



Development Design Guide

Appendix 1 – Parking

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Planning applications are determined in accordance with the Local Plan (the Local Planning Authority's adopted policies) unless material considerations indicate otherwise. Material considerations can include national planning policy as set out in the National Planning Policy Framework, Government policy as set out in ministerial statements, or site specific circumstances.

The parking guidance below is provided to support Local Planning Authorities in assessing the potential impacts of development on a site by site basis within the context of the Development Plan, site specific considerations, and other material considerations (such as national policy). Developments may prove acceptable without offering parking levels as indicated below, or prove unacceptable despite offering parking levels equal to or greater than those indicated, depending on the circumstances.

Usage Class A1 (shops)					
Type of development	Essential Operational Parking	Disabled Parking	Cars	Motorcycles	Pedal Cycles
Individual shops / Parade	50m2 of usable service space per 500m2 gross floor area	1 space or number equivalent to 5% of car requirement whichever is greater.	1 space per 30m2 gross floor area	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	Number equivalent to 10% of car requirement , minimum of 2 spaces
Food Supermarket up to 2000m2	50m2 of usable service space per 500m2 gross floor area Plus turning space	As above	1 space per 15m2 gross floor area	As above	Number equivalent to 5 - 10% of car requirement
Food Supermarket over 2000m2	50m2 of usable service space per 750m2 gross floor area Plus turning space	As above	1 space per 10m2 gross floor area	As above	Number equivalent to 5% of car requirement
Non-food retail	50m2 of usable service space per 750m2 gross floor area Plus turning space	As above	1 space per 20m2 gross floor area	As above	Number equivalent to 5% of car requirement
Garden Centres	50m2 of usable service space per 750m2 gross floor area Plus turning space	As above	1 space per 20m2 gross floor area Plus 1 space per 30m2 outdoor sales	As above	Number equivalent to 5% of car requirement
A2 Financial and Professional Services	nil	1 space or number equivalent to 5% of car requirement whichever is greater.	1 space per 25m2 gross floor area	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	Number equivalent to 10% of car requirement , minimum of 2 spaces
A3 Food And Drink (Public houses, Wine bars, Cafes, Restaurants)	1 Delivery Space per establishment	1 space or number equivalent to 5% of car requirement whichever is greater.	1 space per 5m2 net dining area PLUS 1 space per 3m2 net public floor space of additional bar area , additional requirement for public	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	number equivalent to 10% of car requirement , minimum of 2 spaces

			entertainment or beer gardens to be agreed.		
Type of development	Essential Operational Parking	Disabled Parking	Cars	Motorcycles	Pedal Cycles
B1 Business (Office , Light industry , Research & Development)	50m2 of usable service space per 500m2 gross floor area Plus turning space	1 space or number equivalent to 3% of car requirement whichever is greater.	1 space per 25m2 gross floor area	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	number equivalent to 10% of car requirement , minimum of 2 spaces
B2 General Industry	50m2 of usable service space per 250m2 gross floor area Plus turning space	1 space or number equivalent to 3% of car requirement whichever is greater	1 space per 50m2 gross floor area	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	As above
B8 Storage and distribution					
Less than 235m2	50m2 of usable service space per 500m2 gross floor area Plus turning space	1 space or number equivalent to 5% of car requirement whichever is greater	1 space per 25m2 gross floor area	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	number equivalent to 10% of car requirement , minimum of 2 spaces
More and 250m2	50m2 of usable service space per 250m2 gross floor area Plus turning space	1 space or number equivalent to 3% of car requirement whichever is greater	1 space per 100m2 gross floor area	As above	number equivalent to 10% of car requirement , minimum of 2 spaces
Wholesale Cash and carry	50m2 of usable service space per 500m2 gross floor area Plus turning space	As above	1 space per 50m2 gross floor area	As above	number equivalent to 10% of car requirement , minimum of 2 spaces

Type of development	Essential Operational Parking	Disabled Parking	Cars	Motorcycles	Pedal Cycles
C1 Hotels and guest houses	1 delivery space per establishment PLUS 1 car space per resident staff	1 space or number equivalent to 5% of car requirement whichever is greater	1 space per guest bedroom PLUS 1 space per 3 non-resident staff (working at one time) PLUS A3 above PLUS 1 space per 5m2 for conference / functions PLUS 1 space per 7m2 for leisure (where appropriate)	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	1 space per 5 staff PLUS minimum of 2 spaces
Type of development	Essential Operational Parking	Disabled Parking	Cars	Motorcycles	Pedal Cycles
C2 Residential institutions					
Residential care homes	1 delivery / ambulance space Plus 1 space per resident staff	1 space or number equivalent to 5% of car requirement whichever is greater	1 space per 4 bed spaces PLUS 1 space per 3 non-resident staff (working at one time)	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	1 space per 5 staff PLUS minimum of 2 spaces
Hospitals	50m2 of usable service space per 250m2 gross floor area Plus turning space PLUS access to ambulance	As above	2 spaces per 3 bed spaces PLUS 3 spaces per consulting room PLUS 1 space per 2 staff	As above	1 space per 5 staff PLUS number equivalent to 10 % of car requirement (minimum of 2 spaces)
Residential schools / Colleges / Training centres	1 coach space Plus 1 space per resident staff	As above		As above	1 space per 5 staff PLUS 14 space per 4 students

	Provision for residents	Visitors	Disabled parking	Cycle Parking
C3 Dwelling houses - Major developments more than 10 dwellings				
1 bedroom	1.5 spaces per unit	1 space per 5 units	1 space for every 10 grouped spaces	
2 bedroom	2 spaces per unit	1 space per 5 units	1 space for every 10 grouped spaces	
3 & 4 bedroom	2.5 spaces per unit	1 space per 5 units	1 space for every 10 grouped spaces	
5 + bedrooms	3 spaces per unit	1 space per 5 units	1 space for every 10 grouped spaces	
Sheltered housing	1 space per unit	1 space per 5 units	1 space for every 5 grouped spaces	1 space for every 10 units, minimum of 2 spaces
Sheltered housing wardened	1 space per 4 units PLUS 1 space per resident staff PLUS access for ambulance	1 space per 5 units	1 space for every 10 grouped spaces	As above

Type of development	Provision for residents
C3 Dwelling houses - Minor developments less than 10 dwellings	
1 bedroom	1 Space per unit
2 bedroom , 3 and 4 bedrooms	2 spaces per unit
5 + bedrooms	3 spaces per unit

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D1 non-residential institutions					
Type of development	Essential Operational Parking	Disabled Parking	Cars	Motorcycles	Pedal Cycles
Health centres, Doctors, dentists , veterinary surgeries etc.	1 space per practitioner (working at one time)	1 space or number equivalent to 5% of car requirement whichever is greater	3 spaces per consulting room PLUS 1 space per 3 other staff.	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	minimum of 2 spaces per consulting room
Nurseries , Primary schools	On merit	As above	1 space per 3 staff (at one time) PLUS 1 visitor space per 3 classrooms PLUS space to collect children	As above	1 space per 5 staff PLUS provision for students on merit
Secondary schools, sixth form colleges	Min 1 coach space (more if appropriate)	As above	1 space per 3 staff (at one time) PLUS 1 visitor per 100 students PLUS 1 space per 10 students aged 17 + PLUS space to collect students (to be agreed)	1 space per 10 students aged 17+	1 space per 5 staff PLUS 1 space per 4 students
Further education	As above	As above	1 space per 3 staff (at one time) PLUS 1 visitor per 100 students PLUS 1 space per 5 students PLUS space to collect students (to be agreed)	1 space per 5 students	As above
Day Care Centres / Special Schools	1 ambulance / Minibus Space	1 space or number equivalent to 5% of car requirement whichever is greater	1 space per 3 staff PLUS 1 per 4 persons attending centre	1 space or number equivalent to 5% of car requirement when more than 20 car spaces needed	1 per 5 staff
Libraries , museums , art galleries	1 space for LGV	As above	1 space per 30m2	As above	number equivalent to 10 % of car requirement
Places of Worship	On merit	As above	1 space per 5m2 of public parking	As above	As above