

SUPPLEMENTARY PLANNING GUIDANCE

PARKING STANDARDS

ARUN DISTRICT COUNCIL



October 2000

STANDARDS OF PARKING PROVISION FOR RESIDENTIAL DEVELOPMENT

This Supplementary Planning Guidance complements Policy GEN12 of the Arun District Local Plan 2003, which relates to the provision of parking in new development. These standards represent the maximum provision for parking.

Table 1 : Housing and Estate Development

Dwelling Type	Specific Requirements	Total Car Parking Provision
<p>Single House & Estate Development (where development does not exceed 15 units) * smaller house sizes *</p>	<p>For each dwelling of 1, 2 or 3 bedrooms and providing that dwelling does not exceed 120 sq.m. gross floor area (excluding integral garage):- 1 GARAGE OR CAR SPACE and 1 SPACE FOR VISITORS to be provided in curtilage where possible and, in any case, be in a convenient position which will encourage use.</p>	2
<p>Single House & Estate Development (where development does not exceed 15 units) * larger house sizes *</p>	<p>For each dwelling with 4 or more bedrooms OR for each dwelling exceeding 120 sq.m. gross floor area:- 2 GARAGES OR CAR SPACES and 1 SPACE FOR VISITORS to be provided in curtilage where possible and, in any case, be in a convenient position which will encourage use.</p>	3
<p>Estate Development with 16 or more units * smaller house size * * larger house size *</p>	<p>AN ADDITIONAL 0.2 SPACE/DWELLING REQUIRED FOR VISITORS AND SERVICE VEHICLES as specified above as specified above</p>	2.2 3.2

Table 2 : Flats, Bedsitters and Hostels

Dwelling Type	Specific Requirements	Total Car Parking Provision
Flat with 3 or more habitable rooms	1 CAR SPACE and 0.7 SPACE FOR VISITORS AND SERVICE VEHICLES (to be provided within the layout near to dwellings)	1.7
Flats and Bedsitters with 2 or less habitable rooms (not restricted to the elderly)	1 CAR SPACE and 0.2 CAR SPACE FOR VISITORS AND SERVICE VEHICLES (to be provided within the layout near to dwellings)	1.2
Hostels for Students	1 CAR SPACE FOR RESIDENTS AT THE RATIO OF 1 SPACE FOR EVERY 4 RESIDENTS 1 CAR SPACE FOR VISITORS AT THE RATIO OF 1 SPACE FOR EVERY 20 RESIDENTS SPACES FOR SERVICE VEHICLES AS REQUIRED	
Houses in Multiple Occupation	0.5 CAR SPACE PER ROOM/UNIT	0.5

Table 3 : Accommodation for the Elderly

Dwelling Type	Specific Requirements	Total Car Parking Provision
<p>Flats and Bedsitters for the Elderly (where occupation is restricted by legal agreement to elderly persons, i.e. of state pensionable age)</p>	<p>For each flat of 2 or less habitable rooms:- 0.3 CAR SPACE and 0.2 CAR SPACE FOR VISITORS AND SERVICE VEHICLES (to be provided within the layout near to dwellings)</p>	0.5
<p>Private Sheltered Housing (where occupation is restricted by legal agreement to elderly persons, i.e. of state pensionable age)</p> <p>Local Authority Sheltered Housing</p>	<p>For each residential unit:- 0.2 CAR SPACE (to be provided within the layout near to dwellings) and 0.13 CAR SPACE FOR VISITORS</p> <p>For each resident staff:- 1 CAR SPACE These requirements are minimum and an increased provision may be required dependent upon local circumstances</p>	0.33 1
<p>Home for the Elderly (Part III & Private)</p> <p>Private and Local Authority</p> <p>Use Class C3 (care, nursing & elderly persons homes)</p>	<p>1 CAR SPACE FOR EVERY 20 RESIDENTS OR INCREMENT OF UP TO 20 RESIDENTS</p> <p>1 CAR SPACE FOR VISITORS AT THE RATIO OF 1 SPACE FOR 8 RESIDENTS OR INCREMENTS OF UP TO 8 RESIDENTS</p> <p>1 CAR SPACE FOR STAFF BASED ON A RATE OF 1 SPACE PER 5 RESIDENTS</p> <p>AT LEAST 1 SPACE TO BE PROVIDED AS A GARAGE (all to be provided within the layout near to dwellings)</p> <p>SPACE FOR SERVICE VEHICLES AS REQUIRED</p>	

PARKING AND SERVICING STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT

Table 4 : Retail Use

Development/Use	Car Parking Requirement	Lorry Parking Requirement	Operational Requirements
Superstores/Supermarkets	1 space per 10m ²	1,000m ² or under - 2 spaces Over 1,000m ² - 3 spaces	(1) to (6), (13), (14)
Superstores/Supermarkets/ Large non-food stores in town centres	1 space per 18m ² subject to local circumstances	1,000m ² or under - 2 spaces Over 1,000m ² - 3 spaces	(1) to (6), (7), (8), (13), (14)
Small shop units (up to 100m ²)	1 space per 30m ²	Considered on merits of proposal	(1) to (8), (10), (13), (14)
Other shop units (over 100m ²)	1 space per 18m ²	Considered on merits of proposal	(1) to (8), (10), (13), (14)
Non-Food Retail Warehouse	1 space per 18m ²	1,000m ² or under - 2 spaces Over 1,000m ² - 3 spaces	(1) to (6), (13), (14)
Garden Centres: (a) Independent	(a) 1 space per 30m ² of permanent sales display area	Considered on merit of proposal	(1) to (6), (13), (14)
(b) Attached to non-food retail warehouses	(b) 1 space per 18m ²	1,000m ² or under - 2 spaces Over 1,000m ² - 3 spaces	(1) to (6), (13), (14)
Car Sales Establishments	1 space per 30m ² of gross car display area	Considered on merits of proposal but provision for off- loading car transporters	(1) to (7)
Markets	To be assessed individually	To be assessed individually	(1) to (7), (13), (14)
Wholesale Cash and Carry	1 space per 50m ²	1 space per 200m ²	(1) to (6), (9), (14)

Table 5 : Business and Industrial Uses

Development/Use	Car Parking Requirement	Lorry Parking Requirement	Operational Requirements
Financial and Professional Services (Use Class A2)	1 space per 20m ² (10% should be identified and reserved for visitors)	Considered on merits of proposal	(1) to (8), (10), (13), (14)
Business Uses (Use Class B1) 240m ² gross or under Over 240m ²	1 space per 20m ² 12 spaces plus 1 space per 25m ² over 240m ² Note: In both cases, 10% should be identified and reserved for visitors	1 space 1 minimum and 1 space per 500m ²	(1) to (8), (13), (14) (1) to (8), (13), (14)
General Industrial Class B2 240m ² gross or under Over 240m ²	1 space per 20m ² 12 spaces plus 1 space per 25m ² over 240m ² Note: In both cases, 10% should be identified and reserved for visitors	1 space 1 minimum and 1 space per 500m ²	(1) to (8), (13), (14) (1) to (8), (13), (14)
Storage and distribution (Use Class B8) 240m ² gross or under Over 240m ²	1 space per 20m ² 12 spaces plus 1 space per 100m ² over 240m ²	1 minimum 1 minimum and 1 space per 500m ²	(1) to (7), (9), (13), (14) (1) to (7), (9), (13), (14)
Open Storage	To be assessed individually	To be assessed individually	(1) to (5)
Motor Repair Garages	To be assessed individually	To be assessed individually	(1) to (7)

Table 6 : Leisure Uses

Development/Use	Car Parking Requirement	Lorry Parking Requirement	Operational Requirements
Tennis/Badminton Courts	4 spaces per court	-	(1), (3), (4), (5), (11), (12), (13), (14)
Squash Courts	4 spaces per court	-	(1), (3), (4), (5), (11), (12), (13), (14)
Swimming Pools	1 space per 5m ² pool area for rural/edge of town locations 1 space per 8m ² pool area for town centre locations	-	(1), (3), (4), (5), (6), (11), (12), (13), (14)
Golf Courses	4 spaces per hole	-	(1), (3), (4), (5), (11), (12), (13), (14)
Riding Schools/Stables	2 spaces per loose box	-	(1), (3), (4), (5), (11), (13),(14)
Indoor Equestrian Centres	1 space per 20m ² of Arena	1 space per 150m ² of Arena	(1), (3), (4), (5), (11), (12), (13), (14)
Bowling (including 10-pin, outdoor and indoor)	6 spaces per rink/lane	-	(1), (3), (4), (5), (11), (12), (13), (14)
Playing fields (including soccer, rugby, hockey, cricket, etc.)	1 space per 2 players	-	(1), (3), (4), (5), (11), (12), (13), (14)
Indoor Multi-Purpose Facilities	1 space per 15m ² of floor area for rural/edge of town locations 1 space per 20m ² of floor area for town centre locations N.B. If regular social functions, conferences, meetings, etc. take place in main hall, apply 'places of assembly' standard.	-	(11), (12), (13), (14)

Table 6 : Leisure Uses (Contd.)

Development/Use	Car Parking Requirement	Lorry Parking Requirement	Operational Requirements
Other Indoor Leisure Uses	Considered on merits of particular proposal	-	(1), (3), (4), (5), (6), (11), (12), (13), (14)
River Moorings	1.5 spaces per 4 moorings	-	(1), (3), (4), (5), (11), (13), (14)
Yacht Harbours	1 space per mooring plus trailer park where slipway provided	-	(1), (3), (4), (5), (11), (13), (14)
Other Outdoor Leisure Activities (e.g. windsurfing, angling, shooting)	Considered on merits of particular proposal	-	(1), (3), (4), (5), (12), (13), (14)

Table 7 : Other Uses

Development/Use	Car Parking Requirement	Lorry Parking Requirement	Operational Requirements
Churches, Chapels, Cinemas, Theatres, Concert Halls, Dance Halls and other places of assembly	1 space per 8 seats and/or 1 space per 4.5m ² of public area as appropriate plus staff provision	-	(1), (3), (4), (5), (7), (8), (11), (13), (14)
Use Class A3 - Food and Drink (Public Houses, Restaurants, Cafés and Private Clubs)	1 space per 3 seats and/or 1 space per 4.5m ² of public area and 2 spaces per bar for staff	-	(1), (3), (4), (5), (6), (7), (10), (13), (14)
Hotels, Motels and Guesthouses	1 space per bedroom (including staff bedrooms)	-	(1), (3), (4), (5), (7), (10), (11), (13), (14)
Hospitals	1 space per bed plus adequate staff parking	-	(1), (3), (4), (5), (10), (13), (14)
Doctors, Dentists, Vets and Medical Centres	1 space per practitioner 4 spaces for consulting/ examination room for visitors and medical staff plus 1 space per 20m ² of office space for administration staff	-	(1), (3), (5), (8), (10), (13), (14)
Schools, Colleges and Libraries	To be assessed individually	-	(1), (3), (4), (5), (6), (9), (13), (14)
Cemeteries and Crematoria	To be assessed individually	-	(1), (3), (4), (5), (13), (14)

Operational Requirements

The operational requirements for each category of development vary according to the nature of the development concerned. They are listed below (1 - 14) and those applying to each category of development are set out in the right hand column of Tables 4 - 7.

- (1) Car Space - shall be of a size 4.8m x 2.4m to accommodate a private car of average dimensions. Adequate access to car parking space is also required as indicated in Table 8.
- (2) Lorry Space - shall be of a minimum size 11.0m x 3.0m, together with adequate access thereto.
- (3) Disabled Spaces - in all parking areas, provision should be made for people with disabilities, at a ratio of one parking space for people with disabilities per 20 spaces or part thereof.
- (4) Loading/Unloading - adequate loading, unloading and turning facilities will be required. Turning facilities should be provided to enable commercial vehicles to be able to turn within the curtilage and clear of the highway.
- (5) Layout and Use - car and lorry space, loading/unloading and turning space shall be conveniently laid out and accessible to the buildings proposed and shall be kept available for use at all times. A loading bay may double as a lorry space, provided it is to be kept available for these purposes.
- (6) Floor Space - refers to gross floor space by external measurement.
- (7) Replacement Floorspace - the car parking requirement will normally be calculated on the net increase in gross floorspace.
- (8) Commuted Parking - advice on commuted parking policies, where adopted, is available from Arun District Council Planning Authority.
- (9) Associated Office - associated office use shall be assessed at business use (B1).

- (10) Associated Residential Use - associated residential use shall be assessed at residential standards.
- (11) Associated Licensed Bar/Club/Restaurant Use - associated licensed bar/club/restaurant use shall be assessed at Food and Drink (A3) standards.
- (12) Spectator Provision - provision for spectators to be considered on the merits of the particular proposal.
- (13) Cycle Provision - associated with any car parking provision, appropriate facilities and/or a suitable area should be provided for the parking of bicycles. Provision shall be at the rate of:-

1 cycle space per 8 car parking spaces, subject to a minimum of 2 cycle spaces, apart from at large out-of-town retail units, where to standard or 1 cycle space per 16 car parking spaces.
- (14) Motorcycle Provision - associated with any car parking provision, spaces for motorcycles shall be provided at a rate of 1 motorcycle space per 30 car parking spaces, subject to a minimum of 1 space.

Motorcycle spaces shall be of a size 1.4m x 2.3m to accommodate a motorcycle with panniers.

PARKING FOR DISABLED

In parking areas used by the general public or in car parks to buildings to which the public has access, provision should be made for disabled drivers and cars carrying disabled passengers. Special spaces located at the end of a row of parking bays, leaving one side clear for disabled people to get in or out of the vehicle, need not be wider than standard bays for general purposes.

To allow for assisted wheelchair users the preferred width of special spaces allocated for disabled drivers is 3.6m, minimum 3.2m. To allow for ambulant disabled people the preferred width of parking spaces is 3m, minimum 2.8m. While manoeuvring space may be tight, a width of 3m will, in practice, cater for independent wheelchair users.

Where adjacent spaces are reserved for disabled drivers, an access area 1.2m wide may be marked on the ground to indicate that cars should be parked to either side. This will allow for access on one side to the driver's door of a car, and on the other to the passenger's door. Car parking spaces for use by disabled people should be suitably signposted. To deter non-disabled drivers from using the spaces, the international symbol may be painted on the ground, with the legend 'Disabled Drivers'.