

APPENDIX 5: PARKING STANDARDS

The following standards are taken from the adopted Local Plan 1996-2011, and Supplementary Planning Guidance on parking at new developments. They cover standards for car parking, disabled parking, cycle parking, and parking for powered two-wheelers.

The standards for car parking (except for C3 Residential) may be adjusted according to which zone the proposed development is located in (zones are indicated in the map on page 82).

Zone Type	Car parking provision allowed in urban areas
1	0-25% of indicative demand-based standard.
2	25-50% of indicative demand-based standard.
3	50-75% of indicative demand-based standard.
4	75-100% of indicative demand based standard.

The ranges shown (expressed as percentages of indicative demand-based standards) identify the degree of restraint that will normally be applied to new development within each zone type. The higher percentage in each range represents the least amount of restraint acceptable per zone type. The lower percentage does not represent a minimum standard; it reflects the break point between adjacent zone types.

The general presumption is to impose the lower (most restrictive) end of each range. However, having a range allows development to be tailored to particular circumstances.

In areas of high accessibility and good service provision a reduction in the levels of parking for C3 Residential may be appropriate.

Car Parking Standards

Use Class	Description	Car parking standards
A1 Retail and Foodstores	Retail and Small food shops up to 500sqm gross floor area	1 space per 30sqm gross floor area
	Food superstores/hypermarkets up to 2,500sqm retail floor area	1 space per 18sqm gross floor area
A1 Retail Foodstores	Food superstores/hypermarkets exceeding 2,500sqm retail floor area.	1 space per 15sqm gross floor area
	Food retail parks.	1 space per 14sqm (threshold 1000spm) below this figure to be decided in each case on individual merits (shared parking an overall reduction in provision, taking into account linked trips on site).
A1 Non-food retail	Non-food retail warehouses with garden centres.	1 space per 25sqm gross floor area
	Non-food retail warehouses without garden centres.	1 space per 35sqm gross floor area

Use Class	Description	Car parking standards
A1 Non-food retail (cont)	<p>Garden centres up to 4,000sqm gross floor area.</p> <p>Garden centres exceeding 4,000sqm gross floor area.</p> <p>Non-food retail parks where individual land use components are known.</p> <p>Non-food retail parks where individual land use components are not known.</p>	<p>1 space per 25sqm gross floor area</p> <p>Decided in each case on individual merits.</p> <p>Decided in each case on individual merits (shared parking and an overall reduction in provision, taking into account linked to trips on site).</p> <p>1 space per 40sqm gross floor space (shared parking).</p>
A2 Financial and professional services	Banks, building societies, estate agencies, betting shops.	1 space per 30sqm gross floor area.
A3 Restaurants and Cafés	Restaurant/ cafés	1 space per 5sqm of floorspace of dining area plus 3 spaces per 4 employees.
A4 Drinking Establishments	Public houses/bars	1 space per 3sqm of floorspace of bar area plus 3 spaces per 4 employees.
A5 Hot Food Takeaways	<p>Roadside restaurants</p> <p>Transport café</p> <p>Hot food takeaway shops (excluding fast food drive thru restaurants)</p> <p>Fast food drive thru restaurants</p>	<p>1 space per 5sqm of floorspace of dining area plus 3 squares per 4 employees.</p> <p>1 lorry space per 3.5sqm gross floor area plus 3 spaces per 4 employees.</p> <p>1 space per 3sqm of floorspace of public area plus 3 spaces per 4 employees.</p> <p>1 space per 8sqm gross floor area.</p>
B1 Business	<p>B1 (a) offices</p> <p>B1 (b) research and development, high-tech/ B1 (c) light industry.</p>	<p>1 space per 30sqm gross floor area</p> <p>1 space per 35sqm gross floor area</p>
B2 General Industry	General industry	1 space per 50sqm gross floor space (1 lorry space per 200sqm)
B8 Storage and distribution	Wholesale distribution, builders merchants, storage	1 space per 75sqm gross floor area (1 lorry space per 200sqm)

Use Class	Description	Car parking standards
Business Parks	Mixed B1/B2/B8 (unless heavily oriented to B8) for use where individual land use components are not known.	1 space per 40sqm gross floor area (1 lorry space per 200sqm)
C1 Hotels and Hostels	<p>Hotels</p> <p>Hostels</p> <p>Small (single parent or couple with no children)</p> <p>Family (2 adults and 2 children)</p>	<p>1 space per bedroom (including staff accommodation) plus</p> <p>1 space per manager plus</p> <p>2 spaces per 3 staff minus spaces related to staff bedrooms plus</p> <p>1 space per 5sqm dining area plus</p> <p>1 space per 3sqm bar area plus</p> <p>1 space per 5sqm public area in conference facility plus</p> <p>1 space per 6sqm of public area in exhibition hall plus</p> <p>a minimum of 1 coach parking space per 100 bedrooms.</p> <p>3 spaces per 4 units.</p> <p>1 space per units.</p>
C2 Residential institutions	<p>Institutions/homes with care staff on premises at all times (excluding nursing homes, hospitals, residential schools, colleges or training centres).</p> <p>Elderly persons residential and nursing homes.</p> <p>Hospitals</p>	<p>1 space per 5 resident bed spaces plus</p> <p>1 space per 2 staff non-resident (parking for resident staff to be based on general needs standard).</p> <p>0.25 spaces per resident bed space plus;</p> <p>1 space per 2 staff non-resident (parking for resident staff to be based on general needs standard).</p> <p>1 space per 0.5 beds or to be decided on individual merits (including a full transport assessment and proposals in a green transport plan); special hospitals must be considered individually.</p>

Use Class	Description	Car parking standards
C2 Residential institutions (cont)	Education – halls of residence.	1 space per 2 full-time staff plus 1 space per 6 students (but with linkage to student transport plans where appropriate).
C3 Residential	General needs 1 bedroom dwellings 2 bedroom dwellings 3 bedroom dwellings 4 or more bedroom dwellings	1.75 spaces per dwelling (1 assigned space) 2 spaces per dwelling (1 assigned space) 2.25 spaces per dwelling (2 assigned space) 3 spaces per dwelling (3 assigned spaces within curtilage)
C3 Residential	Elderly person's accommodation. Retirement dwellings – no warden control, 1 or 2 bedroom (Category 1). Sheltered dwellings – warden control (Category 2)	1.5 spaces per unit including 0.25 visitor space. 0.75 spaces per unit including 0.25 visitor space.
C4 Residential	Houses in multiple occupation (i.e. separate households sharing facilities)	0.5 spaces per tenancy
D1 Non-residential Institutions	Public halls/places of assembly (excluding D2) Community/family centres Day centres Places of worship	1 space per 9sqm gross floor area or 1 space per 3 fixed seats plus 3 spaces per 4 staff members 1 space per 9sqm gross floor area plus 1 space per full time staff member or equivalent 1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9sqm gross floor area 1 space per 10sqm gross floor area
D1 Non-residential Institutions	Surgeries and clinics	3 space per consulting room plus 1 space per employee other than consulting doctors/dentists/vets.

Use Class	Description	Car parking standards
D1 Non-residential Institutions (Cont)	Libraries, miscellaneous cultural buildings. Miscellaneous cultural buildings.	1 space per 30sqm gross floor area of freestanding development (otherwise assessed on merits). 2 spaces plus 1 space per 30sqm of public floorspace.
D1 Non-residential Institutions	Educational establishments (including residential). Schools	1 space per full-time member of staff plus 1 space per 8 pupils over 17 years old plus 1 space per 20 pupils under 17 years old.
D1 Non-residential Institutions	Further education	1 space per 2 staff plus 1 space per full-time 15 students (2500sqm threshold). The standard for students attending an educational establishment, rather than full-time equivalent.
D1 Non-residential Institutions Note: overspill parking for community purposes (outside school day) should be catered for by use of dual purpose surfaces such as school play areas.	Nursery schools/Playgroups	1 space per 4 pupils.
D2 Assembly and Leisure	Places of entertainment/leisure parks for use when individual land use components are known. Places of entertainment/leisure parks for use when individual land use components are not known.	1 space per 22sqm (threshold 1000sqm) below threshold to be decided in each case on individual merits: parking for individual land use components should be based on the standards set out in this appendix, but with an overall reduction in provision to reflect linked trips on site (all parking should be shared and an overall reduction of 25% should form the starting point for discussion). 1 space per 22sqm (1000sqm threshold)
D2 Assembly and Leisure	Cinemas (including multiplexes)	1 space per 5 seats (1000sqm threshold)

Use Class	Description	Car parking standards
D2 Assembly and Leisure (Cont)	Swimming pools. Tennis/badminton Squash courts Ice rinks Fitness centres/sports clubs	1 sp per 22 sq m (1000 sq m threshold) 4 spaces per court not to exceed 1 space per 22sqm (1000sqm threshold) 3 spaces per court not to exceed 1 space per 22sqm (1000sqm threshold) 1 space per 12sqm gross floor area of rink not to exceed 1 space per 22sqm (1000sqm threshold) 1 space per 22sqm (1000sqm threshold)
D2 Assembly and Leisure	Ten pin bowling Indoor bowls	4 space per lane not to exceed 1 space per 22sqm (1000sqm threshold) 4 space per rink not to exceed 1 space per 22sqm (1000sqm threshold)
D2 Assembly and Leisure	Outdoor Sports Grounds with football pitches without football pitches	20 spaces per pitch 50 spaces per hectare
D2 Assembly and Leisure	Golf 18 hole golf course 9 hole golf course golf driving range golf course larger than 18 holes and/or for more than local use	100 spaces 60 spaces 1.5 spaces per tee To be decided in each case on individual merits
Motor Trade Related	Showroom car sales Vehicle storage Hire cars Ancillary vehicle storage	3 spaces per 4 employees plus 1 space per 10 cars displayed. 3 spaces per 4 employees plus 2 spaces per showroom space or provision at rate of 10% annual turnover. 3 spaces per 4 employees plus 1 space per 2 hire cars based at site. 3 spaces or 75% of total if more than 3 vehicles.

Use Class	Description	Car parking standards
	Workshops	3 spaces per 4 employees plus 3 spaces per bay (for waiting and finished vehicles) in addition to repair bays.
	Tyre and Exhaust	3 spaces per 4 employee plus 3 spaces for customers.
	Part stores/sales	3 spaces per 4 employees plus 3 spaces for customers.
Motor trade related	Car wash/petrol filling station	3 spaces per 4 employees plus 3 waiting spaces per bay or run in to row of bays (additional parking is required where a shop is provided).
Passenger transport facilities	Rail Stations/bus Stations	To be decided in each case on individual merits.
Sui generis		To be decided in each case on individual merits

Parking for Disabled Motorists

The parking needs of disabled motorists shall be met in full irrespective of location i.e. where the zonal procedure results in on-site parking restraint, there shall be *no* corresponding reduction in disabled spaces. The minimum measurements of a disabled space provided off the highway should be 3.2m in width and 4.8m in length. Disabled spaces provided on the highway must comply with the requirements of Hertfordshire Highways Authority. Further guidance on the provision, layout, size and provision of disabled parking spaces will be set out in the forthcoming Parking Standards SPD.

Employment generating development	
(1) Up to 200 space car park (demand-based as calculated from above standards).	Individual spaces for each disabled employee plus 2 spaces or 5% of total capacity, whichever is greater.
(2) More than 200 space car park (demand-based as calculated from above standards).	6 spaces plus 2% of total capacity.
Shops/premises to which the public have access/recreation.	
(1) Up to 200 space car park (demand-based as calculated from above standards).	3 spaces or 6% of total capacity whichever is greater.
(2) More than 200 space car park (demand-based as calculated from above standards)	4 spaces plus 4% of total capacity.
Residential	
General	1 space for every dwelling built to mobility standards (such as Lifetime Homes).
Elderly persons dwellings up to 10 spaces (demand-based as calculated from above standards)	3 spaces
More than 10 spaces (demand-based as calculated from above standards).	1 space per 4 spaces

Cycle Parking Standards

Cycle parking standards have been developed for each Use Class. It is recognised that cycle theft deters greater use and thus the type of cycle provision is important. The cycle parking standards differentiate between short and long term requirements. 'Sheffield' stands are satisfactory for short term cycle parking and supervised 'cycle parks' provide better weather and security protection for long term use.

'Full time staff equivalents' is the main parameter used to express long term cycle parking standards as this can be directly related to modal split targets. The long term standards relate to a modal split target of 10% by cycle, but should be adjusted (up or down) locally to accord with local targets and/or those set out in green transport plans. While it is questionable whether realistic estimates of employee numbers will always be possible at the planning application stage, available data on floorspace: worker ratios is inadequate for converting modal split targets to standards based on 'gross floor area' (an alternative parameter).

Use Class	Description	Cycle parking standards
A1 Retail Foodstores	Small food shops up to 500sqm gross floor area Food superstores/hypermarkets up to 2,500sqm retail floor area	1 short-term space per 150sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A1 Retail Foodstores	Food superstores/hypermarkets exceeding 2,500sqm retail floor area. Food retail parks	1 short-term space per 250sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A1 Non-food retail	Non-food retail warehouses with garden centres. Non-food retail warehouses without garden centres. Garden centres up to 4,000sqm gross floor area Garden centres exceeding 4,000sqm gross floor area. Non-food retail parks where individual land use components are known. Non-food retail parks where individual land use components are not known.	1 short-term space per 350sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A2 Financial and professional services	Banks, building societies, estate agencies, betting shops.	1 short-term space per 200sqm gross floor area plus 1 long-term space per 10 full time staff. (Note: A2 offices should be treated as B1 offices).

Use Class	Description	Cycle parking standards
A3 Food and drink	Restaurant/cafes	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A4 Drinking Establishments	Public houses/bars	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time
A5 Hot Food Takeaways	Hot food takeaway shops (excluding fast food drive thru restaurants) Fast food drive thru restaurants	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time
A5 Hot Food Takeaways	Roadside restaurants Transport café	1 long-term space per 10 maximum staff on site at any one time.
B1 Business	B1 (a) offices B1 (b) research and development, high-tech/ B1 (c) light industry.	1 short-term space per 500sqm gross floor area plus 1 long-term space per 10 full time staff
B2 General Industry	General industry	1 short-term space per 500sqm gross floor area plus 1 long-term space per 10 full time staff
B8 Storage and Distribution	Wholesale distribution, builders merchants, storage	1 long-term space per 10 full time staff
Business Parks	Mixed B1/B2/B8 (unless heavily oriented to B8) for use where individual land use components are not known.	1 short-term space per 500sqm gross floor area plus 1 long-term space per 10 full time staff
C1 Hotels and Hostels	Hotels	1 long-term space per 10 beds plus 1 long-term space per 10 maximum staff on site at any one time
C1 Hotels and hostels	Hostels Small (single parent or couple with no children) Family (2 adults and 2 children)	1 long-term space per 3 units
C2 Residential institutions	Institutions/homes with care staff on premises at all times (excluding nursing homes, hospitals, residential schools, colleges or training centres). Elderly persons residential and nursing homes. Hospitals	1 short-term space per 20 beds plus 1 long-term space per 10 staff on duty at any one time.

Use Class	Description	Cycle parking standards
C2 Residential institutions	Education – halls of residence.	1 long-term space per 10 full time staff plus 1 long-term space per 3 students.
C3 Residential	General needs 1 bedroom dwellings 2 bedroom dwellings 3 bedroom dwellings 4 or more bedroom dwellings Houses in multiple occupation (i.e. separate households sharing facilities)	1 long-term space per unit if no garage or shed provided.
C3 Residential	Flats	1 space per 2 units
C3 Residential	Elderly person's accommodation. Retirement dwellings – no warden control, 1 or 2 bedroom (Category 1). Sheltered dwellings – warden control (Category 2)	1 short-term space per 3 units plus 1 long-term space per 5 units
D1 Non-residential Institutions	Public halls/places of assembly (excluding D2) Community/family centres Day centres Places of worship	1 short-term space per 200sqm gross floor area plus 1 long-term space per 10 staff on duty
D1 Non-residential Institutions	Surgeries and clinics	1 short-term space per consulting room plus 1 long-term space per 10 staff on duty at any one time.
D1 Non-residential Institutions	Libraries, miscellaneous cultural buildings.	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 full time staff
D1 Non-residential Institutions	Educational establishments (including residential). Schools	1 long-term space per 10 full time staff plus: a) Primary School: 1 long-term space per 15 students. b) Secondary School: 1 long-term space per 5 students.

Use Class	Description	Cycle parking standards
D1 Non-residential Institutions	Further education	1 long-term space per 10 full time staff plus 1 long-term space per 5 students
D1 Non-residential Institutions	Nursery schools/playgroups	1 long-term space per 10 full time staff.
D2 Assembly and Leisure	<p>Places of entertainment/leisure parks for use when individual land use components are known.</p> <p>Places of entertainment/leisure parks for use when individual land use components are not known.</p>	On merit, depending upon mix of uses.
D2 Assembly and Leisure	Cinemas (including multiplexes)	<p>Cinemas up to 500 seats: 1 short-term space per 20 seats plus 1 long-term space per 10 staff on duty at any one time.</p> <p>Cinemas over 500 seats: 25 short-term spaces plus 1 short-term space per 100 seats in excess of 500 plus 1 long-term space per 10 staff on duty at any one time.</p>
D2 Assembly and Leisure	<p>Swimming pools.</p> <p>Tennis/badminton</p> <p>Squash courts</p> <p>Ice rinks</p> <p>Fitness centres/sports clubs</p> <p>Fitness centres/ sports clubs</p>	1 short-term space per 25sqm
D2 Assembly and Leisure	<p>Ten pin bowling</p> <p>Indoor bowls</p>	1 short-term space per 3 lanes or rink plus 1 short-term space per 25 spectator seats plus 1 long-term space per 10 full time staff.
D2 Assembly and Leisure	Outdoor sports grounds with football pitches without football pitches	1 short-term space per 10 players/participants at busiest period

Use Class	Description	Cycle parking standards
D2 Assembly and Leisure	Golf 18 hole golf course 9 hole golf course golf driving range golf course larger than 18 holes and/or for more than local use	10 long-term spaces 5 long-term spaces 5 short-term spaces per 20/30 tee driving range Pro rata to the above
Motor trade related	Showroom car sales Vehicle storage Hire cars Ancillary vehicle storage Workshops Tyre and Exhaust Part stores/sales Car wash/petrol filling station	1 long-term space per 10 full time staff. 1 long-term space per 10 full time staff plus 5 short-term spaces if shop included
Passenger transport facilities	Rail Stations Bus Stations	5 long-term spaces per peak period train 2 l/t spaces per 100 peak period passengers

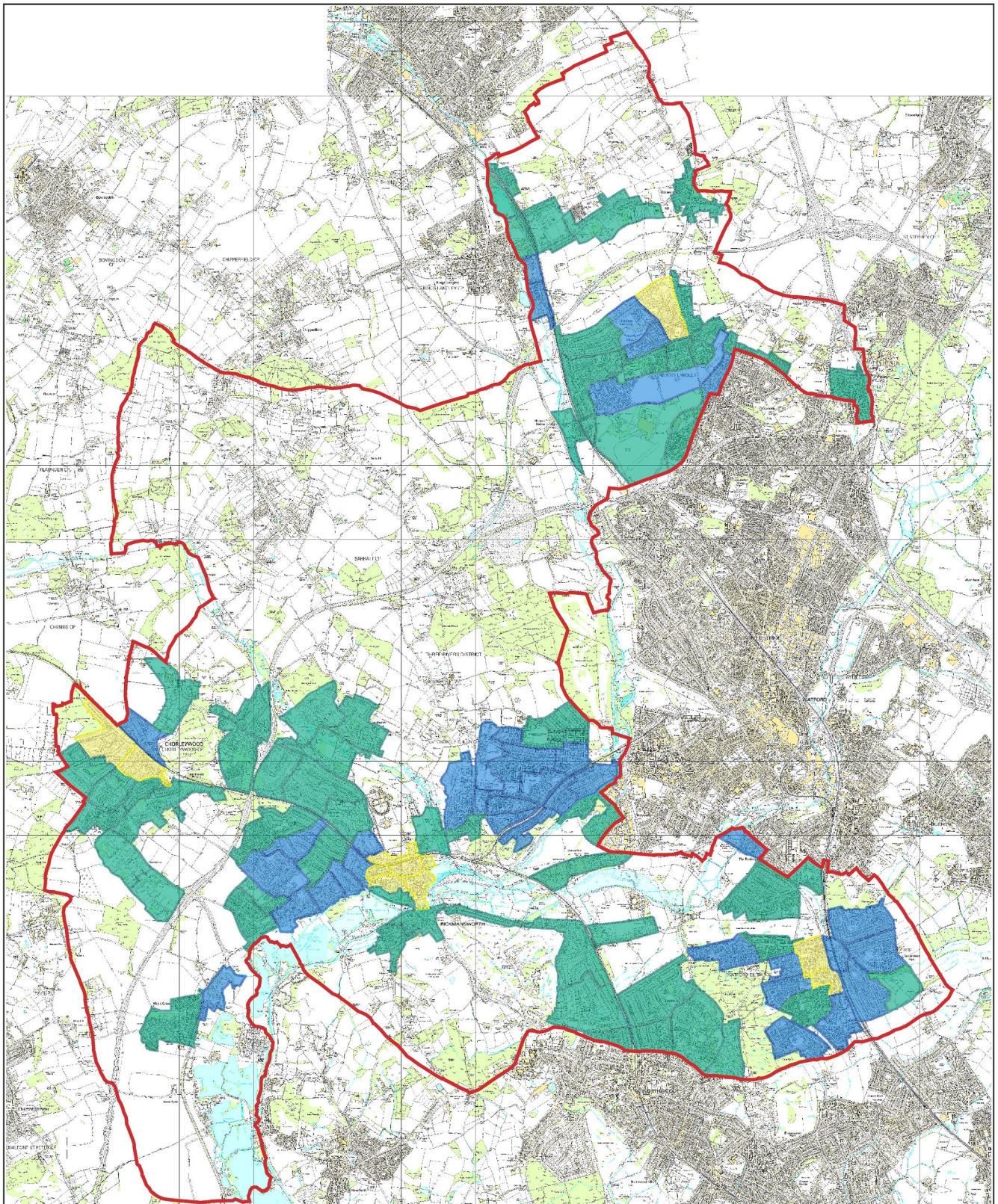
In addition to cycle parking provision it is also expected that shower and changing facilities are provided. If not built in as part of the normal facilities of a building (in schools and hospitals for example), commercial and institutional uses should consider providing a small room where people can change in privacy. Experience shows that such a facility will not only be used by cyclists, but other staff engaged in exercise activity during lunch breaks or after hours. It need not be looked on as a burden.





For commercial and institutional uses, shower and changing facilities should be provided at a minimum rate of 1 locker per 10 persons and 1 shower cubicle per 50 persons.


Proposals for a reasonable level of provision for fewer personnel will be assessed on their merits according to the location, use and travel needs of the personnel.

Powered Two-Wheeler Parking Standards

Motorcycles comprise around 3% of all registered vehicles, and recent large increases in sales of mopeds and other commuter machines have resulted in further demand on existing motorcycle parking places, with indications that this trend will continue. As a guide, local authorities should set aside around 5% of the total stock of publicly accessible motor vehicle parking space for motorcycle use. Local authorities should also take steps to ensure that workplaces, new developments, and other parking not under their direct control, includes sufficient provision to ensure pressure is not simply concentrated on local authority provision. Powered two wheeler parking should therefore be provided at approximately five per cent of the amount of car parking to be provided on a site. Each use needs to be considered on its merits.



	District Outline
Car parking standards	
	Zone 2
	Zone 3
	Zone 4


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