

Appendix 7 Parking Standards

The parking standards below are based on the standards set out in the former PPG13 (February 2019) and Regional Planning Guidance RPG12 (Oct 2001), along with alignment with neighbouring authorities standards.

The standards are designed to be indicative and will enable the Council to regulate the provision of parking on developments, whilst being mindful of the need to balance parking with the impact it can have on the environment such as on street parking if left unmanaged.

As per the guidelines set out in the National Planning Policy Framework the level of parking provision will be determined by:

- the accessibility of the development (as assessed against the Accessibility Standards);
- the type, mix and use of development;
- the availability of and opportunities for public transport (as assessed against the Accessibility Standards);
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

Wherever possible, the Council will seek to minimise the number of spaces provided on site particularly in highly accessible locations such as the City Centre and Principal Town Centres.

The Council is committed to promoting electric vehicles. New developments must allow for electrical supply infrastructure for up to 34% of long-stay parking spaces to be converted to electric charging, if this is not undertaken upon development occupation.

Parking standards are divided into 4 categories in a hierarchy as shown in Table 1. Higher categories must be considered for suitability for the proposed development before a lower category can be considered.

Table 1 – Development Sustainability Hierarchy

	Location	Parking standard as proportion of 'Unsustainable' maximum	Type of parking provision	Reduction in vehicle trips compared with local prevailing rate
Zero-Car (Z)	City and town centres or where traffic is restricted	0%	Off-site	100%
Traffic-Free (T)	City and town centres, or locations meeting the accessibility standards	0-30%	preferably fulfilled off-site, active and public transport always more convenient	Up to 80%
Car-Light (C)	Outside city and town centres, locations meeting the accessibility standards	30-70%, spaces beyond 50% may be considered 'contingent'	designed to be less convenient than active and public transport, may be fulfilled off-site	Up to 50%
Unsustainable (U)	Remaining	70-100%, spaces beyond 50% may be considered 'contingent'	On-site	Up to 30%

In Traffic-Free and Car-Light developments, the Council encourages off-site parking provision to be explored first before accepting on-site provision. Off-site parking in city and town centres should be provided as part of a parking structure, and this approach should be considered in all types of development. In Unsustainable and Car-Light sites, parking spaces provided beyond 50% of the 'Unsustainable' maximum may be considered 'contingent', requiring applicants to later neutralise spaces or convert them to non-parking uses, based on observed use.

Table 2 – Vehicle Parking Standards

Type and Size of Development		Parking Standards (maximum)			
		Zero-Car	Traffic-Free	Car-Light	Unsustainable
A1	Food Retail (under 500sqm)	Yes, 0 spaces	1 space per 120sqm	1 space per 50sqm	1 space per 35sqm
A1	Food Retail (500-999sqm)	Yes, 0 spaces	1 space per 120sqm	1 space per 50sqm	1 space per 20sqm
A1	Food Retail (above 1000sqm)	Yes, 0 spaces	1 space per 120sqm	1 space per 50sqm	1 space per 14sqm
A1	Non-Food Retail (under 500sqm)	Yes, 0 spaces	Minimum operational requirement	1 space per 36sqm	1 space per 25sqm
A1	Non-Food Retail (500-999sqm)	Yes, 0 spaces	Minimum operational requirement	1 space per 36sqm	1 space per 25sqm
A1	Non-Food Retail (above 1000sqm)	Yes, 0 spaces	1 space per 83sqm	1 space per 36sqm	1 space per 25sqm
A2	Offices	Yes, 0 spaces	Minimum operational requirement	1 space per 15sqm	1 space per 10sqm
A3	Food and Drink	Yes, 0 spaces	Minimum operational requirement (presumption against)	1 space per 10sqm	1 space per 5sqm
A4	Public Houses/Wine Bars	Yes, 0 spaces	Minimum operational requirement (presumption against)	1 space per 10sqm	1 space per 5sqm
A5	Hot Food Takeaway	Yes, 0 spaces	Minimum operational requirement (presumption against)	1 space per 10sqm	1 space per 5sqm
B1	Business	Yes, 0 spaces	Minimum operational requirement	1 space per 45 sqm	1 space per 30sqm
B2	Industry (above 2500 sqm)	Yes, 0 spaces	Minimum operational requirement	1 space per 75 sqm	1 space per 50sqm
B8	Storage and Distribution	N/A	Minimum operational requirement	1 space per 250sqm	1 space per 250sqm
C1	Hotels and Guest Houses	Yes, 0 spaces	Minimum operational requirement (presumption against)	1 space per 2 bedrooms	1 space per bedroom
C2	Hospitals (above 2500sqm)	N/A	1 space per 12 staff + 1 space per 12 daily visitors	1 space per 6 staff + 1 space per 6 daily visitors	1 space per 4 staff + 1 space per 4 daily visitors
C2	Nursing Homes	N/A	1 space per 8 residents + 1 space per 7 staff	1 space per 7 residents + 1 space per 3 staff	1 space per 5 residents + 1 space per 2 staff
C3	Student Halls	Yes, 0 spaces	Minimum operational requirement (presumption against)	1 space per 8 students	1 space per 5 students
C3	Dwellings	Yes, 0 spaces	Average of 0.4 spaces per unit	Average of 0.8 spaces per unit	Average of 1.2 spaces per unit
C3	Sheltered Housing	Yes, 0 spaces	1 space per 12 staff + 1 space per 12 daily visitors	1 space per 6 staff + 1 space per 6 daily visitors	1 space per 4 units + 1 space per 4 units for visitors and staff
C3	Hostels	Yes, 0 spaces	Minimum operational requirement (presumption against)	1 space per 6 staff + 1 space per 6 residents	1 space per 4 staff + 1 space per 4 residents
C4	Houses Multiple Occupancy	Yes, 0 spaces	0 spaces	1 space per 3 bedrooms	1 space per 2 bedrooms
D1	Non-residential Health Centres, Surgeries	N/A	1 space per consulting room + 1 space per 10 staff	2 spaces per consulting room + 1 space per 5 staff	3 spaces per consulting room + 1 space per 3 staff
D1	Day nurseries & crèches	Yes, 0 spaces	1 space per 20 children	1 space per 9 children	1 space per 6 children

D1	Places of Worship	Yes, 0 spaces	Minimum operational requirement	1 space per 36sqm	1 space per 25sqm
D1	Libraries	Yes, 0 spaces	Minimum operational requirement	1 space per 36sqm	1 space per 25sqm
D1	Museums	Yes, 0 spaces	Minimum operational requirement	1 space per 90sqm	1 space per 60sqm
D1	Primary Schools	N/A	1 space per 4 staff + 3 spaces for visitors	1 space per 3 staff + 4 spaces for visitors	1 space per 2 staff + 5 spaces for visitors
D1	Secondary Schools	N/A	1 space per 4 staff + 6 spaces for visitors	1 space per 3 staff + 8 spaces for visitors	1 space per 2 staff + 10 spaces for visitors
D1	Higher and Further Education (above 2500 sqm)	N/A	1 space per 4 staff + 8 spaces for visitors	1 space per 3 staff + 10 spaces for visitors	1 space per 2 staff + 15 spaces for visitors
D2	Assembly and Leisure (above 1000 sqm)	Yes, 0 spaces	Minimum operational requirement	1 space per 35sqm	1 space per 22sqm
D2	Cinemas, Conference and Concert (above 1000 sqm)	Yes, 0 spaces	Minimum operational requirement	1 space per 15 seats	1 space per 5 seats
D2	Stadia	N/A	N/A	N/A	1 space per 15 seats + coach lay-by parking
D2	Leisure Sports and Leisure activities, Swimming pools, Tennis/Squash/Bowling	Yes, 0 spaces	Minimum operational requirement	Minimum operational requirement	1 space per 2 players/staff 1 space per 5 fixed seats, 1 space per 10sqm pool area, 4 space per court/lane
D2	Riding Stables/Equestrian Centres	N/A	N/A	N/A	1 space per 2 horses on the yard + 1 horsebox space per 150sqm
D2	Other Uses	Yes, 0 spaces	1 space per 100sqm	1 space per 50sqm	1 space per 25sqm
SG	Auction Rooms and Garage Forecourts	N/A	N/A	N/A	1 space per 2sqm standing area
SG	Workshops	N/A	N/A	N/A	1 space per 2 staff, 3 spaces per service bay
SG	Private Hire/Hackney Carriage office	N/A	N/A	N/A	Min 5 spaces or 1 space for every 4 cars operating from
SG	Filling Stations	N/A	N/A	N/A	1 space per 2 staff

In addition to the parking provision set out in the table above it is expected that developments should provide adequate parking for disabled motorists at the levels set out in Table 2 below:

Table 3 – Disabled Parking Standards

Type of Development	Level of Provision
Employment Site	Up to 200 parking spaces 5% of capacity should be reserved for disabled parking (minimum 2 spaces) Over 200 spaces 2% of capacity + 6 spaces should be reserved for disabled parking
Public, shopping and Leisure Facilities	Up to 200 spaces 6% of capacity should be reserved for disabled parking (minimum 3 spaces) Over 200 spaces 4% of capacity + 4 spaces should be reserved for disabled parking

In line with policies TR1 and TR3 developments should provide adequate secure parking provision for cyclists and motorcyclists as per the Table 3 below. Refer also to LTN 1/20, Chapter 11 for further guidance on cycle parking standards and what constitutes long and short stay parking.

All categories must provide parking for adapted cycles for disabled people, to 5% of total cycle parking capacity for each of short and long stay parking, co-located with disabled vehicle parking, rounded up to the nearest whole number.

Table 4 - Cycle Parking Standards

Type, Size and Location of Development	Cycle and Motorcycle Parking Standards
A1 Retail Food / Non Food	Long stay – 1 secure stand per 100sqm Short stay – 1 stand per 100sqm
A2 Financial & Professional services	Short stay – 1 stand per 100sqm, Long stay - 1 secure stand per 300sqm
A3 Food & Drink	Long stay - 1 secure stand per 100sqm Short Stay – 1 stand per 40sqm (max 10)
A4 Public Houses & Wine Bars	Each case to be considered on merit
A5 Hot Food Takeaway	Each case to be considered on merit
B1 Business Offices	Long stay – 1 secure stand per 150sqm Short Stay – 1 stand per 500sqm
B1 Business Light Industry	Long stay – 1 secure stand per 150sqm Short Stay – 1 stand per 500sqm
B2 General Industry	Long stay – 1 secure stand per 350sqm Short stay – 1 stand per 500sqm
B8 Warehousing / Storage & Distribution	Long stay – 1 secure stand per 500sqm Short stay – 1 stand per 1000sqm
C1 Hotels, Boarding & Guest Houses	Long Stay – 1 secure stand per 10 employees Short Stay – 1 stand per 10 beds
C2 Hospital	Long stay – 1 secure stand per 6 staff Short Stay – 1 stand per 2 beds
C2 Nursing Homes	Long stay – 1 secure stand per 6 staff Short stay 1 stand per 2 beds
C3 Dwellings Flats	Long stay – 1 secure stand per bedroom Short stay – 1 stand per unit
C3 Dwellings Houses/Bungalows	Long stay – 1 secure stand per bedroom Short stay – 1 stand per unit
C3 Student Accommodation	Long stay – 1 secure stand per bedroom Short stay – 1 stand per unit
C3 Retired / Sheltered Accommodation	Long stay – 1 secure stand per unit Short stay – 1 stand per unit
C4 Houses Multiple Occupation	Long Stay – 1 secure stand per bedroom
D1 Health Centres / surgeries	Long stay – 1 secure stand per 2 consulting rooms Short stay – 1 stand per consulting room