



PARKING STANDARDS

MORAY LOCAL DEVELOPMENT PLAN 2020

DECEMBER 2017

MLDP Policy - Parking Standards

Proposals for development must conform with the Council's current policy on parking standards.

Justification –

The application of parking standards supports the principles of sustainable economic development. The standards inform the design of development and also the implementation of appropriate traffic management. The standards recognise the flexibility needed when dealing with both new build development and the redevelopment of sites within town centres to support development which will revitalise the existing town centres across Moray.

On May 19, 2015, the Planning and Regulatory Services Committee approved the use of the National Roads Development Guide as a material consideration in the determination of development proposals in Moray, subject to local variations. The following pages detail the Parking Standards for Moray. These standards must be read in conjunction with the National Road Development Guidelines as they form part of the regional variations to the National Road Development Guidelines.

Where an exact match for the type of development is not available it is recommended that Moray Council Transportation are contacted at an early stage to agree use of an alternative standard or to agree a methodology for establishing appropriate parking rates. Assessments of comparative sites may be considered, where appropriate, to determine parking requirements.

Town Centre Zero Parking

Limited categories of redevelopment will not be required to provide off-street parking on development sites in the main town centres of Moray (Elgin, Forres, Buckie, Lossiemouth, Keith). Where development can provide some or all of its parking requirement within the town centre then it should do so. The guidance on town centre zero parking will be subject to the requirements of any future parking strategy for the relevant location.

Table 1 - Town Centre ZERO PARKING provision		
Development Type	Scale	Note
Class 1 Retail	Food up to 500m ² Non-food up to 1000m ²	
Class 2 Financial, Professional and Other	Up to 500m ²	
Class 3 Food and Drink	Up to 500m ²	
Class 4 Business	Offices up to 500m ²	
Class 9 Houses	Renovation/change of use of existing building (no limit)	No allowance for new build
Class 10 Non Residential Institutions	Up to 1000m ²	

Class 11 Assembly and Leisure	Up to 500m2 or 160 seats	
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Electric Vehicle Charging Points

With the recent announcement by Westminster to halt the production of new petrol and diesel cars and vans by 2040 to cut pollution and the Scottish government pledge to phase out new petrol and diesel cars and vans across Scotland by 2032, the current policy aims and long term goal is a move towards alternative fuels and electric or hybrid vehicles.

In order to support the policy direction and to accommodate the increasing number of electric vehicles in Moray this guidance seeks the provision of new electric vehicle charging infrastructure as part of development within Moray.

This guidance is not prescriptive but aims to encourage the provision of new infrastructure and also the potential for such infrastructure to be accommodated in the future.

Where developments provide communal or public parking they should demonstrate that they are providing for electric vehicle charging.

Where developments will attract significant numbers of vehicles and in particular those which require to undertake Transport Assessments, the provision of electric vehicle charging points is required. Consideration of the demand and type of facilities, taking into account the existing local provision will determine the number of charging points required.

The provision of additional charging points and the potential for the addition of charging points in other locations in the future supports the current policy aims of the government and will support greater use of vehicles in Moray which contribute towards cleaner air and reductions in the carbon consequences of motoring.

National Road Development Guidelines – Moray Council Variations 2017

Parking References	Standards, Design or Policy	Moray Council Variation
Part 1		
n/a	n/a	No variation
Part 2		
Pages 41-43 2.26 (d) Integrated Parking	Design	Note: Parking allocation and proximity to base or destination need to be considered to ensure parking will be effective for its proposed use.
Page 52 2.3.2 Adoption of Parking Areas	Policy	Where parking spaces are parallel, contiguous, demarcated, in lieu of on-plot parking and constructed to Moray Council standard then they may be considered for adoption. Where parking perpendicular to the road or not contiguous it will need to be considered on merit.
Part 3		
Pages 95-98 3.1.5 Servicing	Design	Note: Shared use of loading bays will be considered on a case by case basis where factors such as road safety, frequency and land use will be taken into consideration
Page 138 3.5.4 Parking Standards in Urban Areas	Standards	Moray Council use of Town Centre Zero Parking applies. Where parking is required e.g. new build housing then the standards are to be applied unless otherwise agreed in writing with Transportation.
Page 142 3.6.2	Standards	Desirable bay size = Minimum space dimensions
Page 141 3.5.11 Provision for Disabled Parking - Table	Standards	Note: in accordance with SPP the disabled parking requirements are additional to the number of standard spaces.
Page 149 3.6.4 Residential Parking Design (e) In-Curtillage	Standards	On plot parking spaces to be a minimum of 3.0m wide by 5.5m in length. Parking bays to be a minimum of 6.0m in length where located in front of an 'up and over' type garage door.
Page 149 3.6.4 Residential Parking Design (f) Garage Provision and size	Standards	Double garages to have minimum clear internal dimensions of 6.0 metres width by 6.5 metres length to be counted as 2 spaces.

3.7 Parking Standards for Use Classes (Moray Council Variation)

(NOTE: Items in BOLD are a change from current TMC standards to NRDG. Items in RED BOLD are a change from both current NRDG standards. Items in standard font are as per existing standards.)

Class 1: Shops

Retail sale of goods, hairdresser, undertaker, travel and ticket agency, post office. Dry cleaner, laundrette, cold food consumption on premises. Display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed.

Type of Development (Class 1: Shops)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Retail (food) > 1000m ² (With or without Petrol Filling Station)	7.14	2 spaces + 1 space per 500m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	1 loading bay up to 2000m ² >2000m² additional loading bay requirement to be assessed. Pick up/Drop off Public Transport e-shopping delivery bay requirement to be assessed	Any proposed reduction in operational parking requirements will require an assessment of to be submitted and approved by Moray Council Transportation
Retail (food) > 500m ² < 1000m ²	7.14	2 spaces + 1 space per 500m²	1 space + 1 per 20 car spaces Spaces (for 1st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	1 loading bay up to 1000m ² Public Transport to be assessed	

Type of Development (Class 1: Shops)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Retail (food) < 500m ²	6	3 spaces	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Impact of deliveries to site to be assessed	See town Centre Zero Parking
Retail (non food) > 1000m ²	5	2 spaces + 1 space per 500m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	1 loading bay up to 1000m ² 1 loading bay per 2000m ² additional area Pick up/Drop off Public Transport	Any proposed reduction in operational parking requirements will require an assessment of to be submitted and approved by The Moray Council'
Retail (non food) > 500m ² < 1000m ²	5	2 spaces + 1 space per 500m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	1 loading bay	See Town Centre Zero Parking
Retail (non food) < 500m ²	4.5	2 spaces plus 1 space per 500m ²	1 space + 1 per 20 car spaces spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Loading bay requirement/ Impact of deliveries to site to be assessed	See Town Centre Zero Parking
Take away (food)	3.5	2 spaces plus 1 space per 500m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1	Minimum of 1 bay + 1 bay per 20 spaces	Impact of deliveries to site to be assessed Home Delivery	See Town Centre Zero Parking

Type of Development (Class 1: Shops)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
			space per 30 car spaces (over 100 car spaces)		Parking requirements to be assessed	
Hairdressing	3 per Chair (>3 chairs then assess on merit)	Assessed on merit		Assessed on merit. Where parking provided = Minimum of 1 bay + 1 bay per 20 spaces		See Town Centre Zero Parking

Note: Large developments, multiple units, shopping centres, Retail developments etc will require specific assessment for individual elements and any shared parking provision. Impacts on and from adjacent development will also need to be considered.

Class 2: Financial, Professional and Other Services

Financial professional or any other service expected in shopping areas e.g. betting office, lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets (where the principal visitors are members of the public).

Type of Development (Class 2: Financial, Professional and Other Services)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Any	5	2 spaces plus 1 space per 500m ²	1 space + 1 per 20 car spaces. (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Operational requirements to be assessed	See Town Centre Zero Parking

Class 3: Food and Drink

Restaurant, café, snack bar (use for sale of food or drink to be consumed on premises).

Type of Development (Class 3: Food and Drink)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Pub	20 in rural areas 10 in urban areas	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 5% of total capacity, whichever is greater Over 200 spaces = 6 bays plus 2% of total capacity	Delivery requirements to be assessed	Where development is associated with a hotel the shared use of parking should be assessed. See Town Centre Zero Parking
Restaurant	20 in rural areas 10 in urban areas	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 5% of total capacity, whichever is greater Over 200 spaces = 6 bays plus 2% of total capacity	Delivery requirements to be assessed	Where development is associated with a hotel the shared use of parking should be assessed. See Town Centre Zero Parking
Cafe	1 space per 3 seats in rural areas. 1 space per 5 seats in urban areas	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 5% of total capacity, whichever is greater Over 200 spaces = 6 bays plus 2% of total capacity	Delivery requirements to be assessed	Where development is associated with retail or hotel uses, the shared use of parking should be assessed. See Town Centre Zero Parking.

Class 4: Business

Offices (Other than that specified under Class 2), research and development of products or processes, light industry

Type of Development (Class 4 Business)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Call Centre	8	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Delivery requirements to be assessed	
Offices >2500m ²	3.33	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Delivery requirements to be assessed	
Offices <2500m ²	3.33	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Delivery requirements to be assessed	See Town Centre Zero Parking.
Research & Development	5	2 spaces plus 1 space per 100m ²	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Delivery requirements to be assessed	

Class 5: General Industrial

General Industrial (use for the carrying out of an industrial process other than one falling within the Class 4 (Business) definition).

Type of Development (Class 5: General Industrial)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Industrial Premises (Factory)	4	2 spaces plus 1 space per 250m ² for staff + 1 space per 500m ² for visitors	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 5% of total capacity, whichever is greater Over 200 spaces = 6 bays plus 2% of total capacity	Delivery requirements to be assessed	

Class 6: Storage or Distribution

General Industrial (use for the carrying out of an industrial process other than one falling within the Class 4 (Business) definition).

Type of Development (Class 6: Storage or Distribution)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Warehousing (Wholesale Trading)	3	2 spaces plus 1 space per 500m ² for staff + 1 space per 1000m ² for visitors	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 5% of total capacity, whichever is greater Over 200 spaces = 6 bays plus 2% of total capacity	Delivery requirements to be assessed	Where storage will have public access an assessment of visitor numbers and frequency will be required. Where development will have very low staff numbers e.g. bonded warehousing parking requirements should be assessed on merit.
Warehousing (Storage and Distribution)	2.5	2 spaces plus 1 space per 500m ² for staff + 1 space per 1000m ² for visitors	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 2 bays or 5% of total capacity, whichever is greater Over 200 spaces = 6 bays plus 2% of total capacity	Delivery requirements to be assessed	

Class 7: Hotels and Hostels

Hotel, boarding and guest house, hostel.

Type of Development (Class 7: Hotels and Hostels)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Hotel (no conference or public gym facilities)	1.2 spaces per guest room	Min 2 spaces for <10 staff then 1 space per 10 staff + 1 space per 10 bedrooms	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Delivery requirements to be assessed Coach parking requirements to be assessed.	Public facilities including Gym, swimming pools, conference or other facilities to be assessed on a case by case basis against individual class uses and as a shared facility.
Bed and Breakfast	1 space per non guest bedroom (up to 3 spaces) + 1 space per guest room	Min 2 spaces for <10 staff then 1 space per 10 staff + 1 space per 10 bedrooms	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Delivery requirements to be assessed	
Hostel (e.g. Tourist/ Backpacking)	1 space per 4 staff plus customer parking on merit	Min 2 spaces for <10 staff then 1 space per 10 staff + 1 space per 10 beds	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	Minimum 1 bay per 10 car spaces up 30 spaces then 4% of total	Delivery requirements to be assessed	Public facilities including Gym, swimming pools, conference or other facilities to be assessed on a case by case basis against individual class uses and as a shared facility.

Class 8 Residential Institutions

Residential school, college training centre, residential accommodation with care, hospital, nursing home.

Type of Development (Class 8: Residential Institutions)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Hospital	1 space per 3 beds + 1 space per Doctor/Surgeon + 2 spaces per 5 staff	1 space per 4 staff. Visitors to be considered on a case by case basis	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<i>Rate to be assessed on individual merits (Higher rates than business or recreational development use anticipated)</i>	Delivery requirements to be assessed, Drop-Off and Pick-Up requirements to be assessed. Public Transport access, Ambulance and Patient Transfer facilities to be assessed.	Transport Assessment and Travel Plan required. Public Transport access provision to be provided if possible.
Residential Care Home (Elderly/Nursing)	1 space per staff member + 1 space per 3 residents	1 space per 5 staff	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces))	<i>Rate to be assessed on individual merits (Higher rates than business or recreational development use anticipated)</i>	Delivery requirements to be assessed, Drop-Off and Pick-Up requirements to be assessed.	
Care Home (Children)	1 space per staff + 1 visitor space per 3 residents	1 space per 5 staff	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<i>1 bay or 5% of total capacity whichever is greater</i>	Servicing requirements to be assessed on merit	
Residential Education (School or College)	1 space per staff + 1 space per 10 guest beds	1 space per 5 staff + 1 space per 3 students	1 space + 1 per 20 car spaces Spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<i>1 bay or 5% of total capacity whichever is greater</i>	Delivery requirements to be assessed, Drop-Off and Pick-Up requirements to be assessed. Coach access for set down and pick up.	Where centres will provide training for adults as well as children parking requirements to be assessed on merit.

Class 9: Houses

House occupied by a single person or a number living together as a family or household. Limited use as a bed and breakfast or guest house.

Type of Development (Class 9: Houses)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
4 Bedroom	3 per dwelling	1 secure covered cycle space per dwelling. None if garage or secure area is provided within curtilage of dwelling		n/a if parking is in curtilage of dwelling otherwise as visitor/unallocated	n/a	Flatted developments and communal parking should be provided at the rate + 1 additional space per 4 dwellings for unallocated visitor parking. Town Centre Zero parking for redevelopment/ conversion of existing buildings.
2-3 Bedroom	2 per dwelling	1 secure covered cycle space per dwelling. None if garage or secure area is provided within curtilage of dwelling		n/a if parking is in curtilage of dwelling otherwise as visitor/unallocated	n/a	Flatted developments and communal parking should be provided at the rate + 1 additional space per 4 dwellings for unallocated visitor parking. Town Centre Zero parking for redevelopment/ conversion of existing buildings.
1 bedroom	1 per dwelling	1 secure covered cycle space per dwelling. None if garage or secure area is provided within curtilage of dwelling		n/a if parking is in curtilage of dwelling otherwise as visitor/unallocated	n/a	Flatted developments and communal parking should be provided at the rate + 1 additional space per 4 dwellings for unallocated visitor parking. Town Centre Zero parking for redevelopment/ conversion of existing buildings.
Sheltered Housing/ Retirement	1 per dwelling	1 space per 8 units for visitors		Minimum of 1 bay per 20 car parking	Requirements to be assessed	Provision for mobility scooter parking to be provided as part of the

Type of Development (Class 9: Houses)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Developments				spaces up to 5 bays then 1 bay per 30 spaces thereafter		development
Extra Care Housing	1 space per warden + 0.5 spaces per unit + 1 space per 4 units for visitor parking	1 space per 8 units for visitors		Minimum of 1 bay per 20 car parking spaces up to 5 bays then 1 bay per 30 spaces thereafter	Requirements to be assessed	
Houses in Multiple Occupancy	1 per Bedroom	1 space per 2 Bedrooms	n/a	1 bay or 5% of total capacity whichever is greater		See Town Centre Zero Parking

Note: Rates for housing apply to Flats and Houses and both Private and Affordable

All rates for housing are minimum unless otherwise indicated.

Rates for housing are for all tenure types e.g. affordable (local authority and housing association) and private.

Garages with internal clear dimensions of less than 7 metres by 3 metres will not be counted towards the parking provision.

For large residential developments unallocated parking/visitor parking should be incorporated into the streetscape to discourage ad-hoc parking. The quantity and layout of parking spaces must be agreed with the Planning and Roads Authority and should be considered at the early stages of design to ensure it is integrated into the proposals. As a guide the provision of unallocated parking should be a maximum of 0.25 spaces per dwelling.

For town centres, where parking is constrained, disabled parking requirements and secure cycle storage provision will take precedent.

Class 10: Non-Residential Institutions

House occupied by a single person or a number living together as a family or household. Limited use as a bed and breakfast or guest house.

Type of Development (Class 10: Non-Residential Institutions)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Day Nursery/ Creche/ Child Care	1 space per full-time equivalent (FTE) staff	1 spacer per 4 FTE staff + 1 space per 10 children	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	1 bay or 5% of total capacity (whichever is greater)	Drop-Off/ Pick—Up facilities to be assessed.	
Day Care Centre	1 space per full-time equivalent (FTE) staff	1 space per 4 staff	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	1 bay or 5% of total capacity (whichever is greater)	Drop-Off/ Pick—Up facilities to be assessed.	
Primary School	1 space per full-time equivalent (FTE) staff + 3 visitor spaces per 100 pupils	1 space per 5 full-time equivalent (FTE) staff + 15 spaces per 100 pupils	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	1 bay or 5% of total capacity (whichever is greater)	Drop-Off/ Pick—Up facilities to be assessed. School Transport, Bus/Coach drop-off to be assessed. ASN parking needs to be assessed. Deliveries e.g.catering, supplies etc to be assessed.	Requirements for any attached Nursery or other facilities to be assessed separately). Visitor numbers are based on school pupil capacity
Secondary School	1 space per full-time equivalent (FTE) staff + 3 visitor spaces per	1 space per 5 full-time equivalent (FTE) staff + 15 spaces per 100 pupils	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	1 bay or 5% of total capacity (whichever is greater)	Drop-Off/ Pick—Up facilities to be assessed. School Transport, Bus/Coach drop-off to be assessed. ASN parking needs to be assessed. Deliveries	Requirements for any attached facilities to be assessed separately). Visitor numbers are based on school pupil capacity

Type of Development (Class 10: Non-Residential Institutions)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
	100 pupils				e.g.catering, supplies etc to be assessed.	
Higher & Further Education >2500m ²	1 space per 2 FTE Staff + *1 space per 15 students for student parking	1 space per 5 staff + 1 space per 3 students	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	1 bay or 5% of total capacity (whichever is greater)	Drop-Off/ Pick—Up facilities to be assessed. Transport, Bus/Coach drop-off to be assessed. Deliveries e.g.catering, supplies etc to be assessed.	Parking Management Strategy. *Student parking figures should be assessed to take account of full-time/part-time attendance numbers.
Art Galleries, Museums, Public/Exhibition Hall	1 space per 30m ² public display space + 1 space per 2 staff	10 spaces + 1 space per 10 vehicle space	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Operational Parking to be assessed on merit including Coach/Bus parking, Servicing, Deliveries.	See Town Centre Zero Parking
Places of Worship	1 space per 10 seats/ places	1 space per 4 staff + visitor parking (individual merits)	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Operational Parking to be assessed on merit e.g. funeral vehicles	See Town Centre Zero Parking
Health Centre	1 space per 2 staff + 3 spaces per consulting room	2 spaces + 1 space per 15 staff	2 spaces + 1 space per 80 car parking spaces	Minimum of 1 bay per 20 car parking spaces up to 5 bays then 1 bay per 30 spaces thereafter 1	Drop-Off/ Pick-Up and public transport parking requirements to be assessed on merit.	

Type of Development (Class 10: Non-Residential Institutions)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
				bay or 5% of total capacity whichever is greater		
Dentist	4 spaces per consulting room	2 spaces + 1 space per 15 staff	2 spaces + 1 space per 80 car parking spaces	Minimum of 1 bay per 20 car parking spaces up to 5 bays then 1 bay per 30 spaces thereafter 1 bay or 5% of total capacity whichever is greater		See Town Centre Zero Parking

Note: *The relationship between a school and the residential area is important and falls within the operational requirements of the school. Schools should represent the heart of the community and community facilities should be considered within the school site.*

Special Schools parking/drop-off arrangements must be taken into consideration as generally extra staff are required and most pupils/students arrive by taxi or car. Coach parking and facilities must be considered for all D1 uses.

Class 11: Assembly and Leisure

Cinema, concert hall, bingo hall, casino, dance hall, discotheque, skating rink, swimming bath, gymnasium or for indoor sports or recreation not involving motorised vehicles or firearms

Type of Development (Class 11: Assembly and Leisure)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Cinema	1 space per 5 seats	10 spaces + 1 space per 10 seats	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Drop-Off/ Pick-up facilities to be assessed. Servicing requirements to be assessed	
Theatre/Concert Venue	1 space per 5 seats		1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Drop-Off/ Pick-up facilities to be assessed. Servicing requirements to be assessed	
Outdoor Sports Pitches	20 spaces per pitch	>10 spaces	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity		This does not apply to stadium or venues with seating

Type of Development (Class 11: Assembly and Leisure)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Stadium (>1500 seats)	1 space per 15 seats	Assessed on merit	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Drop-Off/ Pick-up facilities to be assessed. Coach/Bus and Servicing requirements to be assessed	Restaurant, Conference and event facilities assessed separately.
Sports Centres	Assessed on merit based on proposed facilities			200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity	Drop-Off/ Pick-up facilities to be assessed. Coach/Bus and Servicing requirements to be assessed	Parking assessment of a comparison site may be required.
Swimming Pools	1 space per 10 staff + 10 spaces per 100m ²	10 spaces + 1 space per 10 seats	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity		
Golf Clubs	10 spaces + 3 spaces per hole	Assessed on merit	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces =	Drop-off/ Pick-Up, Provision for bus/ coaches	Restaurant, Conference and event facilities assessed separately.

Type of Development (Class 11: Assembly and Leisure)	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
				4 bays plus 4% of total capacity		
Golf Driving Ranges	4.5 per 100m ²	Assessed on merit	1 space + 1 per 20 car spaces Spaces (for first 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	200 spaces or less = 3 bays or 6% of total capacity, whichever is greater Over 200 spaces = 4 bays plus 4% of total capacity		

Sui Generis Uses

Uses which do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos

Type of Development: Sui Generis	Vehicle Maximum (spaces per 100m ² gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
Motor vehicle display	3	2 spaces plus 1 space per 500m²	1 space + 1 per 20 car spaces (spaces), then 1 space per 30 car spaces (over 100 car spaces)	<i>200 spaces or less = 3 bays or 6% of total capacity, whichever is greater</i> <i>Over 200 spaces = 4 bays plus 4% of total capacity</i>	Impact of delivery vehicles to be assessed	Delivery Management Plan to be submitted in support of proposed application
Vehicle Servicing	3 spaces per bay	1 space per bay	1 space + 1 per 20 car spaces (spaces), then 1 space per 30 car spaces (over 100 car spaces)	<i>200 spaces or less = 3 bays or 6% of total capacity, whichever is greater</i> <i>Over 200 spaces = 4 bays plus 4% of total capacity</i>		Servicing and sales to be assessed independently
Tyre/Exhaust Centre	2 spaces per bay		1 space + 1 per 20 car spaces (spaces), then 1 space per 30 car spaces (over 100 car spaces)	<i>Min of 1 space for up to 4 bays</i>		
Petrol Filling Station	Minimum of 2 spaces per pump (up to 4 pumps, 1 space per	<200m² Retail = 1 space. >200m² Retail requirement to	1 space + 1 per 20 car spaces (spaces), then 1 space per 30 car	Min of 1 space per 4 pumps	Fuel delivery arrangements to be assessed	Retail >200m² to be assessed separately. Car wash and Jet Wash facilities to be assessed separately.

Type of Development: Sui Generis	Vehicle Maximum (spaces per 100m2 gross floor area, GFA)	Cycle Minimum	PTW (Powered Two Wheeler) Minimum	Disabled Minimum	Operational	Notes
	pump thereafter)	be assessed for Retail Use	spaces (over 100 car spaces)			
Jet Wash	Minimum 2 waiting space per wash bay					
Car Wash	Minimum 2 waiting spaces per car wash					