

APPENDIX 4 - CAR PARKING STANDARDS FOR DEVELOPMENT CONTROL

Introduction

Planning Policy Guidance Note 13 "Transport" (PPG13), published in March 1994, provides guidance at a national level on how local authorities should integrate transport and land use planning, with the key aim of ensuring that local authorities carry out land use policies and transport programmes in ways which help to:-

- reduce growth in the length and number of motorised journeys;
- encourage alternative means of travel which have less environmental impact; and hence,
- reduce reliance on the private car.
- A particularly important element of this policy approach to transport and land use planning is the advice on car parking provision advocated in paras 4.5 and 4.6 of PPG13.

Objective

All land uses generate traffic and create a demand for car parking which should be accommodated safely and conveniently, without detriment in environmental or highway terms. It is, therefore, desirable that adequate car parking provision be made with all new development and that, in accordance with PPG13, it should be kept to the operational minimum.

Application of the Space Standards

The car parking standards will apply throughout the whole Borough, but, as advocated in para 4.6 of PPG13, a flexible approach to their implementation will be taken in appropriate cases, where a reduced provision may be acceptable. Such cases relate to locations which have good access to other means of travel than the private car, or where the collective or dual use of parking space affords a more intensive use of available parking space. In particular, this applies to the Borough's main public transport corridors (bus and Metrolink) and to the town and district centres. In considering car parking provision, factors such as the impact this might have on highway safety and the quality of the local environment will be taken into account in all cases.

Parking Provision

Parking provision falls into two categories:-

- **Service Provision** - The space required for cars and other vehicles regularly and necessarily involved in the operation of the business of particular buildings or land. It includes space for the delivery or collection of goods and should provide sufficient space to allow the number and size of vehicles likely in the opinion of the Local Authority to serve the site at any one time to manoeuvre and stand for loading and unloading within the site and to enter and leave the site in forward gear.
- **Resident/Staff/Visitor Provision** - The space required for vehicles which do not necessarily have to be parked on the site of the premises in question. It includes space for employees and residents as well as shoppers, business callers and other visitors.

All parking provision should usually be made within or close to the site to be developed. However, where parking cannot be provided on site, it may be more appropriate for a commuted payment to be made to the Council for the provision of off-site parking. In such cases the Council would also consider whether it would be more appropriate, in line with guidance in para 4.10 of PPG13, to seek contributions to measures to assist public transport or walking and cycling instead of funding car parking space.

Parking spaces should have minimum dimensions of 2.4m x 4.8m and a minimum aisle width of 6m between rows of spaces aligned at right angles to each other. Details of car park design such as access, circulation, sight lines, radii, etc., must be agreed with the Borough Engineer. In the design of the development, all parking must be located and designed so that each element can function independently at all times and so that all vehicles can enter and leave the site in forward gear. All parking must be located so as to have minimal visual impact bearing in mind personal safety and security. All planning applications must include details of landscaping proposals.

1. HOUSING

(a) General Housing

Service Provision None

Resident/Visitor Provision Residents - 1 space per dwelling unit up to 100 sq. m. gross floor area. Residents - 2 spaces per dwelling unit if over 100 sq. m. gross floor area. Visitors - Dwellings with a driveway shall provide one space within the curtilage, otherwise 1 space per 3 dwellings.

(b) Aged Persons Housing

Service Provision None

Resident /Visitor Provision Residents - 1 space per 4 dwelling units. Visitors - 1 space per 4 dwelling units.

(c) Sheltered Housing

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 2 staff. Visitors - 1 space per 4 dwelling units.

2. SHOPPING

Service Provision Standard service requirement

Staff/Visitor Provision Staff - 1 space per 100 sq. m. Customers - Shops under 1400 sq. m. - 1 space per 25 sq. m. 1400 - 2325 sq. m. - 1 space per 20 sq. m. over 2325 sq. m. - 1 space per 15 sq. m.

3. OFFICES

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff, or 1 space per 30 sq. m. Visitors - 1 space per 300 sq. m.

4. INDUSTRY

Service Provision Standard service requirement.

Staff/Visitor Provision Employees - 1 space per 3 employees, or 1 space per 50 sq. m. Visitors - 1 space per 465 sq. m.

5. WAREHOUSING AND STORAGE (Not retail)

Service Provision Standard service requirement.

Staff/Visitor Provision Employees - 1 space per 3 employees, or 1 space per 230 sq. m.
Visitors - 1 space per 465 sq. m.

6. DISTRIBUTION DEPOTS

Service Provision Standard service requirement.

Staff/Visitor Provision Employees - 1 space for every employee, or 1 space per 95 sq. m.
Visitors - 1 space per 465 sq. m.

7. GUEST HOUSES AND HOTELS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per bedroom.

8. CHURCHES

Service Provision Standard service requirement.

Visitor Provision 1 space per 10 seats.

9. HEALTH CENTRES AND CLINICS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per GP. - 1 space for all other medical staff present at busiest time. - 1 space for every 2 other staff present at busiest time. Visitors - 2 spaces per consulting room (if appointment system). - 4 spaces per consulting room (if no appointment system).

10. HOSPITALS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per doctor/surgeon. - 1 space per 3 other staff. Visitors - 1 space per 3 beds.

11. DISCOS AND DANCE HALLS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per 4 patrons permitted under licence.

12. PUBLIC HOUSES

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per 3 sq. m. of drinking area.

13. RESTAURANTS AND CAFES

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per 4 seats.

14. CINEMAS AND THEATRES

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per 3 patrons.

15. CLUBS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per 4 seats.

16. LIBRARIES

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff. Visitors - 1 space per 50 sq. m.

17. SPORTS CENTRES

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 2 staff. Players - 1 space for every 2 players able to use the facilities at any one time. Spectators - 1 space per 4 seats.

18. NURSERY SCHOOLS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 2 teaching staff. Visitors - 2 spaces.

19. PRIMARY SCHOOLS

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 3 spaces (additional spaces may be required dependent upon location of school and catchment area).

N.B.- On special occasions (e.g. prize giving, open days etc.) substantial amounts of additional parking will be required and provision must be made to accommodate occasional parking of this nature within the school site e.g. playgrounds.

20. SECONDARY SCHOOLS

Service Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces.

N.B.- On special occasions (e.g. prize giving, open days etc.) substantial amounts of additional parking will be required and provision must be made to accommodate occasional parking of this nature within the school site e.g. playgrounds.

21. PRIVATE HIRE/TAXI BUSINESS

Service Provision Standard service requirement, including 1 space for every taxi/hire vehicle operating from the site.

Staff Provision Staff - 1 space per member of managerial staff, and - 1 space per 4 other staff.
- or 1 space per 25 sq. m.

22. GARAGES, SERVICE STATIONS, AND TYRE AND EXHAUST DEPOTS

Service Provision Standard service requirement, including 4 car or lorry spaces per repair/service bay and where automatic car wash sufficient space for 4 cars to wait on site.

Staff Provision Staff - 1 space per employee. - or 1 space per 40 sq. m.

Note: All figures referring to floor areas relate to "gross" areas.