

7.15 DETAILED PARKING STANDARDS

In all areas please be advised that car parking levels will generally be the maximum provision.

Minimum levels must be agreed with the Local Authority.

Where no provision for a Use Type is specifically mentioned each case will be considered on its merits in discussion with the Local Authority.

In any situation developments which unduly exacerbate road safety or on-street parking problems will not be acceptable.

Design

A car parking space in a car park will normally be 2.4 metres x 4.8 metres in size, with adequate space provided to allow vehicles to manoeuvre in and out without difficulty. An in curtilage space will normally be 6.0 metres in length but in constrained circumstances, this dimension may be reduced to 5.0 metres.

Table 7.2: Minimum Aisle Widths

Angle of Parking (Degrees)	Minimum Aisle Width (Metres)
60	4.2
45	3.7

Aisle widths for arrangements based on a 90° angle of parking shall be a minimum of 6.0 metres. Where echelon parking at an angle of less than 90° is provided, one-way access shall be employed and the minimum aisle width shall be as shown in Table 7.1. It may also necessary to provide the Engineer with a swept path analysis to prove that the car parking spaces work.

Courtyard Parking

Courtyard parking can be a useful addition to spaces in front of dwellings, and those courtyards which work well exhibit three main characteristics:

- they are not car parks, but places which have parking in them;
- they are overlooked by adjoining houses, or by buildings entered from the parking area
- they normally include, at most, 10 parking spaces – if there are more spaces, the courtyard layout should be broken up.

Vehicles should not be allowed to dominate spaces, or to inconvenience pedestrians and cyclists; and that a careful balance has to be struck between the desire of car owners to

park as near to their dwellings as possible and the need to maintain the character of the overall setting.

Garage Sizes

The minimum garage size is to be 6m x 3m, any smaller and it will not count towards the parking allocation (car width 2m and 0.5m to open door and 0.3 clear space; car length 4.5m with 0.35 clear space)

Sketch 7.1 illustrates some indicative parking arrangements.

These standards are intended to offer guidance on the appropriate level of parking provision to be made for different types of land use. It should be stressed that, for non-residential developments, **THE STANDARDS SET OUT THE MAXIMUM LEVEL OF PROVISION THAT WILL NORMALLY BE PERMITTED.**

Land Use	Class	Parking Provision	Disabled Parking Provision	Secure Cycle Parking	Notes
Residential Care Homes for the Elderly	C2	Sufficient operational parking and area. For maneuvering within the site. 1 space per 3 members of staff on duty at one time. 1 space per 8 residents (visitor provision). 1 space for professional visitor.	10%	1 space per 4 members of staff	Specialist care/nursing
Residential Institutions	C2	1 space per permanent member of staff. 1 space per 5 residents/ visitors	10%	1 space per 4 employees	
Student Accommodation		Sufficient operational parking and area for manoeuvring within the site. 1 space per cluster (up to 6 beds). Provision for the parking of 6 cycles per 30 residents			

Table 7.3

Land Use	Class	Parking Provision	Disabled Parking Provision	Secure Cycle Parking	Notes
House 1/2 Bed	C3	2	N/A	N/A	Garages will be counted as a space if they are a minimum of 6m x 3m internal size
House 3 Bed	C3	2	N/A	N/A	Garages will be counted as a space if they are a minimum of 6m x 3m internal size
House 4 Bed	C3	3	N/A	N/A	Garages will be counted as a space if they are a minimum of 6m x 3m internal size
House 5 Bed and Over	C3	3	N/A	N/A	Garages will be counted as a space if they are a minimum of 6m x 3m internal size
Flatted Development	C3	1.5	10%	1 space per 4 flats up to 100 flats	Developments over 100 flats discussions must take place with the Engineer,
Local Authority Housing/ Registered Social Landlords	C3	1	Flats 10%	N/A	
Sheltered Housing Category 1	C3	2 Spaces per resident warden, 1 space per 5 residents	10%	N/A	Communal facilities with independent living – 1 bedroom only

Land Use	Use Class	Parking Standards
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BUSINESS USE

Offices	A2/B1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 35m ² gross floor area under 2500m ² gross floor area. 1 space per 30m ² gross floor area over 2500m ² gross floor area. Provision for the parking of 2 cycles per 200m ² gross floor area.
Call Centres and High Tech Industrial Units	B1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 30m ² gross floor area. Provision for the parking of 1 cycle per 100m ² gross floor area. Disabled parking provision 5-10% of total number of spaces

Note: There is a range of parking requirements within the use class B1. Unless the highest standard (i.e. non-operational parking space per 30m²) is provided, then a conditional approval only may be advised which links development to the lower parking standard.

Industrial	B1/B7	Sufficient operational parking and area for manoeuvring within the site. 1 space per 45m ² gross floor area or 4 spaces per 10 employees (whichever is the greater). Provision for the parking of 2 cycles per 200m ² gross floor area.
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Retail

Land Use	Use Class	Parking Standards
Supermarkets/ Warehouses over 1000m² gross floor space	A1	Sufficient operational parking and area for manoeuvring within the site. Food retail – 1 space per 14m ² gross floor area. Non food retail – 1 space per 20m ² gross floor area. Precise parking levels for large developments will be established by a Transport Assessment agreed by both the developer and the Council. Provision for the parking of 1 cycle per 100m ² gross floor area. The Council may require a condition or a section 106 agreement limiting the retail use to suit available parking
Retail under 1000m² gross floor space	A1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 30 m ² gross floor area. Provision for the parking of 2 cycles per 100m ² gross floor area or per unit, whichever is the greater.
Car Boot Sales	Sui generis	Sufficient operational parking and area for manoeuvring within the site. 1 space per stall/pitch for sellers. 3 spaces per stall/pitch for customers. Provisions for the parking of 4 cycles per 500m ² GDA. Early discussions with the Engineer will be required
Garden Centres	A1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 30m ² GDA (Gross Display Area). Provision for the parking of 2 cycles per 200m ² GDA.

Warehouses

Warehouses	B8	Sufficient operational parking and area for manoeuvring within the site. 1 space per 100m ² gross floor area or 1 space per 2 employees (whichever is the greater). Provision for the parking of 2 cycles per 400m ² gross floor area.
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Land Use	Use Class	Parking Standards
Motor Car		
Showrooms	Sui generis	Sufficient operational parking and area for manoeuvring within the site. 1 space per 200m ² internal/external display area for customers. 0.5 space per member of staff. Provision for the parking of 2 cycles per 500m ² gross floor area or per outlet. Whichever is the greater. 5% of total number of parking spaces designated for use by disabled people.
Garages	B1	Sufficient operational parking and area for manoeuvring within the site. 3 spaces per service bay plus 1 space per employee. Provision for the parking of 2 cycles per 500m ² gross floor area or per unit if smaller.
Tyre and Exhaust Centres	B1	Sufficient operational parking and area for manoeuvring within the site. 3 space per bay. 1 space per member of staff. 1 space per 30m ² retail floor space for accessory sales. Provision for the parking of 2 cycles per 500m ² gross floor area or per unit if smaller.

PLACES OF ASSEMBLY

Places of Worship	D1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 6 seats. Provision for the parking of 2 cycles per 150m ² gross floor area.
Public Halls	D1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 6 seats. 1 space per 3 members of staff. Provision for the parking of 2 cycles per 150m ² gross floor area.
Libraries/ Galleries	Art D1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 2 staff. 1 space per 35m ² public floor area for visitors. Provision for the parking of 2 cycles per 150m ² gross floor area.
Community Centre	D2	Sufficient operational parking and area for manoeuvring within the site. 1 space per 10m ² public floor area. Minimum of 4 spaces. Provision for the parking of 2 cycles per 150m ² gross floor area.

Land Use	Use Class	Parking Standards
SPORTS AND LEISURE		
Cinemas	D2	Sufficient operational parking and area for manoeuvring within the site. 1 space per 5 seats over 1000m ² 1 spaces per 10 seats.1 space per 3 staff. Provision for the parking of 2 cycles per 150m ² gross floor area.
Sports Centres		Sufficient operational parking and area for manoeuvring within the site. 1 space per 22m ² over 1000m ² Car parking to be based on assessment of area for: - Participants, spectators bar, restaurants etc. Car parking will be applied on the basis of 1 space per 2 patrons for sport users.1 space per 3 spectators. Appropriate standard for bar/restaurant facilities. 1 space per 2 members of staff.1 coach space (minimum). Provision for the parking of 1 cycle per 100m ² gross floor area.
Indoor/ Outdoor Stadia Including Football Stadia		Sufficient operational parking and area for manoeuvring within the site. Staff 1 space per 2 members of staff. Players/Competitors - 1 space per 2 players. Spectators 1 space per 5 spectators under 1500 seats.1 space per 15 over 1500 seats. This requirement may be significantly reduced if supported by an overall strategy aimed to sustain alternative means of travel to the site such as public transport, walking and cycling. Sufficient coach parking should be provided to the satisfaction of the local authority and treated separately from car parking. Coach parking should be designed and managed so that it will not be used for car parking. Provision for the parking of 1 cycle per 125m ² gross site area. It is also recommended that discussions should take place with the Engineer as early as possible.
Golf Courses	D2	Sufficient operational parking and area for manoeuvring within the site.1 space per 22m ² over 1000m ² Staff 1 space per 2 members of staff. Players - 3 spaces per hole. Bar and Restaurant to be assessed Separately. Provision for the parking of 10
Swimming Pools	D2	Sufficient operational parking and area for manoeuvring within the site.1 space per 22m ² over 1000m ² Staff - 1 space per 2 members of staff. Patrons - 1 space per 22m ² pool. Spectators - 1 space per 3 seats. Provision for the parking of 1 cycle per 10m ² pool area.

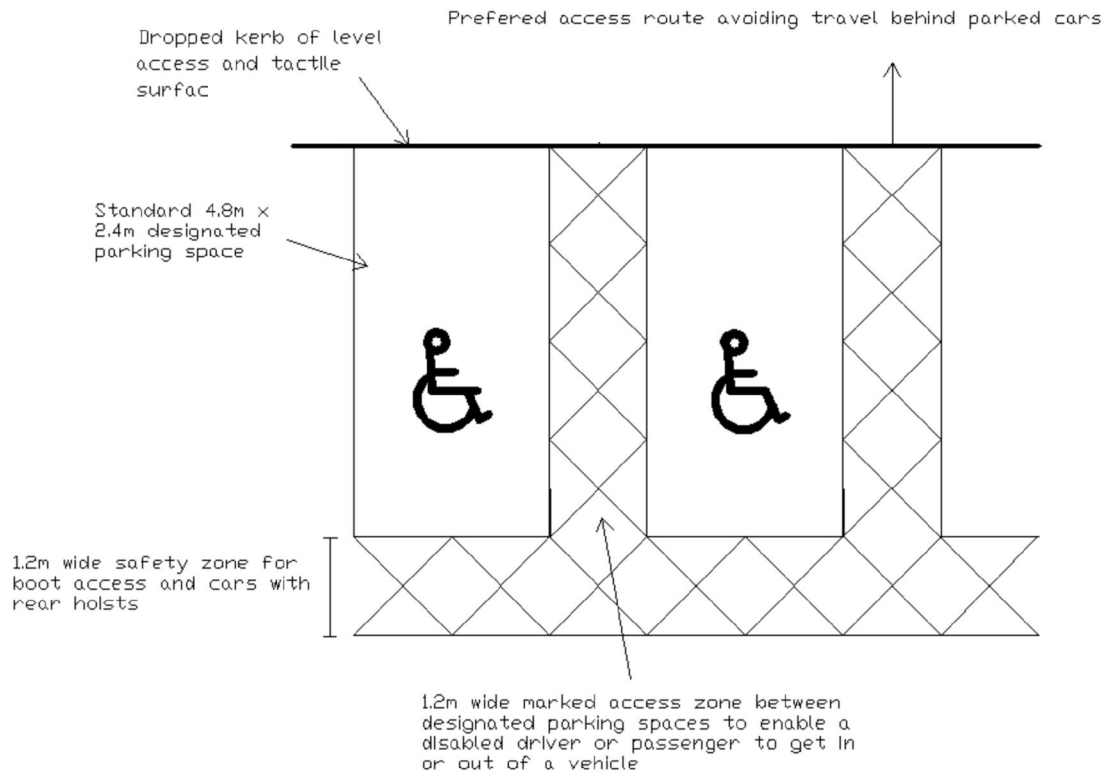
Health Facilities

Land Use	Use Class	Parking Standards
Health Facilities	D1	Sufficient operational parking and area for manoeuvring within the site. 10 spaces per doctor / practitioner.1 space per 2 staff Provision for the parking of 2 cycles per doctor.
Specialist Clinics	D1	Sufficient operational parking and area for manoeuvring within the site.1 space per practitioner/consultant, (physio, homeopathy etc). 2 spaces per practitioner/consultant (visitors). 1 space per 2 other staff normally present. Provision for the parking of 2 cycles per practitioner.
Hospitals	C2	Parking provision will be determined in relation to the Transport Assessment and Green Travel Plan. It is therefore essential that early discussions take place with the Engineer.

EDUCATION

Nursery Schools/Crèches	D1	Sufficient operational parking and area for manoeuvring within the site. 1 space per 2 members of staff.1 space per 5 children. This latter requirement will be higher should staff start/finishing times be fixed.
Primary Schools		Sufficient operational parking and area for manoeuvring within the site.0.8 space per full time teaching staff. 1 space per 3 part time staff on duty at any one time.5 visitor spaces. Provision for picking up and dropping off children will be in relation to the Transport Assessment and Green Travel Plans. Early discussion with the Engineer is essential. Provision for the parking of 6 cycles per class per school intake, 1 cycle space per 10 staff.
Secondary Schools	D1	Sufficient operational parking and area for manoeuvring within the site.0.8 spaces per full time teaching staff.1 space per 3 part time staff on duty at any one time.5 visitor spaces.1 space per 10 students over 17. Provision for picking up and dropping off students will be in relation to the Transport Assessment and Green Travel Plans. Early discussion with the Engineer is essential Provision for the parking of 6 cycles per class per school intake, 1 cycle space per 10 staff.
Colleges of Education	D1	Sufficient operational parking and area for manoeuvring within the site.0.8 space per full time equivalent teaching staff.1 space per 2 staff + 1 space per 15 students The parking provision for students will be in relation to the Transport Assessment and Green Travel Plans. Early discussion with the Engineer is essential. Provision for the parking of 4 cycles per 30 students.

Land Use	Use Class	Parking Standards
FOOD AND DRINK		
Public Houses / Clubs	A3	Sufficient operational parking and area for manoeuvring within the site.1 space per 5m ² public floor area. Shared arrangements with adjacent retail or commercial developments will normally be accepted. Provision for the parking of 1 cycle per 15m ² gross floor space.
Restaurants	A3	Sufficient operational parking and area for manoeuvring within the site.1 space per 2 seats.1 space per 5m ² public floor area for bar use. Provision for the parking of 1 cycle per 15m ² gross floor space. Drive Thrus have different characteristics from the normal restaurant use insofar as the car park associated with developments of this type may, in fact, form part of the dining area.In addition it appears that the level of provision for this type of development is heavily dependent on the operator. Individual assessment should be made of developments of this type.
Hotels	C1	Sufficient operational parking and area for manoeuvring within the site.1 space per 2 bedrooms.1 space per 5m ² public floor area. Categories in “Food and Drink” as appropriate. Provision for the parking of 1 cycle per 5 bedrooms.



Sketch No. 7.2 OFF STREET CAR PARK DISABLED BAYS