

## **Leith Docks – Is Reduced Parking Provision a Realistic Tool in Developing Sustainable Communities?**

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Leith Docks is approximately 2 miles to the north east of Edinburgh City Centre and provides a development site encompassing 170 hectares. Forth Ports and the City Council have agreed a long term vision to develop the area over the next 20 years. This may lead to the building of up to 18,000 dwellings, together with significant office and leisure development. The location and scale of the development means it offers major opportunities to maximise the role of sustainable transport, and it will be served by the proposed Edinburgh Tram. However it does raise significant traffic generation and air pollution challenges. As such, managing parking provision within the development will be a key issue.

The paper will focus on a study commissioned in order to allow City of Edinburgh Council and potential developers in the Leith Docks area to work together to consider practical measures that will aid the delivery of marketable

residential developments that achieve parking provision levels significantly below one per dwelling.

The study has encompassed the following activities:

- ? Literature review of work undertaken to date on car parking allocations;
- ? Detailed review of a number of European wide case studies. These were chosen because they exhibit reduced levels of car parking provision;
- ? Interrogation of the TRAVL database to establish links between parking provision and travel behaviour;
- ? Focus groups with a number of individuals within the Leith area to establish their priorities in terms of parking provision;
- ? Interviews with a variety of planning authorities throughout the UK;
- ? Interviews with property consultants and developers;
- ? Development of a 'parking matrix tool' which provides a mechanism for identifying conditions which support reduced parking provision and can be used in helping to guide the development of the Leith Docks.

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