

APPENDIX 1 STANDARDS FOR CAR PARKING PROVISION

INTRODUCTION

1. Car parking standards will ensure that new developments provide adequate off-street parking to accommodate the needs they generate and to protect surrounding areas and development. Developers will be required to provide car parking spaces in accordance with the maximum standards; overprovision of car parking will encourage a car-dominated culture which would not be sustainable.
2. The standards cover the space needs of residents, visitors, employees and customers, but do not provide for the space requirements of vehicles which deliver and collect goods. Consequently, in addition to the requirements set out in these standards, sufficient space will also be required within the site to allow for the parking and manoeuvring of such vehicles.
3. The shared use of parking will be encouraged, particularly in town centres and as part of major proposals: for example offices and leisure uses might share parking because the peak levels of use do not coincide, provided adequate attention is given at the design stage.
4. For individual developments, the standards will apply as a maximum unless, in exceptional circumstances, the applicant has demonstrated through a Transport Assessment that a higher level of parking is needed. In such cases the applicant should show the measures they are taking (for instance in the design, location and implementation of the scheme) to minimise the need for parking. In addition, there will be a requirement for the production of a Travel Plan.
5. It is important to consider how parking space is to be designed and laid out in new developments and what impact it may have on the quality of the environment. When considering the layout and design of parking reference should be made to Policy DP/2 and the Design Supplementary Planning Document.
6. The standards are set out in the same form as the Town and Country Planning (Use Classes Amendment) Order 2005. There are some land use types whose transport patterns are difficult to generalise and it is not possible to establish general parking standards. For these very specific uses, car parking provision will be approved on merit, on the basis of a Transport Assessment.
7. Although not specifically referred to in the parking standards, developers should also consider the needs of powered two-wheeled vehicles.

DISABLED CAR PARKING

8. Generally at least 5% of the total number of car parking spaces should be reserved for people with disabilities in addition to the standards set out below. However, it should be noted that this does not guarantee that the requirements of the Disability Discrimination Act would be met. It should be noted that under the Disability Discrimination Act, it is the responsibility of the site occupiers to ensure that adequate provision is made for the needs of the disabled.
9. Developers will be required to provide designated parking spaces for people with disabilities in accordance with current good practice. Spaces should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. Such car parking spaces should also be clearly identified.

MIXED-USE DEVELOPMENTS

10. For mixed-use development, the gross floor area given over to each use should be used to calculate the overall total maximum parking figure.

USE CLASSES ORDER A1: SHOPS

(Shops including retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafés, sandwich bars, showrooms, domestic hire shops).

Food Shop: 1 space per 14 m² of gross floor area.

Non-food Shop: 1 space per 20 m² of gross floor area.

Retail Warehouses selling bulky comparison goods like furniture and carpets: 1 space per 25 m² of gross floor area.

11. The need of most single shops will be for short stay parking which is best provided in front of the shop. Rear of the shop parking is unlikely to be used in the absence of parking restrictions on adjacent roads, except in the case of longer stay facilities such as launderettes and hairdressers. Most shops will, however, generate a demand for at least 1 staff parking space which can be sited to the rear.
12. Where on-site parking is not possible, a figure of 1 car per 28 m² (300 sq. ft.) sales area is a good average indicator of how the proposal will increase on-street parking at peak times, and may therefore assist in assessing the overall acceptability of a new shop or an extension.

USE CLASSES ORDER A2: FINANCIAL AND PROFESSIONAL SERVICES

(Banks, building societies, estate and employment agencies).

Staff and Customer Parking: 1 space per 25 m² of gross floor area.

USE CLASSES ORDER A3: FOOD AND DRINK

(Restaurants, snack bars, cafés).

Restaurants, Snack Bars, Cafés, 1 car space per 5 m² of gross floor area.
Roadside Restaurants¹:

Transport Cafés²: 2 lorry spaces per 3 seats.

FOOTNOTES:

- ¹ The term 'roadside restaurant' denotes to type of café found on trunk roads or other main roads, often attached to petrol stations.
- ² Transport cafés have a special parking requirement owing to the size of present day commercial vehicles. It is essential that all vehicles be able to enter and leave the site in forward gear.

USE CLASSES ORDER A4: PUBS AND BARS

1 space per 10 m².

USE CLASSES ORDER A5: TAKE-AWAYS

On merit.

USE CLASSES ORDER A: (SUI GENERIS)

(Including shops selling and / or displaying motor vehicles, retail warehouse clubs, launderettes, taxi and / or vehicle hire businesses, amusement centres, petrol filling stations).

Staff Parking: 7 spaces per 10 employees.

Car Sales, Motor Repair Garages: 1 space per 45 m² of display area, 1 per staff, 1 per 35 m² for motor service centre and 1 per 20 m² retail floor area at petrol filling stations plus space for requirements of servicing.

USE CLASSES ORDER B1: BUSINESS

- a) Offices not within A2
- b) Research and development, studios, laboratories, high tech
- c) Light industry

1 space per 25 m² of gross floor area
(under 2,500sq. metres).

1 space per 30 m² of gross floor area
(over 2,500 m²).

USE CLASSES ORDER B2: GENERAL INDUSTRIAL

1 space per 50 m² of gross floor area.

USE CLASSES ORDER B8: STORAGE AND DISTRIBUTION

(Storage or distribution including wholesale warehouse, distribution centres, repositions).

1 space per 100 m² of gross floor area.

USE CLASSES ORDER C1: HOTELS

(Including hotels, boarding and guest houses).

13. Parking demand at hotel premises arises not only from the staff¹ and resident guests but also from use of facilities such as bars, restaurants and function rooms² which are open to the visiting public.

Parking for Guests and Staff: 13 spaces for 10 guest bedrooms.

FOOTNOTES:

¹ Resident staff

The standard relating provision to the number of guest bedrooms includes the demand generated by staff parking, whether they be resident or otherwise. In consequence, staff dwelling units within the building need not be subject to extra residential parking requirements.

² Parking demand generated by use of bars, restaurants and function rooms by the general public
The standard quoted differs from those laid down for ordinary bars, restaurants and public rooms. It is unlikely that the peak demand from guests and staff parking will coincide with peak demands from all three of these ancillary uses. Consequently, an allowance has been made for dual use of parking areas.

USE CLASSES ORDER C2: RESIDENTIAL INSTITUTIONS

(Including residential schools and colleges, hospitals and convalescent / nursing homes).

14. Residential schools and colleges: to be determined by individual circumstances.

Hospitals: 1 space per 4 staff plus 1 per 3 daily visitors.

Convalescent / Nursing Homes: 1 space per residential staff plus 1 per 3 bed spaces.

USE CLASSES ORDER C3: DWELLING HOUSES

(Including dwellings, small businesses at home, communal housing of elderly and handicapped).

Dwellings: Average of 1.5 spaces per dwelling (up to a maximum of 2 per 3 or more bedrooms in poorly accessible areas).

15. In addition to the above, provision for short-term parking generated by service vehicles, salesmen and some visitors will need to be incorporated into residential developments.
16. The disposition of these spaces will be just as important in determining what is an adequate provision as the actual number of spaces provided. In consequence, it is not intended to lay down specific required levels of provision but that each proposal will be assessed according to the characteristics of the layout.
17. As a general guide, however, provision should not fall below 0.25 spaces per dwelling provided with 2 parking spaces.
18. Visitor parking should be marked appropriately.

USE CLASSES ORDER D1: NON RESIDENTIAL INSTITUTIONS

(Including places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non residential educational training centres, assembly and leisure).

Pre-school Establishments: 1.5 spaces per 2 staff.

Primary & Secondary Schools:	1 space per 2 staff plus waiting facilities / 1.5 spaces per classroom
Non Residential Colleges:	1 space per 2 staff plus 1 space per 15 students.
Health Centres and Clinics:	1 space per 2 staff plus 2 per consulting room.
Churches:	1 space per 4 seats or 1 per 8 m ² .

19. Schools and non-residential colleges should be encouraged to develop a Travel Plan.
20. Car parks at churches usually serve both church and church hall.
21. Church halls are defined as place of public assembly, the standards for which are set out under that heading. In cases where the car park serves both church and church hall, parking provision for the church building is to be compared with provision for the church hall, and the higher figure taken. In cases where the church building combines as a hall, the church hall standard is to be taken.

USE CLASSES ORDER D2: ASSEMBLY AND LEISURE

(Including cinemas, music and concert halls, dance and sports halls, swimming baths, skating rinks, gymnasiums, other indoor and outdoor sports and leisure uses, bingo halls, casinos).

Places of Public Assembly:	1 space per 4 seats or 1 per 8 m ² of gross floor area.
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22. The standard set out above relates to buildings such as village halls and community centres. Applications for larger development such as dance halls and concert halls which serve a wider hinterland will be considered individually on their own merit should they arise.

Cinema / Conference:	1 space per 5 seats
Leisure:	1 space per 22 m ² (over 1,000 m ²).

23. The role of leisure facilities will need to be taken into consideration when applying the above standards. Facilities serving a wider hinterland rather than a primarily local function will be considered individually on their own merit should they arise.