

# Appendix A – Parking Standards

## CAR PARKING STANDARDS:

The following are the Parking Standards for Fenland.

For Part 1 (Flats / Maisonettes/Dwellings/Accommodation for the elderly), the standards are MINIMUM to be provided.

For all other Parts, each standard should not be exceeded and parking provision lower than the Standards may be considered appropriate.

Many uses do not fall within the Use Classes specified below. These uses are described as being in a class of their own (sui generis). Parking provision for these uses will be assessed on their merits in relation to the demand for parking which they are likely to generate.

In market towns, sharing of parking provision will be encouraged, particularly for non-residential development.

Where a site has good public transport links, such as in a central area of a market town, a reduction in car parking provision may be negotiated and, in special circumstances, nil parking provision may be appropriate.

### DEVELOPMENT

### PARKING PROVISION

#### 1. Residential

Flats/Maisonettes

One bedroom

1.25 spaces per unit

More than one bedroom

1.5 spaces per unit

(These standards include provision for visitors).

#### Dwellings

Up to three bedrooms

2 spaces (may include garage)

Four bedrooms or more

3 spaces (may include garage)

(Garages should normally be set back 6 metres from the edge of the footway abutting the curtilage of the property. A garage can be counted as a parking space or counted towards the parking space allocation, provided the size of the garage exceeds 7.0m x 3.0m (internal dimensions)).

#### Accommodation for the elderly

Sheltered (warden controlled) and other elderly accommodation with care provision (e.g. Nursing Home)

1 space per 4 residential units, plus one visitor space per 4 residential units plus 1 space for each resident member of staff

**The remaining parking standards are set out on the basis of the Use Classes defined in the 1987 Use Classes Order**

<b>2. Class A1 Shops</b> (excluding non-food)	For each shop unit and retail warehouse/garden centre, two spaces and in addition:
Units up to 499 sq.metres *	One additional space for every 25 sq.metres of floor space over 50 sq.metres of floor space.
Units up to 1999 sq.metres	One parking space for every 20 sq.metres of floor space
Units over 2000 sq.metres	One parking space for every 10 sq.metres of gross floorspace
* Area referred to is gross floor area.	
<b>Retail warehouses</b> (non-food) bulky goods including DIY etc.	One space for every 20 sq.metres floor space
<b>3. Class A2</b> (financial and professional services)	The standard is two spaces, plus one additional space for every 25 sq.metres of floor space over 50 sq metres
<b>4. Class A3, A4 and A5</b> (food and drink, including restaurants, pubs, wine bars and take-aways).	
<b>Restaurants</b>	One space per 5.0 sq. metres of bar, dining and function room area
<b>Public Houses, Clubs</b>	One space for every 3 sq. metres of floor area
<b>Take-aways</b>	As per A1 (shops)
<b>Transport Cafes</b>	One lorry space for every 2 sq. metres of dining area plus one space for every 2 members of staff
<b>5. B1 Business Use</b>	The standard is two spaces per unit, plus one space for every 40 sq.metres over 50 sq.metres.
<b>6. B2 General Industrial</b>	The standard is two spaces per unit plus one space for every 50 sq.metres floor area over 50 sq.metres.
<b>7. B8 Warehousing</b>	Three spaces per unit, plus one space for every 300 sq.metres of floor space. <b>NB</b> Parking provision for Commercial and HGVs will be required in addition to car parking provision.
<b>8. C1 Hotels and Hostels</b>	One space per bedroom (residents and staff accommodation).
<b>9. D1 Non-Residential Institutions</b> <b>Religious buildings, public halls, etc.</b>	One space for every 5 sq.metres of public floor space.
<b>10. D2 Assembly and Leisure</b>	One space per 5 sq.metres of public floor space.
Places of assembly	One space for every 5 sq.metres of public accommodation
Public entertainment buildings, cinemas bingo halls, etc.	

Leisure Centres, sports facilities, etc  
Sports Grounds

One space for 10 sq.metres of public area.  
One space for two people using the playing  
area at any one time.

Provision will be required to be made for buses and coaches at such venues.

Stadia to which spectators are admitted on payment will be assessed on their individual merits.