guidance may apply to the High Court for permission to apply for judicial review of that decision. Any such application to the High Court must be made no later than 3 months after the date of which the 2024 Essex Parking Guidance was adopted [i.e. 3 months from 9th October 2025 – being the day after adoption]. In accordance with Regulation 14 of the 2012 Regulations, the 2024 Essex Parking Guidance and this Adoption Statement have been made available to view on the Council's website - <https://www.castlepoint.gov.uk/> and at the Council Offices, Kiln Road.

For further information please refer to the Council's website or contact the Planning Policy Team by e-mailing PlanningPolicy@castlepoint.gov.uk