

# *NORTHUMBERLAND COUNTY COUNCIL*

## **CAR PARKING STANDARDS IN NORTHUMBERLAND 1996**

### **1.0 Introduction**

1.1 Although car ownership is low in many parts of Northumberland the largely rural character of the County means that a heavy reliance is placed on the private car for many trips. It is therefore important that any development should provide adequate facilities to cater for the anticipated parking demand while still aiming to reduce the need to travel, influence the rate of traffic growth and minimise the environmental impact.

1.2 Future development will mainly be led by policies in District Wide Plans produced by the Local Planning Authorities. These Plans define sites considered suitable for various forms of development. There will however still be the likelihood of so called windfall sites being identified by prospective developers. Discussions with Local Planning Authorities have identified a need to define circumstances within which reduced car parking standards would be appropriate.

1.3 In Northumberland the Highway Authority will normally require car parking provision to be made in accordance with column A of Table I below. It is accepted however that the standards within column A would not be appropriate in all circumstances. For example in the commercial centres of towns and larger villages a reduced provision may be appropriate in view of the intensive use of the buildings and the likely availability of public off-street car parks. Equally, in Conservation Areas, or other similarly environmentally sensitive locations, provision in accordance with column A may be considered too intrusive.

1.4 Column B of Table 1 below identifies a range of provision that would be acceptable where it can be demonstrated that there are no adverse implications for road safety or traffic management, and subject to consideration of the following criteria:

- (a) Public parking is available in close proximity to the proposal;
- (b) There is good access to public transport routes or alternative transport facilities (including links for cyclists or pedestrians),
- (c) The impact of the proposed development on its setting.

1.5 In such circumstances developers will be expected to provide the maximum figure in column B unless it can be demonstrated, and/or agreed with the Local Planning Authority, that a lower level of provision may be more appropriate.

1.6 There may be circumstances when the Local Planning Authority may be prepared to negotiate contributions towards the supply of off-street parking, measures to assist public transport, walking or cycling, or other equivalent solutions.

1.7 Proposals for mixed use developments or for uses not listed will be assessed on their individual merits, location and use class.

## 2.0 Standards

### **General Purpose Houses and Flats**

2.1 Current experience suggests that car ownership varies in relation to the size of dwelling and the age group of residents. It is becoming increasingly common for each eligible member of the household to have a car available and in general, for larger families to occupy larger houses. The proposed standard will therefore include an allowance for property size.

2.2 In general a single standard will be applicable to the majority of developments in Northumberland (column A) however, lower standards will apply within defined urban areas such as town centres (column B) where public parking is available, and/or where there is good access to established public transport corridors.

2.3 Parking Provision for residents and visitors will normally be within the curtilage of dwellings. Where this cannot be achieved the standards under 'Communal Parking' will apply.

### **Operational Space**

2.4 Operational parking space is the space required for cars and other vehicles regularly and necessarily involved in the operation of the business of a particular building. It includes useable space for delivering and collecting goods at premises but not for storing or servicing vehicles except where this is necessary as part of the business carried on at the premises. In the case of residential or care homes space is required to park and manoeuvre ambulances. The minimum space required will normally be 50 sq metres.

### **General**

2.5 Table 1 below identifies the number of parking spaces that the highway authority will normally expect the developer to provide. For ease of reference the Table groups similar types of development and these are identified down the left hand column. As explained in section 1 the Table identifies the normal standards (column A) and a lower range of provision (column B) that may be accepted in particular circumstances.

**NB:** Additional space will be required for disabled drivers and for parking cycles.

**TABLE 1 - CAR PARKING STANDARDS**

<b>Car Parking Spaces per Dwelling</b>						
<b>HOUSING</b>						
	<b>In Curtilage Parking</b>			<b>Communal Parking</b>		
	<b>A</b>	<b>B</b>		<b>A</b>	<b>B</b>	
		<b>Max</b>	<b>Min</b>		<b>Max</b>	<b>Min</b>
<b>General Purpose</b>						
1/2 Bed	2	1	0	1.5	0.75	0
3/4 Bed	3	2	0	2.5	1	0
5+ Bed	4	3	1	3	2	1
<b>Aged Persons Non-Sheltered</b>						
	1	1	0	1	0.5	0

On Shared Surface developments additional on-street visitor parking will be required: - 1 additional car space per 5 dwellings (1/5). This requirement will be reduced to between 1/7 and 1/10 where column B applies. Such spaces shall be distributed uniformly throughout the Shared Surface.

<b>Aged Persons</b>		<b>A</b>	<b>B</b>	
			<b>Max</b>	<b>Min</b>
<b>Sheltered Housing</b>				
	Warden	1	1	0
	Resident Staff	1 per staff	1/2 staff	0
	Residents	1/4 residents	1/6	0
	Visitors	1/4	1/6	0
<b>Residential Homes/Care Homes</b>				
	Staff	1/1 peak staff levels	1 + 1/2 staff	1 + 1/4 staff
	Residents	1/4 bedrooms	1/8 bedrooms	0
	Visitors	1/4 bedrooms	1/8 bedrooms	0
	Operational	50 sq m min	50 sq m min	50 sq m min
<b>Day Care</b>				
	Staff	1/1	1/2	1/4
	Patients	1/10	1/20	1/40
	Operational	50 sq m min	50 sq m min	50 sq m min
<b>MEDICAL</b>				
<b>Hospitals</b>				

	Staff Out Patients Visitors Operational	1/3 1/3 beds 1/3 beds 200 sq m min + 100 sq m per 1000 sq m floor space	1/5 1/5 beds 1/10 beds 200 sq m min + 100 sq m per 1000 sq m floor space	1/10 1/10 beds 1/25 beds 200 sq m min + 100 sq m per 1000 sq m floor space
<b>Clinics/Surgeries</b>				
	Medical Staff Admin Staff Patients Operational	1/1 1/3 4/ consult room 50 sq m min	1/1 1/5 2/ consult room 50 sq m min	1/1 0 1/ consult room 50 sq m min

## EDUCATIONAL

At Schools and Playgroups it is essential to provide space for parents and contract buses to set down/pick up pupils. The visitor provision down below includes an allowance for this facility.

		A	B	
			Max	Min
<b>Nursery / Schools / Playgroups etc</b>				
	Staff Visitors Operational	1/1 1/5 children 50 sq m min	1/1.5 1/10 children 50 sq m min	1/2 1/20 children 50 sq m min
<b>First Schools</b>				
	Teachers Visitors Operational	1/1 1/5 pupils 50 sq m min	1/1 1/10 pupils 50 sq m min	1/1 1/20 pupils 50 sq m min
<b>Middle Schools</b>				
	Teachers Visitors Operational	1/1 1/10 pupils 50 sq m min	1/1 1/20 pupils 50 sq m min	1/1 1/30 pupils 50 sq m min
<b>High Schools</b>				
	Teachers Staff Visitors / Students Operational	1/1 1/3 1/20 Students 50 sq m min	1/2 1/5 1/40 Students 50 sq m min	1/4 1/10 1/100 Students 50 sq m min
<b>Colleges</b>				
	Lecturers Staff Visitors / Students Operational	1/1 1/3 1/5 Students 50 sq m min	1/2 1/5 1/10 Students 50 sq m min	1/4 1/10 1/20 Students 50 sq m min
<b>RETAIL</b>				
		A	B	
			Max	Min
Shops (up to) 1000sq m	Staff Customers Operational	1/100 sq m gross 1/20 sq m gross 150 sq m	1/150 sq m gross 1/30 sq m gross 100 sq m	0 sq m gross 0 50 sq m

<b>Supermarkets Over 1000sq m</b>	<b>Staff Customers Operational</b>	1/100 sq m gross 8/100 sq m gross 600 sq m	1/150 sq m gross 8/100 sq m gross 600 sq m	1/200 sq m gross 8/100 sq m gross 600 sq m
<b>Non-Food Retail Over 1000 sq m</b>	<b>Staff Customers Operational</b>	1/100 sq m gross 4/100 sq m gross 600 sq m	1/200 sq m gross 4/100 sq m gross 600 sq m	1/400 sq m gross 4/100 sq in gross 600 sq m
<b>OFFICES</b>		<b>A</b>	<b>B</b>	
			<b>Max</b>	<b>Min</b>
	<b>Staff Visitors Operational</b>	1/30 sq in gross 1/150 sq m gross 50 sq m min	1/50 sq m gross 1/300 sq m gross 50 sq m min	0 0 50 sq m min

<b>INDUSTRIAL</b>		<b>A</b>	<b>B</b>	
			<b>Max</b>	<b>Min</b>
<b>Warehouses</b>				
	<b>Staff Operational</b> Up to 1000 sq m Over 1000 sq m Gross floor space	1/200 sq m gross  150 sq m 600 sq m	1/300 sq m gross  100 sq m 600 sq m	0  70 sq m min 600 sq m
<b>Industry</b>				
	<b>Staff Operational</b> Up to 500 sq n Over 500 sq m	1/50 sq m gross  150 sq m min + 100 sq m per 1000 sq m	1/75 sq m gross  100 sq m min + 70 sq m per 1000 sq m	0  70 sq m min + 50 sq m per 1000 sq m
<b>Car Repairs</b>				
	<b>Staff Customers Operational (for break down truck)</b>	1/40 sq m gross 3/50 sq m Service Area 50 sq m min	1/50 sq m gross 3/50 sq m Service Area 50 sq m min	1/75 sq m gross 3/50 sq m Service Area 50 sq m min
<b>SERVICE INDUSTRIES</b>		<b>A</b>	<b>B</b>	
			<b>Max</b>	<b>Min</b>
<b>Hotel / Guest Houses</b>				
	<b>Staff Guests Restaurant Bar Function Rooms Operational</b>	1/3 staff 1/1 bedroom 1/5 sq m 1/2.5 sq m 1/5 sq m 50 sq m min	1/5 staff 1/1 bedrooms 1/10 sq m 1/5 sq m 1/20 sq m 50 sq m min	1/10 staff 1/1 bedroom 0 0 0 50 sq m
<b>Restaurant</b>				
	<b>Staff Customers Bar Operational</b>	1/3 staff 1/5 sq m 1/2.5 sq m 50 sq m min	1/5 staff 1/10 sq m 1/5 sq m 50 sq m min	0 0 0 50 sq m min
<b>Public House</b>				

	<b>Staff</b>	<b>1/3 staff</b>	<b>1/5 staff</b>	<b>0</b>
	<b>Customers</b>	<b>1/2.5 sq m</b>	<b>1/5 sq m</b>	<b>0</b>
	<b>Operational</b>	<b>50 sq m min</b>	<b>50 sq m min</b>	<b>50 sq m</b>
<b>If there are rooms to let or function rooms to let consider as hotel</b>				

<b>MISCELLANEOUS</b>		<b>A</b>	<b>B</b>	
			<b>Max</b>	<b>Min</b>
<b>Places of Worship</b>		<b>1 + 1/10 seats min 10</b>	<b>1 + 1/25 seats min 5</b>	<b>1+1/100 seats min 2</b>
	<b>Operational</b>	<b>50 sq m min</b>	<b>50 sq m min</b>	<b>50 sq m min</b>
<b>Assembly Halls</b>				
	<b>Staff</b>	<b>1/2</b>	<b>1/5</b>	<b>0</b>
	<b>Visitors</b>	<b>1/5 sq m</b>	<b>1/20 sq m</b>	<b>0</b>
	<b>Operational</b>	<b>50 sq m min</b>	<b>50 sq m min</b>	<b>50 sq m min</b>
<b>Garages / Car Sales</b>				
	<b>Staff</b>	<b>1/40 sq m gross</b>	<b>1/50 sq m gross</b>	<b>1/75 sq m gross</b>
	<b>Sales</b>	<b>1/200 sq m of</b>	<b>1/240 sq m of</b>	<b>1/400 sq m of</b>
	<b>Customers</b>	<b>Display Area</b>	<b>Display Area</b>	<b>Display Area</b>
	<b>Operational</b>	<b>50 sq m min</b>	<b>50 sq m min</b>	<b>50 sq m min</b>
<b>Libraries</b>				
	<b>Staff</b>	<b>1/2 staff</b>	<b>1/3 staff</b>	<b>0</b>
	<b>Customers</b>	<b>1/30 sq m</b>	<b>1/50 sq m</b>	<b>0</b>
	<b>Operational</b>	<b>50 sq m min</b>	<b>50 sq m min</b>	<b>50 sq m min</b>