

Annex 4: Parking standards

The Council's local parking standards are based on Surrey County Council's Vehicular and Cycling Parking Standards (2018), although the residential parking standards have been adjusted to better reflect the Reigate and Banstead Borough context.

Parking space dimensions

Off-street car parking:

- The minimum dimension of a car parking space is 2.4 metres by 4.8 metres.
- Where the space is entered from the side, the minimum dimension is 2.4 metres by 6 metres
- Garages and car ports counted towards parking provision must have minimum internal dimensions of 3.25 metres wide by 6 metres long.

Lorry parking

- Minimum of 15 metres long by 3.5 metres wide

Residential standards

For residential developments the parking standards are minimum parking standards. The standards are provided as a guide and they may be varied at the discretion of the Council to take into account specific local circumstances.

Type of home	High Accessibility	Medium Accessibility	Low Accessibility
1 bedroom flats	1 space per unit	1 space per unit	1 space per unit
2 bedroom flats	1 space per unit	1 space per unit	2 spaces per unit
3 bedroom flats	1 space per unit	1.5 space per unit	2 spaces per unit
4+ bedroom flats	1.5 space per unit	2 spaces per unit	2 spaces per unit
1 bedroom houses	1 space per unit	1 spaces per unit	2 spaces per unit
2 bedroom houses	1 space per unit	1 spaces per unit	2 spaces per unit
3 bedroom houses	1 space per unit	2 spaces per unit	2 spaces per unit
4+ bedroom houses	2 spaces per unit	2 spaces per unit	2.5 spaces per unit

- The term 'house' includes bungalows, the term 'flat' includes a flat, maisonette or apartment.
- For schemes of 5 or more dwellings, 1 visitor parking should be provided for each 5 dwellings (i.e. 15 dwellings should have 3 visitor parking spaces, etc).
- Developments are encouraged to include some unallocated parking, especially in areas of higher accessibility.
- Unallocated parking should **only** be available for residents of the development and their visitors, not for general use.
- Calculations should always be rounded upwards to the nearest full parking space.

- A lower amount of parking may be appropriate in areas within, or adjacent to town centres.
- Garages will only be counted as car parking spaces if they are a minimum of 3.25m by 6m. Car ports are encouraged in preference to garages. Where garages are intended to count toward parking provision, conditions may be applied prohibiting them from being converted to habitable accommodation.

Disabled residential parking

- Allocated spaces should be suitable and accessible to disabled users.
- Where unallocated communal parking is provided, 5% of spaces should be reserved for disabled users, rounded upwards to the nearest 1 space (providing a minimum of 1 disabled space).

Accessibility Level

The residential car parking standards vary depending on the level of accessibility of the site.

Applicants should assess the accessibility level of their site using the table and maps below.

A tool-kit for calculating the minimum car parking for residential developments is available on the Council's website at www.reigate-banstead.gov.uk/dmp.

Categories	Criteria	Points
Walking distance from town centre boundary	800m or less	5
	801-1,600m	3
	1601m or more	0
Walking distance from local centre boundary (only use if distance from town centre boundary is 1,601m or more)	800m or less	3
	801-1,600m	1
	1,601m or more	0
Walking distance from nearest train station	400m or less	5
	401-800m	3
	801m or more	0
Nearest rail station	Redhill; Gatwick Airport	5
	Reigate, Horley, Salfords, Earlswood, Merstham,	3
	All other stations	1

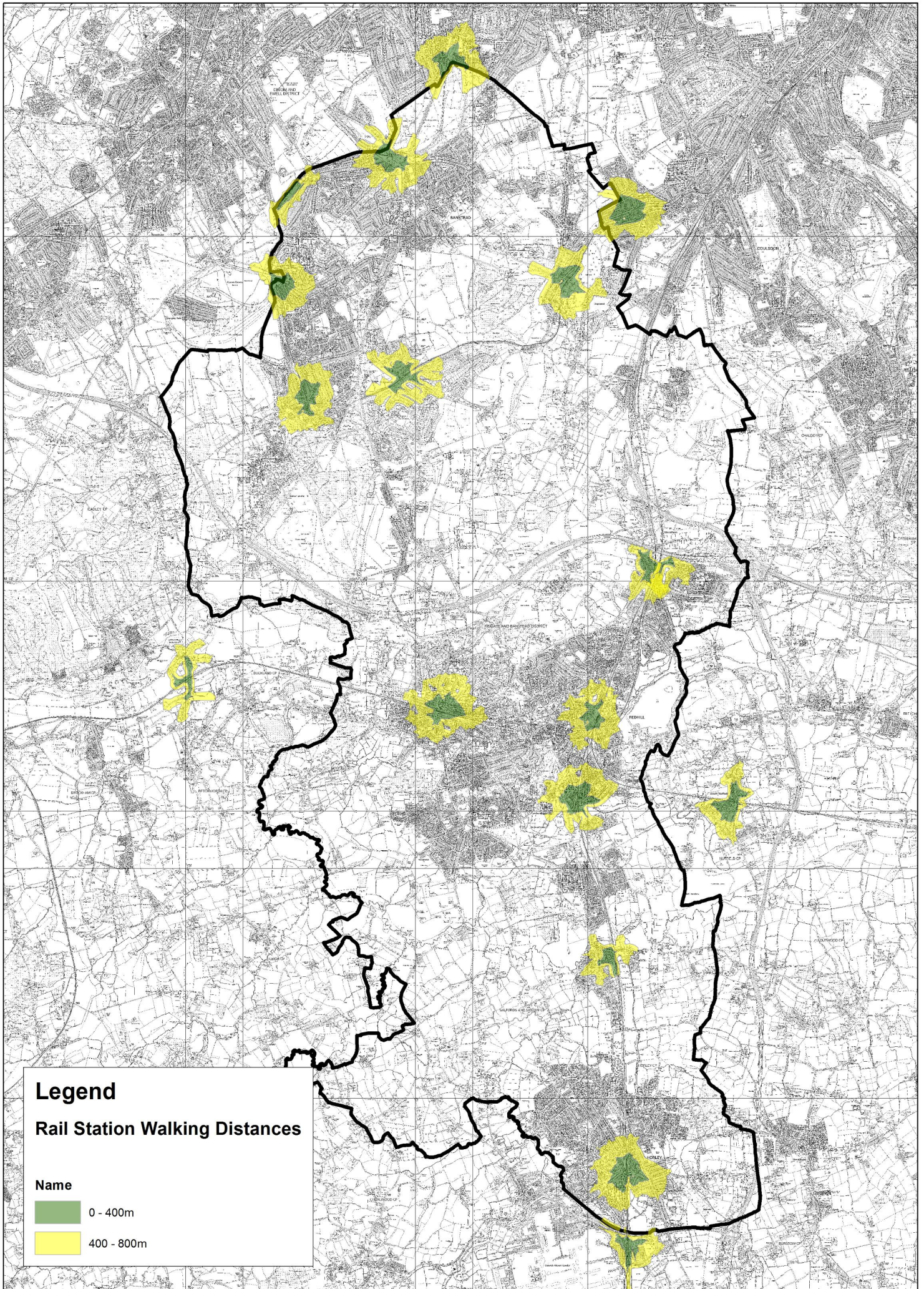
Locations in the borough should be checked against these criteria and assigned a total accessibility score on a scale from 0 to 15 (a location cannot score in both the town centre and local centre criteria). The location should then be assigned to one of the following Accessibility Levels:

- 0-5 points – low accessibility
- 6-10 points – medium accessibility
- 11-15 – high accessibility

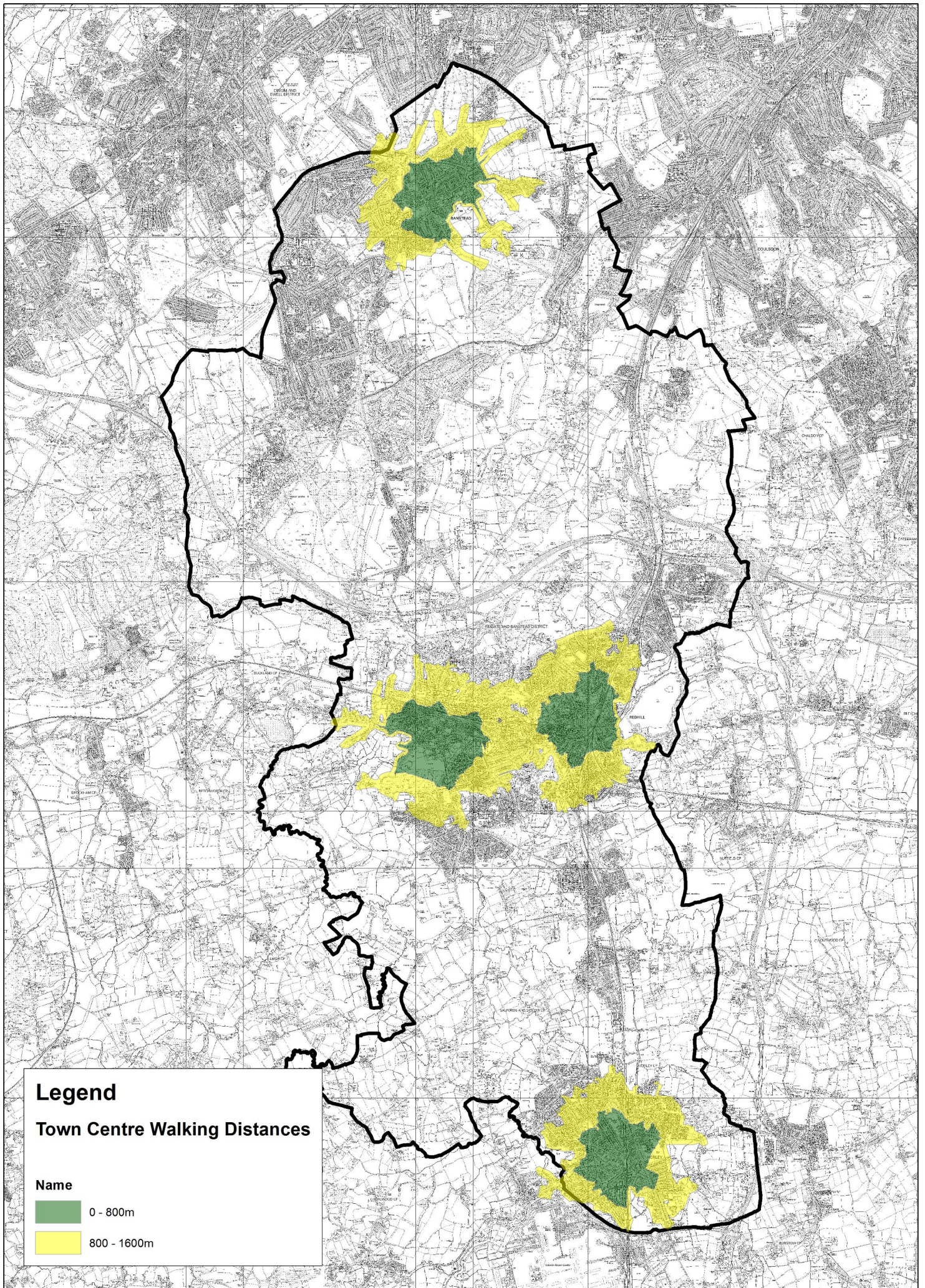
An interactive map that combines the categories above and provides a composite accessibility score is available on the Council's website at www.reigate-banstead.gov.uk/dmp.

The following maps show walking distances from train stations and town and local centre boundaries in line with these criteria.

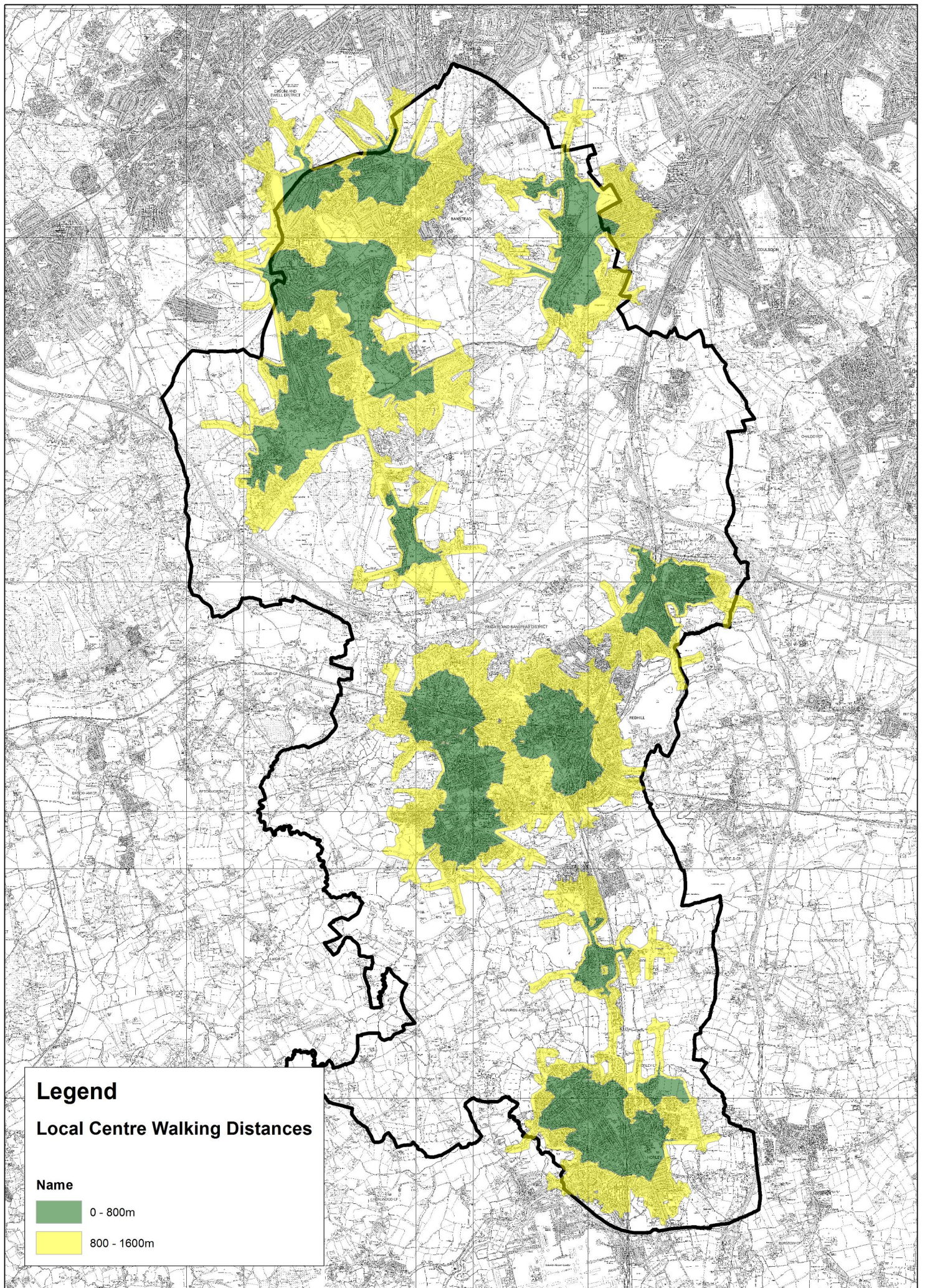
Rail Station Walking Distances



Town Centre Walking Distances



Local Centre Walking Distances



Non-residential standards

For non-residential developments, maximum parking standards are proposed in line with SCC standards. In special circumstances the maximum parking standards can be exceeded, but only with strong justification and this will be at the discretion of the local planning authority.

Use Class	Maximum Standard (per m ² of gross floor area)
A1 Retail	
Food or non-food retail (up to 500m ²)*	1 car space per 30m ²
Food retail (500m ² to 1000m ²)*	1 car space per 25m ²
Food retail (above 1000m ²)*	1 car space per 14m ²
Non food retail (500m ² or more)*	1 car space per 25m ²
Open air markets	Individual assessment
A2 Financial & Professional Services	
Financial services, banks, building societies, estate agencies, employment agencies, betting shops (if located beyond town centre locations)	1 car space per 30m ²
A3 Food and drink	
Restaurants, snack bars and cafes for the sale of food and drink for consumption on the premises	1 car space per 5m ²
A4 Drinking Establishments	
Public houses, wine bars or other drinking establishments	1 car space per 5m ²
A5 Hot Food Takeaways	
For the sale of food for consumption off the premises	1 car space per 5m ²
B1 Business	
Offices (other than those falling within A2), research & development, light industry appropriate in a residential area	1 car space per 30m ²
B2 General Industrial	
Industrial processes (other than those falling within B1)	1 car space per 30m ²
B8 Storage or distribution	
Warehouse for storage	1 car space per 100m ²
	1 lorry space per 200m ²

Warehouse for distribution	1 car space per 70m ²
	1 lorry space per 200m ²
Cash and carry	1 car space per 70m ²
	1 lorry space per 200m ²
C1 Hotels	
	1 car space per bedroom
Hotels, boarding houses and guest houses where no significant care is provided	1 car space per FTE member of staff
	1 coach space if over 100 bedrooms
C2 Residential Institutions	
Residential care homes and nursing homes	Individual assessment/ justification. Any application should consider, and where appropriate provide, ambulance, staff, occupiers and visitor parking
Hospitals and secure residential institutions	1 car space per 4 staff
	1 car space per 3 daily visitors
Boarding schools and residential colleges	Individual assessment/ justification
D1 Non-Residential Institution	
Day nurseries and crèches	0.75 car spaces per staff member
	0.2 car spaces per child
Adult day care centres	Individual assessment
	1 car space per member of staff
Doctors, dentists and veterinary practices	2 car spaces per consulting room
Libraries, museums, art galleries, law courts, public halls, youth and community centres	1 car space per 30m ²
Places of worship	1 car space per 10 seats

	1 car space per 2 staff
Non-residential schools and colleges	1 car space per 10 students
	1 coach space
D2 Assembly and Leisure	
Cinemas, theatres, bingo clubs, dance halls and clubs	1 car space per 5 licensed people
Conference centres and exhibition halls	1 car space per 6m ²
Stadiums	1 car space per 15 seats
Health clubs	Individual assessment/justification
Tennis and badminton clubs	4 car spaces per court
Squash clubs	2 car spaces per court
Field sports clubs	1 car space per 2 playing participants
Golf clubs	3 car spaces per hole
Driving ranges	1 car space per driving bay
Equestrian centres	1 car space per stable
Other Uses	
	1 car space per member of staff
Vehicle repair, exhaust, and tyre centres	2 car spaces per service bay
	3 car spaces per MOT bay
	1 car space per 50m ²
Car sales	1 car space per member of staff
Petrol stations	1 car space per 20m ²
	1 car space per member of staff
Camping, caravan, and mobile home sites	1 car space per pitch
Other uses not mentioned above	Individual assessment/justification

Within and adjacent to town centres, lower levels of parking will be expected to be lower taking account of:

- Public transport accessibility
- Walking and cycling accessibility
- Staff numbers
- Opening hours
- Shift patterns
- Potential for car sharing
- Existing parking provision in the town centre

Disabled non-residential parking

An additional 5% of total parking spaces should be allocated for disabled users (rounded upwards to the nearest 1 space) or a minimum of 1 space per 750m² (whichever is the greater). Disabled car parking spaces should be a minimum of 5m by 3.6m, and should be located close to an accessible entrance.

Minimum Cycle parking standards (based on SCC guidance)

The provision of long stay cycle parking (for example for residents of new housing developments) should be in the form of secure, weatherproof facilities. For flats and similar communal residential developments, cycle parking must be integral to the building unless it would not be physically feasible and be in the form of 'Sheffield' racks and/or storage lockers/cupboards allocated to each unit. For houses, provision for secure cycle parking should be made within the curtilage of the dwelling.

For short stay cycle parking, provision should be secure, located as close to the development and trip destination as possible and be covered by natural surveillance (either by adjacent development or pedestrian routes). Weather protection is desirable.

Some reduction of provision may be allowed where strong evidence can be produced of a lack of need or sufficient pre-existing provision in the surrounding area.

Use Class	Minimum Standard
A1 Retail	
Food retail	1 space per 350m ² (out of centre)
	1 space per 125m ² (town/local centre)
Non-food retail	1 space per 1500m ² (out of centre) with minimum 4 spaces
	1 space per 300m ² (town/local centre)
All other retail uses	Individual assessment/justification
A2 Financial & Professional Services	
Financial services, banks, building societies, estate agencies, employment agencies, betting shops	1 cycle space per 125m ² (min 2 spaces)
A3 Food and Drink	
Restaurants, snack bars and cafes for the sale of food and drink for consumption on the premises	1 cycle space per 20 seats (min 2 spaces)

A4 Drinking Establishments

Public houses, wine bars or other drinking establishments 1 cycle space per 100m² (min 2 spaces)

A5 Hot Food Takeaways

For the sale of food for consumption off the premises 1 cycle space per 50m² (min 2 spaces)

B1 Business

Offices 1 cycle space per 125m² (min 2 spaces)

Research and development, light industry appropriate in a residential area 1 cycle space per 250m² (min 2 spaces)

B2 General Industrial

Industrial processes (other than those falling within B1) 1 cycle space per 500m² (min 2 spaces)

B8 Storage or distribution

Storage or distribution 1 cycle space per 500m² (minimum 2 spaces)

C1 Hotels

Hotels, boarding houses and guest houses) Individual assessment

C2 Residential Institutions

Residential care homes and nursing homes Individual assessment

Hospitals and secure residential institutions Individual assessment

Boarding schools and residential colleges 1 cycle space per 2 students

1 cycle space per 2 staff

C3 Dwellings Flats/houses without garages or gardens:

Up to 2 bedrooms 1 cycle space

3 or more bedrooms 2 cycle spaces

D1 Non-Residential Institution

Day nurseries and crèches 1 cycle space per 5 staff (min 2 spaces)

Doctors, dentists and veterinary practices 1 cycle space per 2 consulting rooms (min 2 spaces)

Libraries, museums, art galleries, public halls, youth and community centres, and places of worship Individual assessment

Non-residential schools and colleges	Individual assessment
--------------------------------------	-----------------------

D2 Assembly and Leisure

All assembly and leisure uses	Individual assessment
-------------------------------	-----------------------

Other Uses

Sui generis and all other uses not mentioned above	Individual assessment
--	-----------------------