




Considered Options for parking solution on the Crofts Estate

Option Number	Solution	Pros	Cons	Outcome
1	<p>Provision of an additional three spaces (1 space on the grassed area in front of number 20, 2 spaces next to number 30 bungalow and opposite number 5)</p> 	<p>This would potentially provide 3 extra spaces.</p>	<p>Planning permission may be required and this could be declined due to there being nowhere to divert the footpath. If approved, permeable paving with drainage may be a requirement, which could add to the cost of the scheme.</p> <p>Estimated Costs: £3.5k – 5k depending on excavation (please note this does not include legal fees or planning charges).</p>	<p>Approved for further consultation</p>
2	<p>Mark up bays located at the top of Crofts Estate to the appropriate size in line with latest guidelines (2.4m x 4.8m). This would allow for approximately 15 spaces.</p> 	<p>This could potentially deliver more parking spaces.</p>	<p>Estimated Costs: £175 per bay x approx. 15 bays = £2625</p>	<p>Approved for further consultation</p>


Considered Options for parking solution on the Crofts Estate

<p><b>3</b></p>	<p>With reference to tenancy agreements and conveyance documents, MDH takes action to enforce specific conditions relating to parking in front gardens.</p>	<p>This would potentially enable more on-street spaces to be provided.</p>	<p>Resourcing issues, including the cost of legal advice &amp; the suggestion would probably result in more cars needing to be parked on the highway, so this option is counter-productive. This option would also create a lot of concern and potential upset amongst those households with hard standings in their front gardens and for this reason we consider it to be counter-productive too.</p> <p>Cost constraints relating to the HRA make this an option which cannot be considered given the pressures relating to the management and maintenance of the homes in the housing stock, the new burdens associated with the new regulatory regime and health and safety considerations.</p>	<p>No further action</p>
<p><b>4</b></p>	<p>Review land sold to home owners on the estate to ensure that boundaries are in the correct position in line with conveyance documents.</p>	<p>This may enable the provision of more spaces on-street.</p>	<p>Resourcing issues, legal costs and potential disadvantage to home owner(s).</p>	<p>No further action</p>
<p><b>5</b></p>	<p>Conversion of large grassed areas to provide more parking.</p>	<p>This would increase parking options.</p>	<p>Some of the land behind the garages has been sold when tenants exercised their Right to Buy. Planning permission would be required; and there would be a need to provide permeable paving with drainage, also being a consideration. To make the appropriate provision for this, costs would be very high. Since the HRA only owns a proportion of homes on the estate, the costs</p>	<p>No further action</p>

Considered Options for parking solution on the Crofts Estate

			<p>of this would have to be apportioned between all owners, including MDH. At least one owner occupier has access rights across a grassed area on the estate. Without enforcement, this could become difficult to manage, since some people may choose to park 2 or more cars in the spaces.</p> <p>Cost constraints relating to the HRA make this an option which cannot be considered given the pressures relating to the management and maintenance of the homes in the housing stock, the new burdens associated with the new regulatory regime and health and safety considerations.</p>	
<p><b>6</b></p>	<p>Allow further parking on front gardens, as requested by individual residents.</p>	<p>This has the potential to deliver more spaces.</p>	<p>This option would restrict access for those who do not have access to the highway.</p>	<p>No further action</p>

Considered Options for parking solution on the Crofts Estate

<p>7</p>	<p>Undertake a consultation with residents of St Swithins on the provision to remove some of the grassed area to make way for herringbone parking in front of their properties.</p> 	<p>This would deliver more spaces.</p>	<p>Environmental considerations – the Council needs to increase bio-diversity in the District and this option would be detrimental to the pledge made in relation to zero carbon. Planning considerations – such a scheme would require planning consent. The views of our tenants must inform any such scheme, in line with the Regulatory Framework for Social Housing and it is unlikely that they would consent to removal of the green space in front of their homes which may be viewed as an asset. Cost would be a consideration and any solution, if agreed, would result in private owners being asked to pay because the HRA could only fund a proportion of the costs involved, aligned with the proportion of tenanted properties compared to the number of sold ones.</p> <p>Cost constraints relating to the HRA make this an option which cannot be considered given the pressures relating to the management and maintenance of the homes in the housing stock, the new burdens associated with the new regulatory regime and health and safety considerations.</p>	<p>No further action</p>
<p>8</p>	<p>Provision of permit parking by Council putting the scheme on the Off Road Parking Order.</p>	<p>Each household could have one permit for parking on street.</p>	<p>Tenants would be issued with a permit free of charge; householders living in homes which have been sold would have to purchase one, as at other sites. There would be fines for inappropriate parking, collected by StreetScene. Parking would be on a “first come, first served” basis. The resources needed to get the scheme onto the Off Road Parking Order would be substantial and</p>	<p>No further action</p>

Considered Options for parking solution on the Crofts Estate

			<p>public consultation would be required, meaning that there could be a substantial delay before any such scheme would be agreed by the Court. Cost constraints relating to the HRA make this an option which cannot be considered given the pressures relating to the management and maintenance of the homes in the housing stock, the new burdens associated with the new regulatory regime and health and safety considerations.</p> <p>To ensure the legality of the scheme, a number of restrictions may be required which are currently not present at Crofts. This could include a need to provide yellow lines, keep clear/hashed areas, non-pavement parking, grassed areas etc. There would no flexibility for visitor permits, nor could residents easily exchange permits to different vehicles. The permit scheme operates online with electronic, rather than by using paper windscreen permits.</p>	
--	--	--	---	--