

# Stroud District Local Plan – Proposed Changes (June 2001)

## Appendix B

### Parking Standards Vehicles and Cycles

#### Vehicle Parking

~~1. These standards should be read as a combination of operational minimum and maximum standards. Permission will not be granted for developments which provide more than the maximum number of spaces. The need to provide the operational minimum will be relaxed in the following circumstances:~~

~~(a) Within the defined town centres of Stroud or Dursley, no car parking need be provided as part of the development.~~

~~(b) Within the defined town centres of Stonehouse, Berkeley, Wotton under Edge, Nailsworth, Minchinhampton and Painswick, and within 800 metres of the defined town centres of Stroud or Dursley, the operational minimum set out in any case may be reduced by half.~~

~~(c) In other areas with good access by public transport, walking, and/or cycling, developers may seek to persuade the Local Planning Authority that the operational minimum need not be complied with.~~

~~In addition the maximum number of spaces which will be permitted will be halved within the defined town centres of Stroud and Dursley.~~

~~2. 1.~~ The standards relate to uses defined in the Town and Country Planning (Use Classes Order) 1987.

~~3. 2.~~ For any use not included in the standards below, the number of parking spaces will be a matter for negotiation and assessed according to individual circumstances.

~~4. 3.~~ All standards are based on gross floor area by external measurement unless stated to the contrary.

~~5. 4.~~ All car parking spaces (except disabled) shall be a minimum of 2.4m x 4.8m, with a minimum aisle width of 6m.

~~6. 5.~~ When required, lorry parking spaces will range between 13.5m x 6.3m to 17.5m x 7.4m depending on the types of vehicles anticipated.

~~7. 6.~~ Mixed uses will be assessed as a sum of the parking requirements of the individual elements of the scheme based on the standards. This also applies to ancillary uses such as an office use within an industrial development, or a bar open to non-residents within a hotel.

~~8. 7.~~ The standards apply to new developments or extensions and to changes of use. When considering an extension to an existing use the opportunity for reduced operational minimum parking standards will be considered.

~~9. 8.~~ For residential development the allocated parking spaces shall be provided within easy walking distance of the dwellings they intend to serve.

~~10. 9.~~ The abbreviation FTE means 'full time equivalent' where used in these standards.

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### Disabled Car Parking Bays

- (a) Disabled parking bays (dpb) should be provided in relation to publicly accessed parking at a ratio of 1 dpb per 10 conventional parking bays.
- (b) Disabled parking bays should be large enough to facilitate access by wheelchair users, i.e. 3.6m x 4.8m, especially in public car parks. Only where space is limited will a smaller space (minimum 3.0m x 4.8m) or two adjoining spaces of 2.4m x 4.8m each with a shared space between of 1.2m be acceptable. A standard of 2.4m x 4.8m can be provided where the long side is left open for access.
- (c) The disabled car parking bays should be located close to an entrance to the building, with the route from the space to the building capable of use by a disabled person. This may require the provision of ramps (maximum gradient 1:20) and convenient handrails.
- (d) For pedestrian areas, bays should be within 50m of the destination.
- (e) Each bay should have a zone for transfer from car to wheelchair.
- (f) Each transfer zone should either serve two bays or be positioned in the corner of a parking area to avoid abuse by other drivers.
- (g) Bays and transfer zones should be clearly marked and should display the British Standard "Disabled" symbol, both on the road surface and on a discreet, but clearly visible, signpost or wall.
- (h) The bay should be level, without camber or flanking upstand kerbs.
- (i) No bay, or access to it, should be so restricted in height as to make it inaccessible for cars carrying wheelchairs on roof racks.

### Cycle Parking

~~In all development, one cycle space is to be provided per 8 car parking spaces required by the development, with a minimum of 2 cycle spaces irrespective of car parking provided, subject to the following exception:-~~

~~Class D1 non-residential institutions—expected cycle usage to be assessed in each case based on particular circumstances—use, location and demand for cycle access.~~

A minimum of 2 cycle parking spaces must be provided at any new non-residential development however small.

In addition to the required level of parking provision (which should be under cover and secure), strategically-significant developments (i.e. those included in Table A) should also provide showers and lockers for cyclists. The Council may also seek shower and/or locker facilities in other developments that generate large numbers of employees.

In town centres developers have the option of paying commuted sums in lieu of the required provision, for public cycle parking to be provided by the District Council.

The location of cycle stands shall be as close as possible to the destination served, in secure positions or open positions where surveillance by staff or the general public is a deterrent to theft. At any site where 10 or more spaces are provided, the stands should be located under cover, be lit and appropriately signed. The detailed design and lighting of such facilities must have regard to the locality and to the proposed development. ~~Large employment generating development should provide shower and changing locker facilities for cyclists.~~ In residential development garages and rear garden space (for sheds etc.) will be acceptable as cycle storage provision. In flats developments secure communal space ~~(at one space per bed space)~~ should be provided. Where, due to specific circumstances, e.g. small development, access restrictions etc., the amount of car parking is reduced or waived, no reduction shall be made in the number of cycle spaces to be provided. ~~Within town centres the cycle parking requirement shall be calculated on the maximum car parking standards and not on any reduction, or waived to a lesser standard, or to any restriction to operational parking requirement only.~~

~~Where it is inappropriate to provide cycle parking on the site of the development an alternative location shall be agreed or commuted sum for such provision made. Commuted sums would be paid to the District Council which would then provide the cycle parking facilities.~~

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The Standards	Maximum Spaces to be provided	Operational Minimum
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### ~~Shops (Use Class A1)~~

- |   |                               |                               |
|---|-------------------------------|-------------------------------|
| <del>(a) Shops under 1,000 sq.metres either single shops or groups of shops having a combined gross floor area of under 1,000 sq.metres</del> | <del>1 per 25 sq.metres</del> | <del>None</del>               |
| <del>(b) Food stores over 1,000 sq.metres or groups of shops having a combined gross floor area of over 1,000 sq.metres</del>                 | <del>1 per 10 sq.metres</del> | <del>1 per 50 sq.metres</del> |
| <del>(c) Non-food stores (including garden centres)</del>   | <del>1 per 20 sq.metres</del> | <del>1 per 50 sq.metres</del> |

~~Note: Includes parking for staff and customers. Delivery space at a rate of 1 per 750 sq.metres gross floor area should be provided in all cases. Staff parking may be provided in service yards only if it does not hinder deliveries or lorry movements.~~

### ~~Financial and Professional Services (Use Class A2)~~

~~1 per 25 sq.metres~~

~~Note: Includes parking for both staff and visiting public.~~

### ~~Food and Drink (Use Class A3)~~

~~Standards relate to gross floor area of customer space (i.e. excludes offices, kitchens, stores, toilets)~~

<del>Restaurants, public houses, bars and takeaway</del>	<del>1 per 5 sq.metres</del>	<del>None</del>
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~~Note: Where the establishment will only be open in the evenings (e.g. limited by a planning condition) then this standard may be lowered if there is public car parking nearby. Includes parking for both staff and customers.~~

### ~~Business Use (Use Class B1) General Industrial (Use Class B2) and Storage and Distribution (Use Class B8)~~

- |   |                                |                                |
|---|--------------------------------|--------------------------------|
| <del>B1 – Offices, studios, research and development businesses</del> | <del>1 per 25 sq.metres</del>  | <del>1 per 100 sq.metres</del> |
| <del>B2 – General Industry</del>                                      | <del>1 per 50 sq.metres</del>  | <del>1 per 150 sq.metres</del> |
| <del>B8 – Warehouse and Distribution</del>                            | <del>1 per 100 sq.metres</del> | <del>1 per 200 sq.metres</del> |

~~Note: Provision for lorry parking will be necessary but the number of spaces will be a matter for negotiation. Applicants will be required to provide information on the number of lorries likely to be parked on the site.~~

### ~~Hotels and Hostels (Use Class C1)~~

~~Standards relate to numbers of staff and bedrooms or occupants~~

- |   |   |  |
|---|---|--|
| <del>(a) Hotels, motels, boarding or Guest houses</del> | <del>1 per 3 staff (FTE) plus 1 per bedroom</del> | <del>1 per 5 staff (FTE) plus 1 per 2 bedrooms</del> |
|---|---|--|
- ~~Plus additional space for any facilities open to non residents. See relevant standards for bars, restaurants, sports facilities etc.~~

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The Standards	Maximum Spaces to be provided	Operational Minimum
(b) Hostels	1 per member of staff (FTE) plus 1 per 6	1 per 3 staff (FTE)

### *Residential Institutions (Use Class C2)*

Standards relate to numbers of staff, residents, students or visitors.

(a) Nursing homes for the elderly, community homes for mentally or physically handicapped	1 per member of staff (FTE) plus 1 per 4 residents	1 per 3 staff (FTE)
(b) Hospitals	1 per member of medical and administrative staff (FTE) plus 1 per 3 ancillary staff (FTE) plus 1 per bed space for visitors	1 per 3 staff (FTE)
Plus for clinics and out-patients' Departments	1 per 4 seats	1 per 10 seats
(c) Residential schools	1 per member of teaching and administrative staff (FTE) plus 1 per 3 ancillary staff	1 per 3 staff (FTE)

*Note: Provision shall also be made for coaches to collect and set down students.*

(d) Residential colleges and training centres	1 per member of staff (FTE) 1 per 2 students plus 1 per 10 staff for visitors	1 per 3 staff (FTE)
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### *Dwellings (Use Class C3)*

(a) Units with shared facilities, e.g. bedsits	1 per unit	
(b) Flats or maisonettes above shops or offices	1 per unit	
(c) 1 bedroom dwellings, including those intended for the mobile elderly	1.5 per unit (rounded up to the nearest whole number)	1 per unit
(d) 2-3 bedroom dwellings	2 per unit	1 per unit
(e) 4 or more bedroom dwellings	3 per unit	1 per unit
(f) Retirement housing (Category 1) where age of the residents is restricted by Section 106 Agreement	1 per 2 units	

*Note: Visitor parking in residential: in addition, for groups of 5 or more dwellings (other than those intended for the mobile elderly), visitor spaces should be provided at a rate of no more than 1 per 5 units, and the operational minimum is 1 per 10 units.*

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The Standards	Maximum Spaces to be provided	Operational Minimum
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(g) ~~Sheltered accommodation (Category II, Warden controlled or emergency call controlled)~~ ~~1 per 4 units~~ ~~1 per 10 units~~

~~Note: Any residential staff and warden's accommodation should be provided in line with the standards for dwellings.~~

(h) ~~Self-catering holiday~~ ~~1 per unit plus 1 per 4 bed spaces for units accommodating 4 or more people~~ ~~1 per 2 units~~

### Non-Residential Institutions (Use Class D1)

~~Standards relate to numbers of staff, gross floor area or number of seats.~~

(a) ~~Consulting rooms, e.g. Doctors, Dentists, Chiropodists and Vets, including separate rooms used by Health Visitors or other specialists~~ ~~1 per practitioner, plus 1 per 2 other staff (FTE), plus 4 per consulting room for visitors~~ ~~1 per 3 staff (FTE)~~

(b) ~~Creche, day nursery and day centre~~ ~~1 per member of staff~~ ~~1 per 3 staff (FTE)~~

~~Note: Provision should also be made for setting down and picking up children.~~

(c) ~~Schools~~ ~~1 per member of teaching and administrative staff (FTE), plus 1 per 3 ancillary staff for other staff and visitor parking~~ ~~1 per 3 staff (FTE).~~

~~Note: Provision shall also be made for the setting down and picking up of children by car and by coach.~~

(d) ~~Further education centres/ training centres~~ ~~1 per member of teaching and administrative staff (FTE), plus 1 per 3 ancillary staff plus 1 per 4 students~~ ~~1 per 3 staff (FTE)~~

(e) ~~Art Galleries, museums, libraries~~ ~~1 per 40 sq.metres~~ ~~None~~

(f) ~~Public halls and exhibition halls~~ ~~1 per 4 seats~~ ~~None~~

~~Note: Where the establishment will only be open in the evenings (e.g. limited by a planning condition), then this standard may be lowered if there is public parking nearby. Provision shall also be made for coaches to set down and pick up the public in appropriate cases.~~

(g) ~~Churches and Places of Worship~~ ~~1 per 8 seats~~

### Assembly and Leisure (Use Class D2)

~~Standards relate to gross floor area and number of staff, seats, courts or pitches~~

(a) ~~Cinema, Concert Hall, Bingo Hall, Casino, Dance Hall or Night Club~~ ~~1 per 4 seats or 1 per 5 sq. metres (whichever is more appropriate to the use)~~ ~~1 per 20 seats or 25 sq.metres~~

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The Standards	Maximum Spaces to be provided	Operational Minimum
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(b) ~~Leisure/sports centre, gymnasium, 1 per 2 members of staff (FTE)  
sports hall, swimming baths plus 1 per 10 sq.metres 1 per 3 staff (FTE)~~

~~Note: Bars, restaurants and other uses open to spectators or non-playing visitors to be calculated according to the appropriate standard. Provision shall also be made for coaches to collect and set down users of the facilities. Provision for coach parking will be for negotiation and will vary from use to use.~~

(c) ~~Squash courts/tennis/badminton 1 per 2 members of staff (FTE)  
plus 2 spaces per court 1 per 3 staff (FTE)~~

~~Note: Bars, restaurants and other uses to be calculated according to the appropriate standard.~~

(d) ~~Playing fields to be assessed  
individually based on the number of  
pitches, likely use by visiting teams  
in cars and coaches, and the existence  
of changing rooms, club houses and bars etc.~~

(e) ~~Golf courses (club houses, bars,  
restaurants and other additional  
uses to be calculated according  
to the appropriate standards) 4 per hole 1 per hole~~

### Other Uses

~~Standards vary according to use and likely vehicle generation. These are specific standards for particular uses.~~

(a) ~~Allotments 10 per hectare None~~

(b) ~~Caravan sites  
- residential sites/mobile homes 2 per caravan None  
- transit or static holiday sites 1 per caravan plus 1 space None  
per 5 pitches for visitors~~

(c) ~~Car showrooms and display areas 1 per each member of  
staff (FTE) plus 1 per 50 sq.  
metres for display areas 1 per 3 staff (FTE)~~

(d) ~~Repair garages 1 per employee plus 5 per  
car repair bay plus 2 lorry  
spaces per lorry repair bay 1 per 3 staff (FTE)~~

(e) ~~Tyre and exhaust centres 1 per employee plus 3 per  
car repair bay plus 2 lorry  
spaces per lorry repair bay 1 per 3 staff (FTE)~~

(f) ~~Coach, bus and transport depots 1 per commercial vehicle 1 per 3 commercial  
operated from site plus office vehicles operated  
accommodation at Use Class from site  
Order B1 (offices) scale~~

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**Table A: Maximum Car Parking Standards for  
Strategically Significant Land Uses**

This table contains maximum car parking standards applying to those land uses for which maximum car parking standards are set in national and regional planning guidance, with the addition of large hotels.

<i>Land Use</i>	<i>Central Severn Vale/Other TCs</i>	<i>Elsewhere</i>
A1 Food retail Over 1,000 sq m	1/18 sq m	1/18 sq m
A1 Non-food retail Over 1,000 sq m	1/22 sq m	1/22 sq m
B1(a) & (b) Office/R&D Over 1,000 sq m	1/42 sq m	1/35 sq m
B1(c)/B2 industrial Over 5,000 sq m	1/50 sq m	1/50 sq m
B8 Warehousing Over 10,000 sq m	1/200 sq m	1/200 sq m
C1 Hotel Over 20 bedrooms	0/9/bedroom + 1/3 employees	0.9/bedroom + 1/3 employees
C2 Hospital Over 2,500 sq m	1/4 employees + 1/3 daily visitors	
D1 Higher/Further Education Over 2,500 sq m	1/2 employees	1/2 employees
D2 Cinema>Conference Facilities Over 1,000 sq m	1/5 seats	1/5 seats
D2 other, including Leisure Over 1,000 sq m	1/20 sq m	1/20 sq m
<u>Stadium</u> Over 1,500 seats	1/15 seats	1/15 seats

### **Definitions**

- Central Severn Vale = sites within the Central Severn Vale area are defined as Gloucester and Cheltenham and their immediate hinterland in the Gloucestershire County Council's Local Transport Plan.
- Other TCs – sites in or on the edge of the town centres of Stroud, Cam and Dursley, and Stonehouse.
- 1/(denominator) means a maximum of one car parking space per (sq m floorspace, number of employees etc.).
- Floorspace figures (in sq m) refer to Gross Floor Area.
- Employees refers to the total of full-time equivalent employees, e.g. a person employed half-time would count as 0.5.

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**Table B: Maximum Car Parking Standards for Other Land Uses**

This table sets out a single maximum car parking standard for other, non-strategically significant land uses.

Land Use	Maximum Car Parking
A1 retail up to 1,000 sq m and A2 professional services	1/25 sq m
A3 Public House/Restaurant	1/5 sq m of public area
B1(a) and (b) Office/R&D Up to 1,000 sq m	1/25 sq m
B1(c) /B2 Industrial up to 5,000 sq m	1/50 sq m
B8 Warehousing/Distribution up to 10,000 sq m	1/100 sq m
C1 Hotel up to 20 rooms	1/bedroom + 1/3 employees
C1 Hostel	1/6 bedspaces + 1/employee
C2 Hospital up to 2,500 sq m	1/2 bedspaces +1/employee
C2 Nursing Home	1/6 bedspaces + 1/employee
C2 Boarding School	1/employee + visitors
C3 Dwelling houses/flats	2/dwelling (average)
C3 Sheltered Housing	1/employee + ½ dwelling units
D1 Doctor's/Vet's Surgery/Health Centre	1/employee + 1/5 sq m waiting area
D1 School/Crèche/Day Centre	1/employee
D1 Higher/Further Education Up to 2,500 sq m	1/employee
D1 Art Gallery, Museum, Library	1/50 sq m public space + 1/employee
D1 Public Hall/Place of Worship	1/4 seats or 1/5 sq m
D2 Cinema, Conference facilities, Concert Hall up to 1,000 sq m	1/4 seats
<u>D2 Other uses including Leisure</u> up to 1,000 sq m	1/10 sq m

### **Definitions**

- 1/(denominator) means a maximum of one car parking space per (sq m floorspace, number of employees etc.).
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**Table C: Minimum Cycle and Motorcycle Parking Standards**

Land Use	Minimum cycle and m/c parking (joint provision)
A1 Food retail	1/60 sq m
A1 Non-food retail	1/120 sq m
A2 Professional services	1/166 sq m
A3 Public House/Restaurant	1/26 sq m
B1 (a) and (b) Office and R&D	1/166 sq m
B1 (c) /B2 Industrial	1/330 sq m
B8 Warehousing/distribution	1/330 sq m
C1 Hotel	0.15/employee
C1 Hostel	0.15/employee
C2 Hospital	0.15/employee
C2 Nursing Home	0.15/employee
C2 Boarding School	0.15/employee + 0.15/student
C3 Dwelling houses/flats	1/dwelling
C3 Sheltered Housing	0.15./employee
D1 Doctor's/Vet's Surgery/Health Centre	0.15/employee
D1 School/Crèche/Day Centre	0.15/employee + 0.15/student
D1 Higher/Further Education	0.15/employee + 0.15/student
D1 Art Gallery, museum, library	1/300 sq m public area + 0.15/employee
D1 Public Hall/Place of Worship	1/20 seats or 1/26 sq m
D2 Cinema, Concert Hall, Night Club	1/20 seats or 1/26 sq m
D2 Leisure/Sports Centre/Fitness Club	1/66 sq m

### **Definitions**

- Floorspace figures (in sq m) refer to Gross Floor Area.
- Employees refers to the total of full-time equivalent employees, e.g. a person employed half-time would count as 0.5.

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