

Appendix G – CBC Maximum Parking Standards for New Development

VEHICLE PARKING STANDARDS FOR NEW DEVELOPMENT

1. INTRODUCTION

Almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle. Stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers and by masking moving vehicles from each other. The aim of adopting these standards for development is to minimise the use of carriageways for parking and to prevent on-street loading or off-loading of service vehicles.

These standards will be used as the starting point in assessing the level of parking provision and represent the maximum requirements for off-street parking. The actual level of parking provision will be assessed in accordance with these standards and the guidance set out in Policy TR/18 of the Borough of Charnwood Local Plan.

Any land uses or types of development which are not specifically mentioned will be subject to consideration on an individual and site-specific basis, as will combinations of types of developments which are treated individually in this document. Where adequate and readily available free public car parking is situated close to the development, the public car parking standards may be slightly reduced at the discretion of the highway authority. Operational parking requirements will not be reduced in such circumstances.

As far as possible, the following maximum parking standards have been related to the land uses in the Use Classes Order 1987. All areas are gross floor areas unless otherwise stated. For all types of development, suitable provision should be made for disabled persons parking in accordance with the requirements set out in section 14.

2. CLASS A1 – SHOPS

Stores above 3,000 sq.m.	1 car space per 9 sq.m. 1 goods bay or space per 750 sq.m. for stores 5,000 sq.m 1 goods bay or space per 1,000 sq.m. for stores in excess of 5,000 sq.m.
Stores between 1,000 and 3,000sq.m	1 car space per 12 sq.m. In critical locations on the highway network, the higher standard (1 per 9 sq.m.) may be required for stores between 2,500 and 3,000 sq.m. Provision shall be made within the site for deliveries and unloading.
Stores between 300 and 1,000 sq.m.	1 car space per 30 sq.m. In critical locations on the highway network, the higher standard (1 per 12 sq.m.) may be required for stores between 750 and 1,000 sq.m. Provision shall be made within the site for deliveries and unloading.
Stores below 300 sq.m.	2 spaces up to 100 sq.m. 1 car space per each additional 100 sq.m. thereafter.

3. CLASS A2-FINANCIAL AND PROFESSIONAL SERVICES

Offices One car space per 35 sq.m.

4. CLASS A3 - FOOD AND DRINK

Restaurants If the layout is defined, one customer car space per 4 sq.m. public area plus one staff car space per 20 tables or 40 sq.m. Space shall be provided for loading and unloading or service and delivery vehicles clear of the public highway.

Public Houses and licensed clubs There shall be 1 customer car space per 3 sq.m of public area (excluding services, lobbies, toilets, cloakrooms, etc.). In addition, staff parking will be required at the rate of 1 car space for each residential member of staff, plus 1 car space per 40 sq.m. of public area for non-residential staff. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

5. CLASS B1 - BUSINESS

Offices One car space per 25 sq.m

Research and Development One car space per 30 sq.m. One lorry space per 500 sq.m. Provision should be made within the site for the possibility of future conversion of offices, with their consequently higher parking requirements.

Light Industry One car space per 50 sq.m. Where there is a substantial element of offices this shall be considered separately. One lorry space per 400 sq.m. Any loading bays will be considered as parking spaces for the purposes of assessment. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

6. CLASS B2 - GENERAL INDUSTRY

Industry	One car space per 50 sq.m. Where there is a substantial element of offices this shall be considered separately. One lorry space per 400 sq.m. Any loading bays will be considered as parking spaces for the purposes of assessment.
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7. CLASS B8 - STORAGE OR DISTRIBUTION

Warehouses	One car space per 100 sq.m. and, for units in excess of 9,300 sq.m., one car space per 150 sq.m. Special consideration as to the applicable standard shall be given to developments of between 8,500 and 9,300 sq.m. One lorry space per 400 sq.m. Any loading bays will be considered as parking spaces for the purposes of assessment. For smaller units, provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.
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8. CLASS C1 - HOTELS

Hotels	One car space per bedroom. Additional parking shall be provided in respect of restaurants and public bar areas in accordance with the standards in Section 4, and where conference facilities are provided there shall be additional provision in accordance with section 11. Staff parking shall be provided in accordance with the standards in section 4.
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9. CLASS C2 - RESIDENTIAL INSTITUTIONS

Nursing Home	One car space per three bedrooms plus one car space for each staff member on site. Restrictions on future changes of use to schools will be required.
Residential homes for the elderly with communal facilities	One car space per four bedrooms, plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

10. CLASS C3 - DWELLING HOUSES

Dwellings with 4 or more bedrooms	3 spaces.
Dwellings with 3 or less bedrooms	2 spaces.
Local Authority & Housing Association developments, flats, with 2 bedrooms or less, with communal parking	3 spaces per 2 dwellings.
Retirement dwellings for occupation by over 55's and dwellings with off-site warden assistance	One car space per dwelling plus one visitor space per four dwellings.
On-site warden controlled	Communal parking of one car space per 2 bedrooms plus wardens accommodation parking as per dwellings above.

11. CLASS D1 - NON-RESIDENTIAL INSTITUTIONS

Surgeries and clinics (Doctors, Dentists, vets, etc)	One car space per member of staff employed plus two car spaces per consulting room/surgery
Conference Centre	Two car spaces per three seats where there is fixed seating. Where there is a flexible layout there shall be one car space per 3 sq.m. of conference areas.
Exhibition Halls	One car space per 6 sq.m.
Libraries	One car space per each member of staff plus one car space per 25 sq.m.
Schools	One car space per member of teaching staff plus three additional spaces. Where a community wing is to be provided for daytime use 5 additional spaces shall be provided. Provision for access to hard surfaced play areas will be required to provide additional parking for 'out of hours' functions.
Day Nurseries	One car space per member of staff plus an additional space to allow for shift changes.

12. CLASS D2 - ASSEMBLY AND LEISURE

Sports grounds and clubs	Parking will be required to cater in full for the maximum expected usage of the facility assuming an occupancy rate of 2 persons/car. Also, in the case of football, cricket, hockey pitches etc, parking and manoeuvring areas will be required for coaches at the rate of one coach per two
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pitches (minimum provision to be made for one coach). Thus the following examples may be used:-

1 cricket pitch - 22 players + 2 umpires = 12 car spaces + 1 coach.

Tennis/Squash courts - 2 car spaces per court.

Rugby club with 3 pitches - 36 players, coaches, referees, substitutes, etc, per pitch, therefore 54 car spaces plus two coach spaces.

2 soccer pitches - 30 players, coaches, referees, substitutes, etc, per pitch, therefore 30 car spaces plus one coach space.

Golf Courses

100 spaces per 18 hole course.

Other sizes of course will be considered on their merits, not pro-rata to the above.

Note:-Licensed club facilities within sports grounds (including golf clubhouses) will require additional parking spaces in accordance with the standards given in Section 4.

13. SIZE OF PARKING SPACES

The minimum acceptable dimensions for a car parking space will be:-

length	5.0 metres
width	2.4 metres
headroom	2.0 metres

Lorry parking spaces shall be a minimum of 18m by 5m.

Where 50 or more car parking spaces are to be provided, a reduction in length to 4 m may be permitted in up to 10% of parking bays which will then be for the use of small cars only.

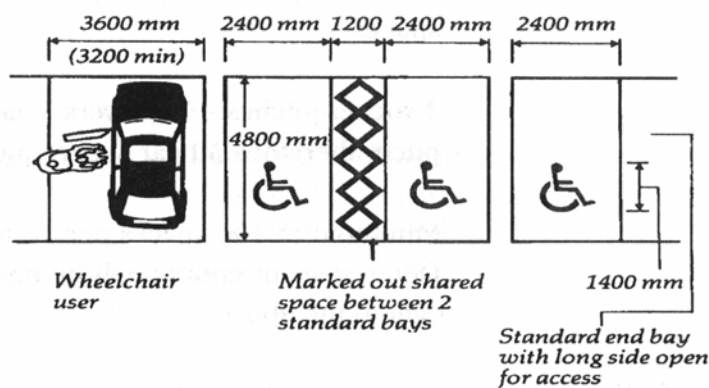
Where parking spaces are laid out at right angles to the access aisles a minimum aisle width of 6m will be required. Non rectilinear layouts will be assessed individually.

Car parking areas will be laid out so that no vehicle has to be reversed for a distance exceeding 25m.

14. PARKING FOR DISABLED PEOPLE

For many disabled people and others with limited mobility, the private car is their only means of travel. It is very important therefore that adequate provision is made both in terms of the type and position of parking spaces. Any parking provision should be made within 50m of the destination. Spaces should be 3.6m wide or have a transfer area of 1.2m to one side of a standard size space. 3.2m wide spaces may be acceptable where space is limited. Parking spaces should be clearly marked with the British Standard "Disabled" symbol in accordance with B.S. 3262 Part 1 and any parking fee concessions should be stated clearly at the parking space.

CAR PARKING SPACE FOR DISABLED PERSONS VEHICLE



15. CYCLE PARKING STANDARDS

These standards of cycle parking will be required for new development proposals, in addition to the vehicle parking standards:

LAND USE CLASS

STANDARD

Classes A1 and A3 (Shops, food and drink)

1 space for every 500 sq.m. up to 4,000 sq.m. gross to be under cover and secure for staff and operational use.

1 space for every 1,000 sq.m. gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.

Classes A2 and B1 (Financial and professional services, light industry and offices)

1 space for every 400 sq.m. gross to be under cover and secure. Customer parking to be provided merit.

Classes B2 to B8 (General and Special Industry)

1 space for every 400 sq.m gross to be under cover and secure

Class C3 (Dwelling Houses), High density developments e.g. flats with common facilities

1 space per 5 dwellings to be under cover and secure.

Classes D1 and D2 (Non-residential institutions, assembly and leisure convenient)

Enough Sheffield racks (or similar) should be provided in a prominent and location to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.”