

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. The standards relate to uses defined in the Town and Country Planning (Use Classes Order) 1987.
3. 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. All standards are based on gross floor area by external measurement unless stated to the contrary.
5. All car parking spaces (except disabled) shall be a minimum of 2.4m x 4.8m, with a minimum aisle width of 6m.
6. 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. 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. 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. For residential development the allocated parking spaces shall be provided within easy walking distance of the dwellings they intend to serve.
10. The abbreviation FTE means 'full time equivalent' where used in these standards.

STROUD DISTRICT LOCAL PLAN: REVISED DEPOSIT – OCTOBER 2000

APPENDIX 8

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.

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.

The Standards

**Maximum Spaces
to be provided**

**Operational
Minimum**

Shops (Use Class A1)

STROUD DISTRICT LOCAL PLAN: REVISED DEPOSIT – OCTOBER 2000

APPENDIX 8

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

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)

Restaurants, public houses, bars and takeaway	1 per 5 sq.metres	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 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)

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

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

(a) <u>Hotels, motels, boarding or Guest houses</u>	1 per 3 staff (FTE) plus 1 per bedroom	1 per 5 staff (FTE) plus 1 per 2 bedrooms
---	--	---

Plus additional space for any facilities open to non-residents. See relevant standards for bars, restaurants, sports facilities etc.

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

STROUD DISTRICT LOCAL PLAN: REVISED DEPOSIT – OCTOBER 2000

APPENDIX 8

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)
-----	---	---	---------------------

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.

The Standards	Maximum Spaces to be provided	Operational Minimum
(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.

STROUD DISTRICT LOCAL PLAN: REVISED DEPOSIT – OCTOBER 2000

APPENDIX 8

(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
---	--	-----------------------------------

The Standards

Maximum Spaces to be provided

Operational Minimum

(b) Leisure/sports centre, gymnasium, sports hall, swimming baths	1 per 2 members of staff (FTE) 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)
------------------------------------	---	---------------------

STROUD DISTRICT LOCAL PLAN: REVISED DEPOSIT – OCTOBER 2000

APPENDIX 8

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

(d)	<u>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.</u>		
(e)	<u>Golf courses (club houses, bars, restaurants and other additional uses to be calculated according to the appropriate standards)</u>	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)	<u>Allotments</u>	10 per hectare	None
(b)	<u>Caravan sites</u>		
	<u>- residential sites/mobile homes</u>	2 per caravan	None
	<u>- transit or static holiday sites</u>	1 per caravan plus 1 space per 5 pitches for visitors	None
(c)	<u>Car showrooms and display areas</u>	1 per each member of staff (FTE) plus 1 per 50 sq. metres for display areas	1 per 3 staff (FTE)
(d)	<u>Repair garages</u>	1 per employee plus 5 per car repair bay plus 2 lorry spaces per lorry repair bay	1 per 3 staff (FTE)
(e)	<u>Tyre and exhaust centres</u>	1 per employee plus 3 per car repair bay plus 2 lorry spaces per lorry repair bay	1 per 3 staff (FTE)
(f)	<u>Coach, bus and transport depots</u>	1 per commercial vehicle operated from site plus office accommodation at Use Class Order B1 (offices) scale	1 per 3 commercial vehicles operated from site