

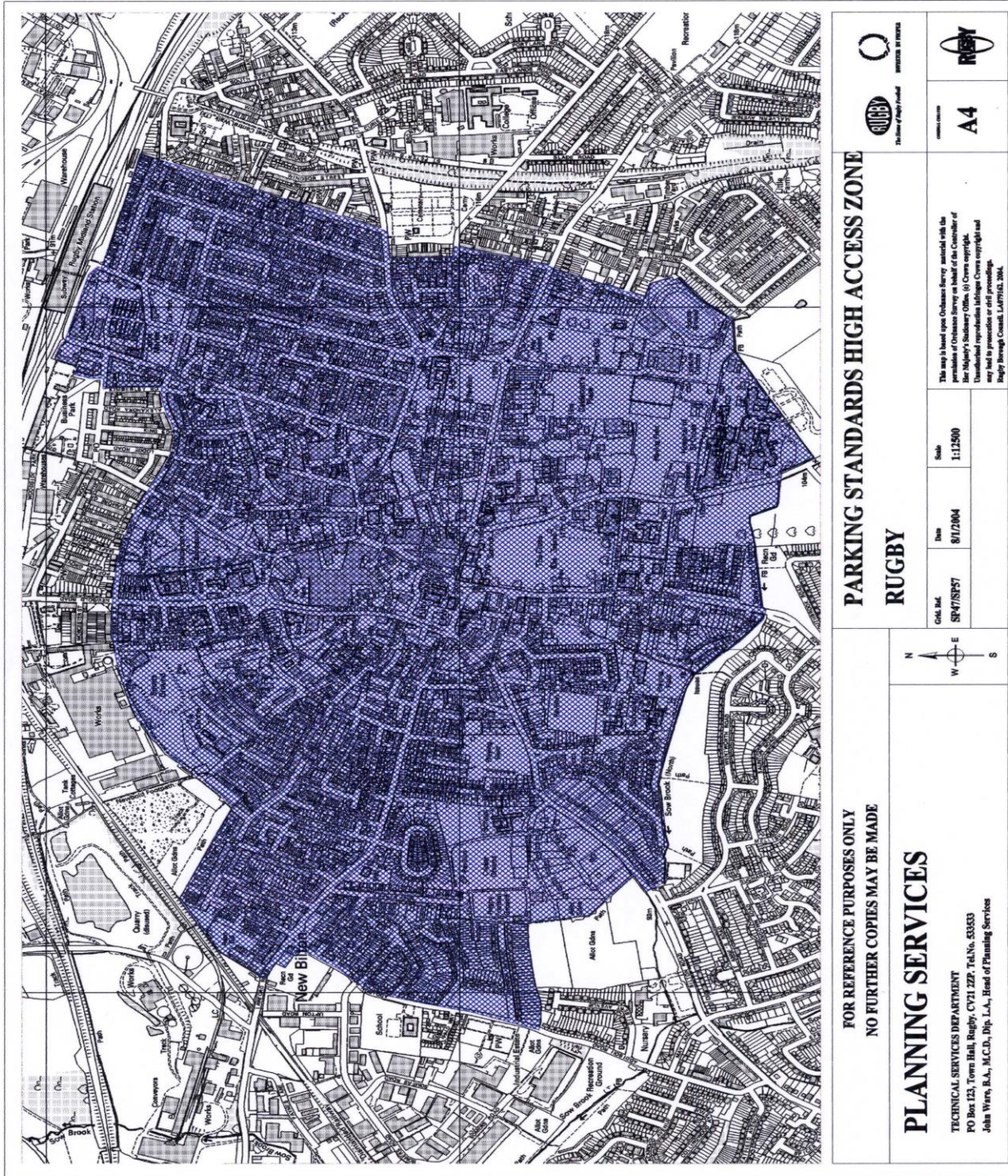
APPENDIX 5

Car Parking Standards

1: Introduction

This appendix provides guidance on the interpretation of Policy D2: Parking Facilities, and should be used to inform negotiations on the provision of parking within new developments.

2: Parking Standards High Access Zone:



(To scale plan available on request)

3: The Standards

New developments will normally be required to provide parking in compliance with the following standards:

The parking standards quoted below are based on space per square metre of Gross Floorspace Area (GFA) unless otherwise stated. The GFA is the total floorspace of a property.

Retail Development				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
A1 Non-Food Retail and General Retail	1 space/ 20 sq. m.	1 space/ 50 sq. m.	Greater of 1 space per 6 staff or 1 per 300 sq. m.	1 stand per 200 sq. m.
A1 Food Retail	1 space/ 14 sq. m.	1 space/ 50 sq. m.		
A2 Financial and Professional Services	1 space/ 30 sq. m.	1 space/ 50 sq. m.		
A3 Food & Drink – Restaurants, Cafés, Snack Bars and Fast-Food Take-Away	1 space/ 5 sq. m.	1 space/ 10 sq. m.	Greater of 1 space per 6 staff or 1 per 40 sq. m.	1 stand per 20 sq. m.
A3 Food & Drink – Wine Bars and Public Houses	1 space/ 3 sq. m.	1 space/ 10 sq. m.		
A3 Transport Cafés and Roadside Restaurants (see notes 1 and 2)	See note 3			

Notes:	<ol style="list-style-type: none"> 1. Where these serve Heavy Goods Vehicle's (HGV) some provision for HGV parking will be required. 2. Motorway service areas will be included in transport cafés with additional consideration for associated facilities, parking for buses/coaches and HGV's. 3. It is considered inappropriate to apply a standard to this form of development. Therefore, applications will be considered on their own merits and according to the suitability of the location of this type of use.
General notes:	<ul style="list-style-type: none"> • Long Stay provision is generally considered as stays of six hours or more, particularly associated with residential overnight use, or employment locations. Short stay may be from a few minutes to a few hours. • A Transport Assessment or Green Travel Plan may be required. • Petrol Stations with a shop will be considered under the appropriate retail category, but with each pump parking space counting as one space each.

Commercial Development				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
B1(a) Office	1 space/ 30 sq. m.	1 space/ 60 sq. m	1 stand per 150 sq. m.	1 stand per 500 sq. m.
B1 (b) (c) High Tech/Light Industry	1 space/ 40 sq. m.	1 space/ 80 sq. m.	1 stand per 250 sq. m.	1 stand per 500 sq. m.
B2 General Industrial	1 space/ 45 sq. m.	1 space/ 90 sq. m.	1 stand per 350 sq. m.	1 stand per 500 sq. m.
B8 Storage and Distribution	1 space/ 60 sq. m.	1 space/ 120 sq. m.	1 stand per 500 sq. m.	1 stand per 1000 sq. m.

General notes:	<ul style="list-style-type: none"> • A Transport Assessment and/or company Green Travel Plan may be required. • Long-stay cycle parking is to be at least the greater of the spaces per GFA identified, or 1 space per 8 staff. • Proposed standards will take into account commercial development in predominantly residential areas – where demonstrable harm to local residents occurs, the provision of on-street parking controls will be considered. • These standards do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications.
----------------	--

Hotels and Hostels (C1)				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
Hotels/ Motels/ Guest Houses and Boarding Houses	1 space/ bedroom	0.5 space/ bedroom	1 stand/ 6 full-time staff	1 stand/ 10 beds
Hostels for the Homeless and other Special Needs Groups	Each case considered on its own merits		Each case considered on its own merits	
General notes:	<ul style="list-style-type: none"> • Other facilities, i.e. eating/drinking, entertainment and conference facilities are to be treated separately where they are (or could be) available to non-residents. • The above standards take into account staff parking. • All new hotels and hostels or major expansions may require a Transport Assessment and Green Travel Plan to determine provision of facilities. 			

Residential Institutions (C2)				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
Nursing and Rest Homes	1 space/ 4 residents	0.5 space/ 4 residents	1 stand/ 6 full-time	Minimum of 2 stands per

Homes for Children and Adults with Learning or Physical Disabilities (see note 1)	1 space/ resident staff 0.5 space/ non-res. staff Visitor: 0.5 space/client (see note 2)		staff	establishment
Residential Schools, Colleges or Training Centres	1 space/ 4 residents	0.5 space/ 4 residents	Each case considered on its own merits	Each case considered on its own merits
Hospitals (see note 3)	Each case considered on its own merits		Each case considered on its own merits	Each case considered on its own merits
Notes: General Notes:	<ol style="list-style-type: none"> 1. The parking standard for non-residential staff applies to non-residential staff on duty at the busiest time. 2. Due to the nature of this land use, a reduction according to accessibility is not appropriate. 3. All new establishments or major expansions require a Transport Assessment and a Green Travel Plan. The maximum car and minimum cycle parking limit for staff and visitors will be based on their outcome. <ul style="list-style-type: none"> • Figures are based on the maximum client capacity of the centre. • The above standards take into account visitor parking, unless otherwise stated. 			

Residential Dwellings (C3)				
Type	Car Parking Standard		Cycle (minimum)	Standard
	Low Access	High Access	Long Stay – Residents/ Staff	Short Stay – Visitors
Dwelling Houses				
1-2 bed units	1.5 spaces/unit	0.75 spaces/unit	1/unit secure & undercover	See note 1
3 bed units	2 spaces/unit	1 space/unit	1/unit secure & undercover	See note 1
4 bed units	3 spaces/unit	1.5 spaces/unit	1/unit secure & undercover	See note 1
Dwelling Apartments				
Studio units	1 space/unit	0.5 space/unit	1/unit secure & undercover	1 loop/hoop per unit
1-2 bed units	1.5 spaces/unit	0.75 spaces/unit	1/unit secure & undercover	1 loop/hoop per unit
3 + bed units	2 spaces/unit	1 space/unit	2/unit secure & undercover	1 loop/hoop per unit
Dwellings for Elderly Persons				
Category 1 Active Elderly: Without resident warden	1 space/unit	0.5 space/unit	1/unit secure & undercover	1 loop/hoop per 2 units
Category 2 Full Care: With resident warden	0.5 space/unit	0.25 space/unit	1 space per 6 staff	1 loop/hoop per 2 units

<p>Notes:</p> <p>General notes:</p>	<p>1 It is considered inappropriate to apply a standard to this form of development. Therefore, applications will be considered on their own merits and according to the suitability of the location of this type of use.</p> <ul style="list-style-type: none"> • The above standards are guidance figures. • It is acknowledged that residential parking is different in nature to non-residential parking, being the trip origin. . • Small scale developments will not be assessed against the standards in the table above, but will be encouraged to conform to them. • The standards do not preclude zero or minimal parking close to major transport interchanges, or for conversions of existing buildings. • Where appropriate Developers can submit transport assessments or statements to justify an alternative package of parking measures to mitigate against unacceptable impacts, decisions on alternative parking proposals will be made in consultation with the Highways Authority. • Where a garage is provided, each garage will be designated as one car space plus one cycle space. • On street parking in association with residential development should generally be discouraged through good design. • Where warden or staff spaces are identified, these apply to full-time staff. • The above standards take into account visitors parking. • For nursing and care home see Care Establishments – Public and Private. • At least 1 long-term (secure/undercover) cycle space per development.
-------------------------------------	--

<p>Houses of Multiple Occupation (C4, Sui Generis)</p>	<p>Each case to be considered on its own merits</p>
---	---

Non-Residential Institutions (D1)				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
Doctors Surgery, Dentists Surgery, or Veterinary Surgery	4 spaces/ consulting room	2 spaces/ consulting room	Greater of 1 space/ 2 consulting rooms Or 1 space/ 6 staff	1 stand per consulting room
Health Centres	6 spaces/ consulting room	3 spaces/ consulting room		
Places of Worship/ Church Halls	1 space/ 5 fixed seats or 1 space/ 10 sq. m.	0.5 space/ 5 fixed seats or 0.5 space/ 10 sq. m.	Greater of 1 space/ 6 staff or 1 space/ 40 sq. m.	1 stand/ 20 sq. m.
Schools (see note 1)				
Staff and Visitors (see notes 2 and 3)	2 spaces/ classroom	1 space/ classroom	Each case considered on its own merits	Each case considered on its own merits
Parents (delivery and collection of children)	Zero			
16+ Colleges & Further Education Colleges (see note 1)				
Staff and Visitors (see notes 2 and 3)	2 spaces/ classroom	1 space/ classroom	Each case considered on its own merits	Each case considered on its own merits
Students and Parents	Each case considered on its own merits			
Day Nurseries (including Day Care)/Playgroups & Crèches				
Staff, Visitors and Parents (see note 2)	1 space/ full-time staff member	0.5 space/ full-time staff member	1 stand/ 6 full-time staff	Minimum of 2 stands per establishment
Day Centres for Handicapped People (see note 4)	0.5 space per full-time staff member	0.25 space per full-time staff member	1 stand/ 6 full-time staff	
	Visitor: 0.5 space/client	Visitor: 0.25 space/client		Minimum of 2 stands per establishment

Assembly and Leisure Facilities (D2)				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
Cinemas, Conference Facilities, Theatres, Concert Halls, Bingo Halls and other similar spectator facilities	1 space/ 5 seats	1 space/ 10 seats	Greater of 1 space per 6 staff or 1 space/ 40 sq. m.	1 stand per 20 sq. m.
Dance Halls and Discotheques	1 space/ 22 sq. m.	1 space/ 44 sq. m.		
Bowling Centres, Bowling Greens (see note 2)	3 spaces/ lane	1.5 spaces/ lane		
Swimming Pools, Health Clubs and Gymnasias	1 space/ 3 staff and 1 space/ 10 sq. m. hall/pool area	0.5 space/ 3 staff and 0.5 space/ 10 sq. m. hall/pool area		
Golf Courses (see note 2)	4 spaces/ hole	See note 1		
Golf Driving Ranges	2 spaces/ tee	See note 1		
Marinas, Sailing and Water Based Uses (see note 2)	1 space/ 1 staff 1 space/ 2 participants	See note 1		
Stadia	To be considered on its own merits (see note 3)			
Ice Rinks				
Tennis Courts/Squash Courts (see note 2)	3 spaces/ court	1.5 spaces/court	Greater of 1 space per 6 staff or 1 space/ 5 courts	1 stand per court

Playing Fields (see note 2)	12 spaces per ha of pitch area	6 spaces per ha of pitch area	Greater of 1 space per 6 staff or 1 space/ 5 ha of pitch area	1 stand per ha of pitch area
Leisure Centres and Other Sports Facilities (see note 2)	1 space/ 3 staff and 1 space/ 30 sq. m. playing area	0.5 space/ 3 staff and 0.5 space/ 30 sq. m. playing area	Greater of 1 space per 6 staff or 1 space/ 40 sq. m.	1 stand per 20 sq. m.
Notes: General Notes:	<ol style="list-style-type: none"> 1. It is considered inappropriate to apply a standard to this form of development. 2. Other facilities i.e. club house/bar treated separately. 3. No standards are set for stadia or ice rinks due to the small number of applications. Each application will be considered individually. <ul style="list-style-type: none"> • All new assembly and leisure establishments or major expansions may require a Transport Assessment or Green Travel Plan to determine provision and facilities. • The above standards, unless otherwise stated, take into account full-time staff, visitor and participant parking. • Other facilities on-site, i.e. eating/drinking establishments are to be treated separately. 			

Miscellaneous Commercial Development (Motor Trade Related)				
Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
	Low Access	High Access	Long Stay – Staff	Short Stay – Visitors
Car Sales and Garage Forecourts				
Workshops – staff	1 space/ 45 sq. m. (see note 1)		Greater of 1 space/ 8 full-time staff or 1 space/ 250 sq. m.	1 stand/ 500 sq. m.
Workshops – customers	3 spaces/ service bay (see note 1)		See note 2	
Car Sales – staff	1 space/ full-time staff (see note 1)		Greater of 1 space/ 8 staff or 1 space/ 250 sq. m.	1 stand/ 500 sq. m.
Car Sales – customers	1 space/ 10 cars on display (see notes 1, 2 and 3)		See note 2	
Car Hire	See note 2			
Notes: General notes:	<ol style="list-style-type: none"> 1. Due to the nature of this use class, a reduction according to accessibility is not appropriate. 2. It is considered inappropriate to apply a standard to this form of development. Therefore, applications will be considered on their own merits and according to the suitability of the location of this type of use. 3. This applies to the number of cars on sale in the open. <ul style="list-style-type: none"> • A Transport Assessment and/or company Green Travel Plan may be required. • These standards do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications. 			

6.1 Parking for disabled people should be additional to the parking standards outlined elsewhere within this document. The total number of spaces required by the standards shall include the following proportions:

<u>Employment generating businesses and hotels:</u>	
Up to 25 places	1 space
Up to 50 places	2 spaces
Up to 75 places	3 spaces
Up to 100 places	4 spaces
Each subsequent 100 spaces or part of 100	1 extra spaces
<u>Public buildings and shops</u>	
Up to 25 places	1 space
Up to 50 places	3 spaces
Up to 100 places	5 spaces
Each subsequent 100 spaces or part of 100	3 extra spaces

