

CAR PARKING STANDARDS

Use	
<p>Residential</p>	<p>All housing developments must provide adequate car parking in safe, convenient and secure locations close to and overlooked by occupiers. Car parking spaces should be well defined and integrated with good quality surfacing materials and landscaping within the public realm whilst not letting parking dominate the residential environment. In order to meet these objectives, residential layouts must be designed to:-</p> <ul style="list-style-type: none"> • reduce the visual impacts of parking on the street-scene and provide defined visitor parking on-street; • discourage the obstruction of footways by kerb parking, and parking that compromises the operation of the highway; and • ensure in-curtilage / on plot parking does not result in streets dominated by parking platforms to the front of the property or large expanses of garage doors at street level. <p>Garages and integral garages are often not used for their intended purpose due to a lack of storage provision, inadequate sized garages / doors and a trend towards increasingly large vehicles. This places additional pressure on parking in the public realm and can result in the loss of front gardens as these are paved over. Therefore, integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3 x 6 metres minimum clear internal dimensions).</p> <p>In determining the right levels of parking the Council will consider the anticipated demand from the type of housing proposed, the likely occupiers, the design of the public realm and highway, the proposed parking design solutions and any local restrictions will be considered. For dwelling houses and apartments this will usually mean the Council will aim to achieve the following minimum parking standards:-</p> <ul style="list-style-type: none"> • apartments: 1.5 spaces, where 1 space is allocated and another defined shared visitor space is provided for every 2 dwellings in communal parking areas; • 2 bed units: 2 allocated spaces per dwelling, 1.5 spaces, where 1 space is allocated and 1 space is provided for every 2 dwellings in defined bays within the public highway; • 2-3 bed units: 1.5 spaces per dwelling where all spaces are unallocated and provided in defined bays within the public highway (shared parking areas); and • 3+ bed units; 2 allocated spaces per dwelling, plus 1 visitor space per 4 dwellings unallocated and provided in defined bays within the public highway or private drive.

Use	Main Urban Area	Other parts of the borough	Threshold above which standard applies
A1 Shops;			
Food Retail	1 space per 14-25 m ²	1 space per 14-20 m ²	1000 m ²
	1 space per 25 m ²	1 space per 20 m ²	All development below 1000 m ²
Non-food Retail	1 space per 25-60 m ²	1 space per 20-30 m ²	1000 m ²
	1 space per 50 m ²	1 space per 30 m ²	All development below 1000 m ²
A2 Offices	1 space per 35-60 m ²	1 space per 35 m ²	2500 m ²
	1 space per 60 m ²	1 space per 35 m ²	All development below 2500 m ²
A3 – Restaurants and Café's	1 space per 4 m ² gross floor area for customers	1 space per 4 m ² gross floor area for customers	All Development
A4 – Drinking Establishments	1 space per residential staff	1 space per residential staff	
A5 - Takeaways	1 space per 3 non-residential staff on duty at the busiest time. Where there are fixed seating areas for diners 1 space per 3 diners can be considered	1 space per 3 non-residential staff on duty at the busiest time. Where there are fixed seating areas for diners 1 space per 3 diners can be considered	
B1 Business (inc offices)	1 space per 30-60 m ²	1 space per 30 m ²	2500 m ²
	1 space per 50 m ²	1 space per 30m ²	All development below 2500 m ²
B2 General Industrial	1 space per 50-75 m ²	1 space per 30-50 m ²	2500 m ²
	1 space per 60 m ²	1 space per 50 m ²	All development between 500 m ² and 2500 m ²
	1 space per 75 m ²	1 space per 50 m ²	All development below 500 m ²

B8 Storage or Distribution	<p>1 space per 3 staff or</p> <p>1 space per 70m² gross floor area up to 300 m² then 1 space per 100 m² up to 1000 m² and 1 space per 150 m² thereafter</p> <p>Individual assessment of the lorry parking facilities to be provided where necessary, including those sites where the overnight parking of vehicles can be anticipated.</p>	<p>1 space per 3 staff or</p> <p>1 space per 70m² gross floor area up to 300 m² then 1 space per 100 m² up to 1000 m² and 1 space per 150 m² thereafter</p> <p>Individual assessment of the lorry parking facilities to be provided where necessary, including those sites where the overnight parking of vehicles can be anticipated.</p>	All development
C1 Hotels	1 space per bedroom plus provision in accordance with Class A3/A4 where applicable	1 space per bedroom plus provision in accordance with Class A3/A4 where applicable	All Development
C2 Residential Institutions	1 space per 4 staff + 1 space per 4 daily visitors	1 space per 2 staff + 1 space per 3 daily visitors	All Development
D1 Non- residential Institution			
Non-residential Institutions	<p>1 space per 2 staff</p> <p>+ 1 space per 15 students</p>	<p>1 space per 2 staff</p> <p>+ 1 space per 15 students</p>	All Development
Day Nurseries	<p>1 space per 2 full time staff</p> <p>+ pick up/drop off provision</p>	<p>1 space per 2 full time staff</p> <p>+ pick up/drop off provision</p>	All Development
Medical Facilities/ Doctors/Dentists/ Healthcare/Clinics	<p>1 space per medical practitioner on duty at the busiest time (to include nurses, counsellors, chiropodists etc)</p> <p>1 space per 2 non-medical staff</p>	<p>1 space per medical practitioner on duty at the busiest time (to include nurses, counsellors, chiropodists etc)</p> <p>1 space per 2 non-medical staff</p>	All Development

	3 spaces per consulting room (to include all rooms occupied by a medical practitioner as defined above)	3 spaces per consulting room (to include all rooms occupied by a medical practitioner as defined above)	
Places of Worship	1 space per 2 staff Visitor provision to be assessed on each individual application	1 space per 2 staff Visitor provision to be assessed on each individual application	All Development
Schools	1 space per 3 teaching staff 1 space per 3 non-teaching staff 1 space per 15 students	1 space per 3 teaching staff 1 space per 3 non-teaching staff 1 space per 15 students	All Development
D2 Assembly and Leisure (excluding Cinemas, Conference Centres and Stadia)	1 space per 22-100 m ²	1 space per 22-25 m ²	2500 m ²
Clubs/Concert Halls	1 space per 5 seats	1 space per 5 seats	All Development
Sports Facilities	1 space per 200 m ² Some facilities such as private gyms etc. may be assessed on membership/number of participants	1 space per 200 m ² Some facilities such as private gyms etc. may be assessed on membership/number of participants	All Development
Cinemas and Conference Centres	1 space per 5-10 seats	1 space per 5 seats	All Development
Stadia	1 space per 15 seats	1 space per 15 seats	1500 seats