



Appendix C: Parking Standards

C.1 The following sets out the parking standards that the council applies to new developments. Table C.1 'Car Parking Standards' will only apply where there is clear and compelling justification that it is necessary to manage the road network. Reference should be made to the Cheshire East Parking Standards - Guidance Note (October 2012) or, if superseded, to the latest parking standards guidance.

C.2 Cheshire East Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from the Standards set out below.

C.3 Guidance provided from the National Planning Policy Framework has been used to develop these parking standards.

C.4 The parking standards that apply for residential dwelling houses are minimum standards and for all other uses the standards should be regarded as recommended levels. The parking provision will also take account of:

- Availability and cost of parking spaces on site and close by;
- How regular and frequent public transport is;
- How easy it is to access a site by safe walking and cycling routes;
- Operational needs of proposed developments; and
- Relationship between different land uses, such as how close housing is to employment, shops and leisure uses.

Car Parking Standards

Land Use Class	Land Use	Recommended Car Parking Standard
A1	Food Retail	1 per 14m ²
	Non Food Retail	1 per 20m ²
	Open Air Markets	3 spaces per vendor
	DIY Store	1 car space per 25 m ² / 1 lorry space per 500m ²
	Retail Parks	Individual assessment based against use-classes and location
A2	Financial and Professional services	1 per 30m ²
A3	Restaurants	1 per 5m ² per Public Floor Area (PFA) ⁽¹⁰⁵⁾
A4	Pubs	1 per 5m ² per PFA
A5	Fast Food Drive Through	1 per 7.5m ²
B1	Office / Light Industry	1 per 30m ²
B2	General Industry	First 235m ² - 1 per 30m ² , then 1 per 50m ²
B8	Storage and Distribution	Warehouse Storage -1 per 80m ² and 1 lorry space per 200m ²
		Warehouse Distribution - 1 per 60m ² and 1 lorry space per 200m ²

105 This should be adjusted appropriately depending on the location and the accessibility of the development.



Land Use Class	Land Use	Recommended Car Parking Standard
C1	Hotels and Motels	1 per bedroom ⁽¹⁰⁶⁾
C2	Hospitals	1 per 2 resident staff and 1 per 3 beds
	Sheltered Accommodation	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff ⁽¹⁰⁷⁾
	Extra Care	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff Facilities (open to non residents) 1 per 4m ² of floor space used for this purpose
	Residential Homes and Nursing Homes	Residents - 1 per 3 beds Staff - 1 per resident staff and 1 per 2 non resident staff
	Purpose built student accommodation	Residents - 1 space per 3 bedrooms Staff - 1 per resident staff and 1 per 2 non resident staff
C3 / C4	Dwelling Houses and Houses in Multiple Occupation ⁽¹⁰⁸⁾	Principal Towns and Key Service Centres: for 1 bedroom - 1 space per dwelling; for 2 bedrooms - 2 spaces per dwelling; for 3+ bedrooms - 2 spaces per dwelling Remainder of borough: for 1 bedroom - 1 space per dwelling; for 2/3 bedrooms - 2 spaces per dwelling; for 4/5+ bedrooms - 3 spaces per dwelling
D1	Medical and Health Facilities	1 per 2 staff and 4 per consulting room
	Creche, Day Nursery, Day Centre, Primary / Junior School	1 per staff and 3 additional spaces for visitors and safe picking up/ dropping off point
	Secondary Schools	1 per 2 staff and 5 spaces (less than 1200 students) or 10 spaces (more than 1200 students) and 1 per 10 sixth form students and safe picking up / dropping off point. Consider bus facilities, drop off / pick up
	Higher and Further Education	1 per 2 staff and 1 per 15 students
	Art Galleries, Museums and Libraries	1 per staff and 1 per 30m ² (PFA) or 1 per staff and 1 per 15m ² up to 300m ² (PFA) and 1 per 50m ² over 300m ² (PFA)
	Public or Exhibition Hall	1 per staff and 1 per 4m ² (PFA)
	Places of worship	1 per 5 seats
D2	Leisure	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standards for a variety of land uses
	Cinema	1 per staff and 2 for buses / coaches and 1 per 3 seats
Sui Generis	For example theatres	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standards for a variety of land uses

Table C.1 Car Parking Standards

106 Recommended standards should be reduced for hotels located in central and easily accessible locations. Floor space for associated facilities should be calculated separately e.g. Restaurant facilities will be covered by standards set out in A3. Dual-use coach / car bays with access tapers at each end. Adequate space must be included to embark / disembark and have a safe route to the hotel entrance.

107 Provide drop-off / pick up with easy access to the entrance for ambulances.

108 Negotiate by site on reduced provision.



Disabled Parking Requirements

Land Use Class	Land Use	Recommended Disabled Parking Standard
B1, B2 and B8	Employment	Min 1 space or 2% of overall requirement, whichever is greater.
A1, A2, A3, C1, C2, D1 and D2	Shopping, recreation, education, health and leisure, hotels, community halls and advice centres	Min 1 space or 6% of total capacity up to a total of 200 bays (whichever is greater) plus 4% of capacity above 200 bays. Allow spaces for larger special needs transport as appropriate. An additional 4-5% of provision of enlarged spaces to meet future needs at health / medical locations. Parent / infant parking to be provided at 6% of total capacity.
	Railway and other public car parks	Min 1 space per 55 of capacity up to 200 spaces plus 4% of spaces above 200 bays.
	Places of worship, crematoria and cemetery chapels	Min of 2 spaces or 6% of total as close as possible to the entrance. Larger bays to be provided for special needs transport.
	Housing	1 wider space for every dwelling provided to wheelchair standard. 1 wider space for every 10 spaces provided in parking areas separate from dwellings.
	Sheltered accommodation	Up to 10 spaces or garages 3 wider spaces or garages to be provided. Thereafter, 1 wider space or garage to be provided for every 4 additional spaces or garages.

Table C.2 Disabled Parking Requirements

Cycle Parking Requirements

Land Use Class	Land Use	Recommended Cycle Parking Standard
A1	Convenience retail	1 space per 125m ² < 1000m ² 1 space per 400m ² > 1000m ²
	Comparison retail	1 space per 300m ² < 1000m ² 1 space per 400m ² > 1000m ²
A2	Financial and Professional Services	1 space per 125m ² < 1000m ² 1 space per 400m ² > 1000m ²
A3	Restaurants and cafes	1 space per 18 covers
	Pubs, wine bars and private clubs	1 space per 100m ² drinking area
B1	Offices / flexible business use	1 space per 250m ² < 1000m ² 1 space per 400m ² > 1000m ²
B2 / B8	Industry and warehousing	1 space per 500m ² < 1000m ² 1 space per 400m ² > 1000m ²
C1	Hotels and guesthouses	Provision based on expected staff requirements
C2	Purpose-built student accommodation	1 space per 4 bedrooms
	Sheltered residential accommodation	1 space per 10 units
	Hospitals	1 space per 10 staff
C3	Flats and apartments	1 space per unit
D1	Higher and further education and schools	1 space per 10 staff and students
	Doctors, dentists and health centres	1 space per consulting room



Land Use Class	Land Use	Recommended Cycle Parking Standard
D2	Cinema, concert halls and conference centres	1 space per 50 seats

Table C.3 Cycle Parking Requirements

Size, Layout and Requirements for Bays and Garages

Type	Dimensions and Requirements
Size and Layout of Standard Parking Bays (including residential developments)	Standard parking bays are to be provided at a size of 4.8m x 2.5m. (This increase in width to cater for the increasing size of cars on the market).
	Good circulation around car parks is an important factor in ensuring the safety of pedestrians moving to and from their vehicles. As such aisle widths should be set at a minimum of 6.9m for two-way routes to allow for ease of movement to/from spaces without unnecessarily impeding pedestrians and other vehicles. For one-way routes the aisle width can be reduced to a minimum 6.0m.
Domestic Garage Dimensions	The recommended minimum clear internal dimensions for a domestic single garage are 2.7 metres x 5.5 metres.
	Developers should note that dimensions less than this will not necessarily be considered to qualify against the parking ratios for residential development.
Powered Two Wheeler	Provision should be made for the specific use of the motorcycle otherwise known as Powered Two Wheeler vehicle or PTWs, on all developments where there are 20 or more communal parking spaces. Minimum requirements are for the provision of one secure motorcycle space for car parks with up to 50 communal car spaces and 2% provision against car space numbers thereafter. The location of such facilities is an important factor, therefore the chosen area should be safe and secure, well lit and somewhere where there is good general surveillance. The space required for parking of a motorcycle is 3.0m x 1.5m, and multiples thereof, although it is not necessary or desirable to mark bays out individually.
Disabled Parking	Bays for drivers with disabilities should be 3.7m wide or alternatively should consist of two standard 2.5m bays with shared spaces of 1.2m in between bays. A 1.2m safety zone should be provided for boot access and cars with rear hoists. The 1.2m safety/unloading zone at the rear should not project into the 6.0m/6.9m aisle width for circulating traffic as this would expose disabled drivers to being reversed into in the safe zone. Parent/infant parking bays to be provided at the same dimensions without the safety zone at the boot access.

Table C.4 Size, Layout and Requirements for Bays and Garages