

APPENDIX 3

PARKING STANDARDS COMPARISON TABLES

(PARKING LEVELS COMPARED BETWEEN EXISTING MAXIMUM STANDARDS AND DRAFT SPD)

NOTE 1: For *existing standards* - **new non-residential development** within each of the four current 'Accessibility Zones' is expected to provide the following proportions of the relevant **maximum** parking standard:-

ZONE TYPE	CAR PARKING PROVISION (% of maximum demand-based standard)
1	0-25%
2	25-50%
3	50-75%
4	75-100%

NOTE 2: The Accessibility Zones for the existing standards are different to those contained within the draft SPD.

Use Class	Description	Car Parking Standard			
		Existing Standard	Draft SPD Standard		
		Maximum Standard subject to Zone reduction	Accessibility zone 1	Accessibility Zone 2	Accessibility Zone 3
A1 Retail foodstores	(a) Small food shops up to 500 m ² GFA	1 space per 30 m ² GFA	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 30 m ² GFA
	(b) Food supermarkets exceeding 500 m ² GFA but not exceeding 2,500 m ² GFA	1 space per 18 m ² GFA			1 space per 22 m ² GFA ¹
	(c) Food superstores/ hypermarkets exceeding 2,500 m ² GFA	1 space per 15 m ² GFA			1 space per 18 m ² GFA
	(d) Food retail parks	Assessed on an individual case			Assessed on an individual case
A1 Non-food retail	(a) Non-food retail warehouses with garden centres	1 space per 25 m ² GFA	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 25 m ² GFA
	(b) Non-food retail warehouses without garden centre	1 space per 35 m ² GFA			1 space per 35 m ² GFA
	(c) Garden centres up to 4,000 m ² GFA	1 space per 25 m ² GFA			1 space per 25 m ² GFA
	(d) Garden centres exceeding 4,000 m ² GFA	Assessed on an individual case			Decided in each case on individual merits

¹ TRICS and site survey data indicates over-provision of food retail parking generally, TRICS data suggests approx. 1 space per 30 sqm, but this has been adjusted to 1 space per 22 sqm (i.e. more parking provision) to allow for some seasonal peaks. A similar proportionate reduction has been applied to the larger superstores.

	(e) Non-food retail parks where individual land use components are known	Assessed on each case			Each case on individual merits (shared parking & an overall reduction in provision, taking into account linked trips on site)
	(f) Non-food retail parks where individual land use components are not known	1 space per 40 m ² GFA			1 space per 40 m ² GFA (shared parking)
A2 ² Financial & professional Services	Banks, building societies, estate agencies, betting shops	1 space per 30 m ² GFA	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 30 m ² GFA
A3, A4 and A5 Food & drink	(a) Restaurants/cafes	1 space per 5 m ² floorspace of dining area plus 3 spaces per 4 employees	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 5 m ² floorspace of dining area plus 3 spaces per 4 employees
	(b) Public houses/bars	1 space per 3 m ² of floorspace of bar area plus 3 spaces per 4 employees			1 space per 3 m ² of floorspace of bar area plus 3 spaces per 4 employees
	(c) Hot food takeaway shops ³	1 space 3 m ² of floorspace of public area plus 3 spaces per 4 employees			1 space 3 m ² of floorspace of public area plus 3 spaces per 4 employees
	(d) Fast food drive thru restaurants	1 space per 8 m ² GFA			1 space per 8 m ² GFA

² Note: A2 offices should be treated as B1 offices

³ Excluding fast food drive thru restaurants

	(e) Roadside restaurants	1 space 4 m ² of floorspace of public area plus 3 spaces per 4 employees			1 space per 4 m ² of floorspace of dining area plus 3 spaces per 4 employees
	(f) Transport café	1 lorry space per 3.5 m ² GFA plus 3 standard parking spaces per 4 employees			Considered on a case by case basis – starting point 1 lorry space per 3.5 m ² GFA plus 3 standard parking spaces per 4 employees
B1 Business	(a) B1 (a) offices	1 space per 30 m ² GFA	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 35 m ² GFA
	(b) B1 (b) research & development, high-tech/B1 (c) light industry	1 space per 35 m ² GFA			1 space per 35 m ² GFA
B2 General industry	General industry	1 space per 50 m ² GFA Parking provision for lorries to be checked against benchmark standards.	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 75 m ² GFA Parking provision for lorries to be considered on a case by case basis.
B8 Storage & distribution	Wholesale distribution, builder's merchants, storage	1 space per 75 m ² GFA Lorry provision to be checked against benchmark standards	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 75 m ² GFA Parking provision for lorries to be considered on a case by case basis.
Business Parks	Mixed B1/B2/B8 (unless heavily orientated to B8) for use where individual land use components are not known	1 space per 40 m ² GFA Lorry provision to be checked against benchmark standards	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 40 m ² GFA Parking provision for lorries to be considered on a case by case basis.

C1 Hostels & hostels	(a) Hotels	1 space per bedroom (including staff accommodation) plus 1 space per manager plus 2 spaces per 3 staff minus spaces related to staff bedrooms plus 1 space per 5 m ² dining area plus 1 space per 3 m ² bar area plus 1 space per 6 m ² public area in conference facility plus 1 space per 6 m ² of public area in exhibition hall plus a minimum of 1 coach parking space per 100 bedrooms	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per bedroom (including staff accommodation) plus 1 space per manager plus 2 spaces per 3 staff minus spaces related to staff bedrooms plus 1 space per 5 m ² dining area plus 1 space per 3 m ² bar area plus 1 space per 5 m ² public area in conference facility plus 1 space per 6 m ² of public area in exhibition hall plus a minimum of 1 coach parking space per 100 bedrooms
	(b) Hostels i. Small (single parent or couple with no children) ii. Family (2 adults & 2 children)	3 spaces per 4 units 1 space per unit	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	i. 3 spaces per 4 units ii. 1 space per unit
C2 Residential institutions	(a) Institutions/ homes with care staff on premises at all times (excluding nursing homes, hospitals, residential schools, colleges or training centres)	1 space per 5 residents' bed spaces plus 1 space per 2 staff (non-resident); parking for resident staff to be based on general needs standard	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 5 residents' bed spaces plus 1 space per 2 staff (non-resident); parking for resident staff to be based on general needs standard

C2 Residential institutions (continued)	(b) Elderly persons residential & nursing homes (Category 3)		0.25 spaces per resident bed space; parking for resident staff to be based on general needs standard		Up to a 30% reduction on the Zone 3 standard.	0.25 spaces per resident bed space; parking for resident staff to be based on general needs standard	
	(c) Hospitals		1 space per 0.5 beds or to be decided on individual merits (including a full transport assessment & proposals in a green transport plan); special hospitals must be considered individually			1 space per 0.5 beds or to be decided on individual merits (including a full transport assessment & proposals in a green transport plan); special hospitals must be considered individually	
	(d) Education – halls of residence		1 space per 2 full-time staff plus 1 space per 6 students (but with linkage to student transport plans where appropriate)			1 space per 2 full-time staff plus 1 space per 6 students (but with linkage to student transport plans where appropriate)	
C3 Residential ⁴	Studio or bedsit	Allocated	Zone 1&2 1	Elsewhere 1.25	0.65	0.8	1.25
		Unallocated	1	1.25	0.5	0.65	1.0
	1 bedroom	Allocated	1	1.25	0.65	0.8	1.25
		Unallocated	1	1.25	0.5	0.65	1.0
	2 bedrooms	Allocated	1	1.5	0.75	1.0	1.5

⁴ Where garages are provided to meet some or all of the parking standard – see paragraph 5.9 and 7.3 before applying the car parking standards. Existing standards do not differentiate between allocated and unallocated parking save that fractions of a space for existing standards indicate the use of assigned and unassigned spaces.

		Unallocated	1	1.5	0.6	0.8	1.2
	3 bedrooms	Allocated	1.5	2.25	1.15	1.5	2.25
		Unallocated	1.5	2.25	0.9	1.2	1.8
	4 bedrooms	Allocated	2	3	Assessed on an individual case basis		3.0
		Unallocated	2	3			2.4
	More than 4 bedrooms	Allocated	2	3	Assessed on individual case basis		
		Unallocated	2	3			
	Visitor parking schemes of 10 Dwellings or more	50 – 100% of spaces allocated	No equivalent		None	Car parking standard plus 20%.	
		All unallocated			None	No visitor parking is required.	
		Less than 50% of spaces allocated			None	Allocation between these ranges subject to Council decision.	
C3 residential – elderly persons accommodation	Retirement dwellings, no warden control, 1 bedroom	1.5 spaces per unit including 0.25 visitor space		Assessed on an individual case	Reductions not automatically applied, assessed on individual case by case basis	1.25 spaces per unit	
	Sheltered housing, warden control 1 or 2 bedrooms	0.75 spaces per unit including 0.25 visitor space		Assessed on an individual case		0.50 spaces per unit	
	Other unit sizes	No equivalent		Assessed on an individual case		To be determined on case by case basis	
	Visitor parking required for C3 residential : elderly persons	No equivalent		None	0.25 per unit		

	accommodation				
C3 - Dwelling Houses with Multiple Occupation (HMO)	All sizes	0.5 spaces per tenancy unit	Assessed on an individual case	0.5 spaces per bedroom	0.5 spaces per bedroom
D1 Non – residential institutions	(a) Public halls/places of assembly (excluding D2)	1 space per 9 m ² GFA or 1 space per 3 fixed seats plus 3 spaces per 4 staff members	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard	1 space per 9 m ² GFA or 1 space per 3 fixed seats plus 3 spaces per 4 staff members
	(b) Community/family centres	1 space per 9 m ² GFA plus 1 space per full-time staff member or equivalent	Assessed on an individual case		1 space per 9 m ² GFA plus 1 space per full-time staff member or equivalent
	(c) Day centres	1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9 m ² GFA	Assessed on an individual case		1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9 m ² GFA
	(d) Places of worship	1 space per 10 m ² GFA	Assessed on an individual case		1 space per 10 m ² GFA
	(e) Surgeries & clinics	3 spaces per consulting room plus 1 space per employee other than consulting doctors/dentists/vets	Assessed on an individual case		3 spaces per consulting room plus 1 space per employee other than consulting doctors/dentists/vets
	(f) Libraries	1 space per 30 m ² GFA of freestanding development (otherwise assessed on merits)	Assessed on an individual case		1 space per 30 m ² GFA of freestanding development (otherwise assessed on merits)

D1 Non – residential institutions (continued)	(g) Miscellaneous cultural buildings	2 spaces plus 1 space per 30 m ² of public floorspace	Assessed on an individual case		2 spaces plus 1 space per 30 m ² of public floorspace
	(h) Educational establishments (including residential) (i) Schools ⁵	1 space per full-time member of staff plus 1 space per 100 pupils plus 1 space per 8 pupils over 17 years old plus 1 space per 20 pupils under 17 years old	Assessed on an individual case		1 space per full-time member of staff plus 1 space per 100 pupils plus 1 space per 8 pupils over 17 years old plus 1 space per 20 pupils under 17 years old
	(ii) Further education ⁵ (iii) Nursery schools/ playgroups ⁵	1 space per full-time member of staff plus 1 space per 5 full-time students 1 space per 4 pupils	Assessed on an individual case Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard. Up to a 30% reduction on the Zone 3 standard.	1 space per full-time member of staff plus 1 space per 5 full-time students 1 space per 4 pupils
D2 Assembly & leisure	(a) Places of entertainment/leisure parks for use when individual land use components are known	To be decided in each case on individual merits. All parking should be shared and an overall reduction of 25% to be starting point for discussion	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	To be decided in each case on individual merits:
	(b) Places of entertainment/leisure parks for use when individual land use components are not known	1 space per 15 m ² GFA (shared parking)	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard	1 space per 15 m ² GFA (shared parking)

⁵ Note: overspill parking for community purposes (outside school day) should be catered for by use of dual-purpose surfaces such as school play areas.

D2 Assembly & leisure	(c) Cinemas (including multiplexes)	1 space per 3 seats	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 4 seats ⁶
	(d) Swimming pools	1 space per 15 m ² GFA	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	1 space per 15 m ² GFA
	(e) Tennis/badminton	4 spaces per court	Assessed on an individual case		4 spaces per court
	(f) Squash courts	3 spaces per court	Assessed on an individual case		3 spaces per court
	(g) Ice rinks	1 space per 12 m ² GFA	Assessed on an individual case		1 space per 12 m ² GFA of rink
	(h) Fitness centres/sports clubs	1 space per 15 m ² GFA	Assessed on an individual case		1 space per 15 m ² GFA
	(i) Ten pin bowling	4 spaces per lane	Assessed on an individual case		2 spaces per lane ⁷
	(j) Indoor bowls	4 spaces per rink	Assessed on an individual case		4 spaces per rink
	(k) Outdoor sports grounds		Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	(i) 20 spaces per pitch
	(i) with football pitches	20 spaces per pitch			(ii) 50 spaces per hectare
	(ii) without football pitches	50 spaces per hectare			

⁶ TRICS data suggests 1 space per 5 seats, 1 per 4 assumed (existing standard 1:3)

⁷ TRICS data suggests reductions

(continued)	(l) Golf				
	(i) 18-hole golf course	100 spaces			(i) 100 spaces
	(ii) 9-hole golf course	60 spaces			(ii) 60 spaces
	(iii) golf driving range	1.5 spaces per tee	Assessed on an individual case		(iii) 1.5 spaces per tee
	(iv) golf courses for more than local use	To be decided in each case on individual merits			(iv) To be decided in each case on individual merits N/A
Motor trade related	(a) Showroom car sales	3 spaces per 4 employees plus 1 space per 10 cars displayed	Assessed on an individual case	Up to a 30% reduction on the Zone 3 standard.	3 spaces per 4 employees plus 1 space per 10 cars displayed
	(b) Vehicle storage	3 spaces per 4 employees plus 2 spaces per showroom space or provision at rate of 10% annual turnover	Assessed on an individual case	Up to a 30% reduction on the 'Zone 3' standard.	3 spaces per 4 employees plus 2 spaces per showroom space or provision at rate of 10% annual turnover
	(c) Hire cars	3 spaces per 4 employees plus 1 space per 2 hire cars based at site	Assessed on an individual case		3 spaces per 4 employees plus 1 space per 2 hire cars based at site
	(d) Ancillary vehicle storage	3 spaces or 75% of total if more than 3 vehicles	Assessed on an individual case	3 spaces or 75% of total if more than 3 vehicles	

Motor trade related (continued)	(e) Workshops	3 spaces per 4 employees plus 3 spaces per bay (for waiting & finished vehicles) in addition to repair bays	Assessed on an individual case.		3 spaces per 4 employees plus 3 spaces per bay (for waiting & finished vehicles) in addition to repair bays
	(f) Tyre & Exhaust	3 spaces per 4 employees plus 2 spaces per bay	Assessed on an individual case		3 spaces per 4 employees plus 2 spaces per bay
	(g) Parts stores/sales	3 spaces per 4 employees plus 3 spaces for customers	Assessed on an individual case		3 spaces per 4 employees plus 3 spaces for customers
	(h) Car wash/ petrol filling station	3 spaces per 4 employees plus 3 waiting spaces per bay or run in to row or bays (additional parking is required where a shop is provided)	Assessed on an individual case		3 spaces per 4 employees plus 3 waiting spaces per bay or run in to row or bays (additional parking is required where a shop is provided)
Public transport facilities	(a) Rail stations	To be decided in each case on individual merits	Assessed on an individual case	To be decided in each case on individual merits	